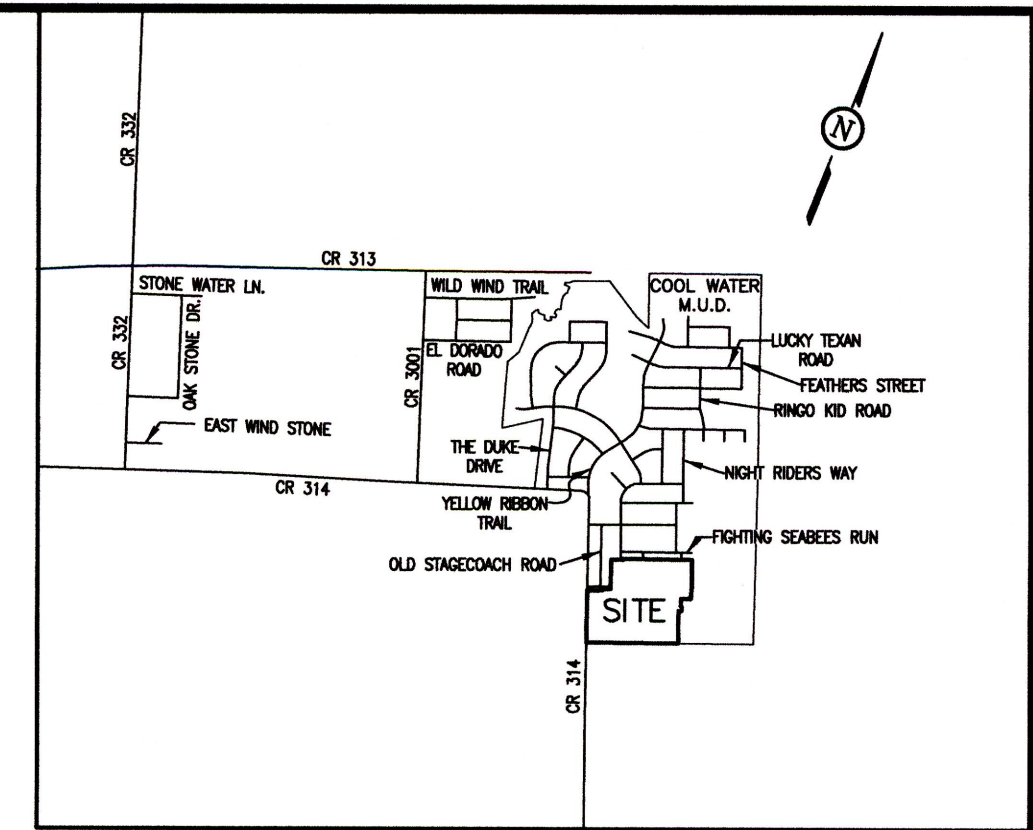


FINAL PLAT COOL WATER PHASE 5 SECTIONS 1&2



0 100 200 300
SCALE: 1"=100'



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:
30.945 ACRES OUT OF THE W. BRYAN
SURVEY, ABSTRACT NO. A-108
WILLIAMSON COUNTY, TEXAS

OWNER:
SONWEST CO.
3939 BEE CAVE ROAD, SUITE C-100
AUSTIN, TEXAS 78746

ENGINEER:
MICHAEL S. FISHER, P.E.
PAPE-DAWSON CONSULTING ENGINEERS, LLC
FIRM NO. 470
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 454-8711

SURVEYOR:
RYAN T. LENZ, R.P.L.S.
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
PH: (512) 443-1174

LOT SUMMARY:

SINGLE FAMILY LOTS	179
OPEN SPACE/DRAINAGE LOTS	1
OPEN SPACE/TRAIL LOTS	1
LIFT STATION LOTS	1

TOTAL LOTS	182
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BUILDING SETBACKS:

FRONT STREET	25'
SIDE STREET	15'
REAR	10'
SIDE	5'

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
BARBARY COAST LANE	370 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
BLUE STEEL ROAD	667 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
FLYING TIGERS TRAIL	1109 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
JOHN WAYNE TRAIL	953 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
OLD STAGECOACH ROAD	1314 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
RAINBOW VALLEY WAY	522 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
VANDERVOORT WAY	380 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83) CENTRAL ZONE.
DISTANCES ARE SURFACE. SURFACE TO
GRID COMBINED SCALE FACTOR 0.99988

ELEVATIONS ARE NAVD88 (GEOID 12A)

SITE BENCHMARK #1 - MAG NAIL SET IN
ASPHALT WITH WASHER, SW CORNER JOHN
WAYNE TRAIL & OLD STAGECOACH ROAD
ELEV. - 842.99

SITE BENCHMARK #2 - SQUARE CUT ON
TOP CENTER OF HEADWALL, EAST SIDE
C.R. 314, +/- 10' SOUTH OF SW CORNER
OF THIS SUBDIVISION.
ELEV. - 830.54'

SITE BENCHMARK #3 - MAG NAIL SET IN
ASPHALT, NORTH SIDE OF FIGHTING
SEABEES RUN, +/- 135' EAST OF CL OF
BLUE STEEL ROAD.
ELEV. - 849.40

ELEVATIONS (NAVD88, GEOID 12A)

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN FOUND W/ CAP MARKED 'RPLS 1817'
- 1/2" STEEL PIN FOUND W/ CAP MARKED 'FOREST'
- 1/2" STEEL PIN SET W/ CAP MARKED 'LENZ & ASSOC.'
- PIPE FOUND
- 60d NAIL FOUND AT FENCE CORNER
- COMPUTED POINT
- MAILBOX CLUSTER
- SPINDLE FOUND
- SPINDLE SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F/C/O METAL FENCE CORNER POST
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATERLINE EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- BLOCK LABEL
- R.O.W. RIGHT-OF-WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- W.C.A.D. WILLIAMSON CENTRAL APPRAISAL DISTRICT
- B.E.C.A.E. BARTLETT ELECTRIC COOPERATIVE ACCESS EASE.

SHEET 1 OF 6

LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

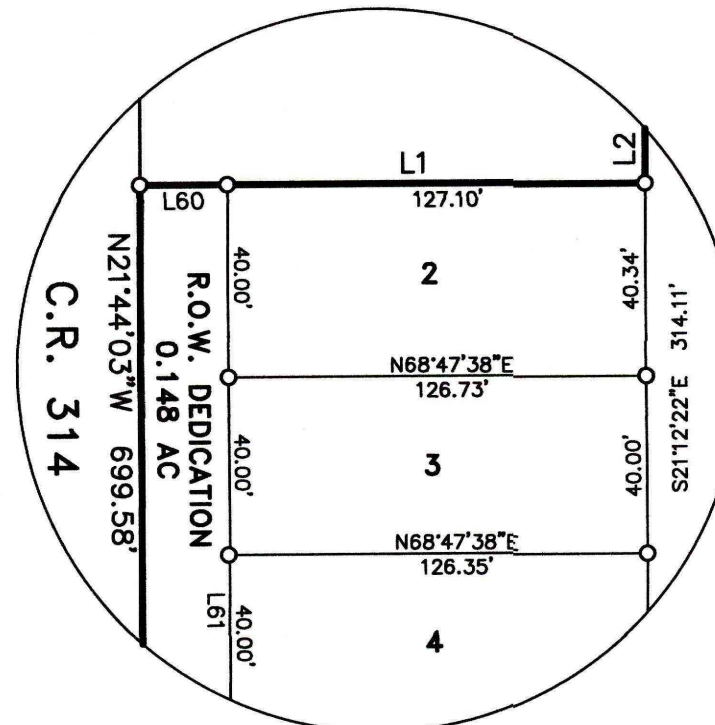
SURVEY #: 2020-0136E

F.B.

SUBMITTAL DATE: SEPTEMBER 18, 2023

B.M. 3
ELEV: 849.40'

.M. 3
LEV: 849.40'



16

82.39'

LOT 219
OPEN SPACE/TRAIL
1.323 AC

57.42'

R.O.W. DEDICATION
0.148 AC

L61

L62

L63

N21°44'03"W 699.58'

C.R. 314

F

S68°25'59"W 1223.94'

LOT 216
OPEN SPACE/
DRAINAGE
2.424 AC

120' W.W.E.

2.50'

L65

REMAINDER OF
(66.948 AC)
SONWEST CO.
DOC. 2023097415

SEE SHEET 1

LOT 219
EN SPACE/TRAIL
0.697 AC

(20.09 AC)
MARK E. HARBIN
& WIFE, MARY L. HARBIN
VOL. 877, PG. 904

(13.64 AC)
JAY F. HOLIFIELD
AND PAMELA D. BLAKEMAN
DOC. 2017075031

SHEET 2 OF 6

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY #: 2020-0136E

F.B.

FINAL PLAT
COOL WATER PHASE 5
SECTIONS 1&2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°38'34"E	136.26'
L2	N21°12'22"W	4.97'
L3	N68°35'43"E	50.00'
L4	N64°55'49"E	76.66'
L5	N68°40'11"E	26.11'
L6	N68°47'38"E	165.29'
L7	N21°08'48"W	10.46'
L8	S68°40'11"W	130.56'
L9	S21°19'49"E	59.58'
L10	S21°19'49"E	50.00'
L11	S68°40'11"W	40.94'
L12	N68°40'11"E	99.58'
L13	S21°11'30"E	43.00'
L14	S21°19'49"E	100.00'
L15	S21°19'49"E	100.00'
L16	S21°19'49"E	95.00'
L17	S21°19'49"E	95.00'
L18	N68°40'11"E	40.00'
L19	N68°40'11"E	40.00'
L20	N68°40'11"E	40.00'
L21	N68°40'11"E	40.00'
L22	N68°40'11"E	40.00'
L23	N68°40'11"E	40.00'
L24	S21°19'49"E	95.00'
L25	S21°19'49"E	95.00'
L26	S21°19'49"E	9.91'
L27	S11°44'18"E	16.16'
L28	S11°44'18"E	35.09'
L29	S21°19'49"E	16.60'
L30	S11°44'18"E	90.02'
L31	S21°19'49"E	59.58'
L32	S84°55'45"W	43.74'
L33	S21°19'49"E	25.00'
L34	N68°40'11"E	335.62'
L35	S21°19'49"E	172.19'
L36	N68°26'03"E	1215.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	N68°40'11"E	25.00'
L38	N68°40'11"E	30.53'
L39	S31°02'11"E	14.02'
L40	S21°12'22"E	39.25'
L41	S21°19'49"E	115.00'
L42	N68°40'11"E	129.97'
L43	N68°40'11"E	129.97'
L44	N87°40'02"E	50.41'
L45	N68°40'11"E	8.14'
L46	N68°40'11"E	52.06'
L47	N68°40'11"E	43.92'
L48	N27°58'04"E	17.59'
L49	S21°34'01"E	112.54'
L50	S21°20'02"E	109.47'
L51	N84°55'45"E	61.79'
L52	N68°40'11"E	19.76'
L53	N68°40'11"E	11.88'
L54	N68°40'11"E	33.35'
L55	S12°45'20"E	25.34'
L56	S31°02'11"E	34.63'
L57	S31°02'11"E	40.00'
L58	S31°02'11"E	25.92'
L59	S21°12'22"E	33.77'
L60	N68°38'34"E	9.00'
L61	S21°44'03"E	699.55'
L62	S21°44'03"E	25.00'
L63	N68°25'59"E	9.00'
L64	S66°19'49"E	86.70'
L65	N68°25'59"E	359.90'
L66	N64°55'49"E	37.12'
L67	N64°55'49"E	39.55'
L68	N68°40'11"E	1.93'
L69	S16°35'13"E	23.48'
L70	N68°47'38"E	124.68'
L71	N68°47'38"E	126.15'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°52'33"	15.00'	23.53'	N23°43'55"E	21.19'
C2	8°27'06"	275.00'	40.57'	S17°06'16"E	40.53'
C3	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C4	89°52'33"	15.00'	23.53'	N23°43'55"E	21.19'
C5	90°07'27"	15.00'	23.59'	S66°16'05"E	21.24'
C6	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C7	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C8	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C9	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C10	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C11	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C12	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C13	9°35'31"	325.00'	54.41'	S16°32'04"E	54.34'
C14	5°18'43"	325.00'	30.13'	S18°40'28"E	30.12'
C15	4°16'48"	325.00'	24.28'	S13°52'42"E	24.27'
C16	9°35'31"	275.00'	46.04'	S16°32'04"E	45.98'
C17	1°08'25"	275.00'	5.47'	S12°18'31"E	5.47'
C18	99°35'31"	15.00'	26.07'	S61°32'04"E	22.91'
C19	9°35'31"	325.00'	54.41'	S16°32'04"E	54.34'
C20	2°00'13"	325.00'	11.36'	S12°44'24"E	11.36'
C21	7°35'18"	325.00'	43.04'	S17°32'10"E	43.01'
C22	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C23	90°07'27"	15.00'	23.59'	S66°16'05"E	21.24'
C24	89°52'33"	15.00'	23.53'	N23°43'55"E	21.19'
C25	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C26	90°00'00"	25.00'	39.27'	N23°40'11"E	35.36'
C27	80°17'38"	25.00'	35.03'	S71°11'00"E	32.24'
C28	9°49'50"	275.00'	47.18'	S26°07'16"E	47.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C29	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C30	52°01'12"	15.00'	13.62'	S47°20'25"E	13.16'
C31	14°49'27"	15.00'	3.88'	S28°44'33"E	3.87'
C32	37°11'45"	15.00'	9.74'	S54°45'09"E	9.57'
C33	194°02'25"	50.00'	169.33'	N23°40'11"E	99.25'
C34	43°30'48"	50.00'	37.97'	S51°35'38"E	37.07'
C35	41°32'13"	50.00'	36.25'	S09°04'07"E	35.46'
C36	37°14'13"	50.00'	32.50'	N30°19'06"E	31.93'
C37	47°16'12"	50.00'	41.25'	N72°34'19"E	40.09'
C38	24°28'59"	50.00'	21.37'	S71°33'06"E	21.20'
C39	52°01'12"	15.00'	13.62'	S85°19'13"E	13.16'
C40	52°01'12"	15.00'	13.62'	N42°39'35"E	13.16'
C41	26°18'50"	15.00'	6.89'	N55°30'46"E	6.83'
C42	25°42'23"	15.00'	6.73'	N29°30'10"E	6.67'
C43	42°39'21"	50.00'	37.22'	N37°58'39"E	36.37'
C44	33°10'05"	50.00'	28.94'	N75°53'23"E	28.54'
C45	30°53'07"	50.00'	26.95'	S72°05'01"E	26.63'
C46	32°20'10"	50.00'	28.22'	S40°28'23"E	27.85'
C47	45°17'19"	50.00'	39.52'	N01°39'38"W	38.50'
C48	184°20'03"	50.00'	160.86'	S71°11'00"E	99.93'
C49	52°01'12"	15.00'	13.62'	S05°01'35"E	13.16'
C50	31°01'36"	15.00'	8.12'	N05°28'13"E	8.02'
C51	20°59'36"	15.00'	5.50'	S20°32'23"E	5.47'
C52	9°49'50"	325.00'	55.76'	S26°07'16"E	55.69'
C53	2°18'20"	325.00'	13.08'	S29°53'01"E	13.08'
C54	6°25'38"	325.00'	36.46'	S25°31'02"E	36.44'
C55	1°05'52"	325.00'	6.23'	S21°45'17"E	6.23'

SHEET 3 OF 6

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY #: 2020-0136E

F.B.

FINAL PLAT COOL WATER PHASE 5 SECTIONS 1&2

30.945 AC.
W. BRYAN SURVEY, A-108
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 30.945 ACRES OF LAND OUT OF THE W. BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 66.948 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2023097415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 30.945 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE ½ INCH DIAMETER WITH CAP MARKED LENZ & ASSOC. BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.

BEGINNING AT A STEEL PIN FOUND WITH CAP MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 314 AT THE SOUTHWEST CORNER OF THE SAID 66.948 ACRE SONWEST CO. TRACT;

THENCE, N 21°44'03" W, 699.58 FEET ALONG THE EAST LINE OF COUNTY ROAD 314 TO A STEEL PIN SET AT THE SOUTHWEST CORNER OF COOL WATER PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021045646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING AN EXTERIOR CORNER OF THE SAID 66.948 ACRE SONWEST CO. TRACT, FROM WHICH A ½ INCH STEEL PIN FOUND BEARS N 21°44'03" W, 97.17 FEET;

THENCE, ALONG THE COMMON LINE BETWEEN THE SAID COOL WATER PHASE 1 AND THE SAID 66.948 ACRE SONWEST CO. TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) N 68°38'34" E, 136.26 FEET TO A STEEL PIN SET;
- 2) N 21°12'22" W, 4.97 FEET TO A STEEL PIN SET;
- 3) N 68°35'43" E, 50.00 FEET TO A STEEL PIN SET;
- 4) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°52'33", A RADIUS OF 15.00 FEET, AN ARC OF 23.53 FEET AND A CHORD BEARING AND DISTANCE OF N 23°43'55" E, 21.19 FEET TO A STEEL PIN SET;
- 5) N 64°55'49" E, 76.66 FEET TO A STEEL PIN SET;
- 6) N 68°40'11" E, 26.11 FEET TO A STEEL PIN SET;
- 7) N 21°19'49" W, 394.90 FEET TO A STEEL PIN SET
- 8) N 68°47'38" E, 165.29 FEET TO A STEEL PIN SET;
- 9) N 21°08'48" W, 10.46 FEET TO A STEEL PIN SET;
- 10) N 68°40'11" E, 930.93 FEET TO A STEEL PIN SET AT AN EXTERIOR CORNER OF THE SAID COOL WATER PHASE 1 SUBDIVISION, THE SAME BEING AN INTERIOR CORNER OF THE SAID 66.948 ACRE SONWEST CO. TRACT;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 66.948 ACRE SONWEST CO. TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S 21°19'49" E, 381.60 FEET TO A STEEL PIN SET;
- 2) S 16°35'13" E, 143.89 FEET TO A STEEL PIN SET;
- 3) S 68°40'11" W, 130.56 FEET TO A STEEL PIN SET;
- 4) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 8°27'06", A RADIUS OF 275.00 FEET, AN ARC OF 40.57 FEET AND A CHORD BEARING AND DISTANCE OF S 17°06'16" E, 40.53 FEET TO A STEEL PIN SET;
- 5) S 21°19'49" E, 59.58 FEET TO A STEEL PIN SET;
- 6) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF S 66°19'49" E, 21.21 FEET TO A STEEL PIN SET;
- 7) S 21°19'49" E, 50.00 FEET TO A STEEL PIN SET;
- 8) S 68°40'11" W, 40.94 FEET TO A STEEL PIN SET;
- 9) S 21°19'49" E, 434.58 FEET TO A STEEL PIN SET ON THE SOUTH LINE OF THE SAID 66.948 ACRE SONWEST CO. TRACT, THE SAME BEING THE NORTH LINE OF THAT CERTAIN 20.09 ACRE TRACT DESCRIBED IN A DEED TO MARK E. HARBIN & WIFE, MARY L. HARBIN RECORDED IN VOLUME 877, PAGE 904 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A STEEL PIN FOUND WITH CAP MARKED FOREST AT THE SOUTHEAST CORNER OF THE SAID 66.948 ACRE SONWEST CO. TRACT, THE SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 13.64 ACRE TRACT DESCRIBED IN A DEED TO JAY F. HOLIFIELD, RECORDED IN DOCUMENT NUMBER 2017075031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS N 68°25'59" E, 1034.17 FEET;

THENCE, S 68°25'59" W, 1223.83 FEET ALONG THE NORTH LINE OF THE SAID 20.09 ACRE HARBIN TRACT, THE SAME BEING THE SOUTH LINE OF THE SAID 66.948 ACRE SONWEST CO. TRACT, TO THE PLACE OF BEGINNING, CONTAINING 30.945 ACRES OF LAND, MORE OR LESS.

SHEET 4 OF 6

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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AUSTIN, TEXAS 78744

SURVEY #: 2020-0136E

F.B.

FINAL PLAT COOL WATER PHASE 5 SECTIONS 1&2

NOTES:

1) THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

2) A 10' WIDE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.

3) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.

4) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.

5) THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER.

6) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINAGE OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

7) THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.

8) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.

9) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

10) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

11) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

12) THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

13) THE SUBDIVISION LIES WITHIN THE BOUNDARIES OF COOL WATER MUNICIPAL UTILITY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.

14) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.

15) ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.

16) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.

17) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT OR THE HOMEOWNER'S ASSOCIATION.

18) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

19) CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR COOL WATER DEVELOPMENT AREA AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

20) IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS IS PROHIBITED WITHOUT AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

21) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.

22) IN ORDER TO PROMOTE POSITIVE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

23) THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

24) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY..

25) NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF ADJACENT STREETS.

26) ANY OWNER/BUILDER THAT INSTALLS A SIDEWALK MUST INSTALL RAMPS TO ADA COMPLIANCE.

27) USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT OR THE HOMEOWNER'S ASSOCIATION.

28) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

29) ALL LOTS LESS THAN 50' IN WIDTH AND SHOWN AS PART OF THIS FINAL PLAT MAY NOT BE FURTHER SUBDIVIDED.

30) WATER SERVICE IS PROVIDED BY SONTERRA MUNICIPAL UTILITY DISTRICT. WASTEWATER SERVICE IS PROVIDED BY SONTERRA MUNICIPAL UTILITY DISTRICT.

31) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 314, THE ADJACENT COUNTY ROAD.

SHEET 5 OF 6

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY #: 2020-0136E

F.B.

FINAL PLAT COOL WATER PHASE 5 SECTIONS 1&2

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT SONWEST CO., ACTING BY AND THROUGH ANDY BILGER, VICE PRESIDENT, SOLE OWNER OF THAT CERTAIN 66.948 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023097415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "COOL WATER PHASE 5 SECTIONS 1 & 2"

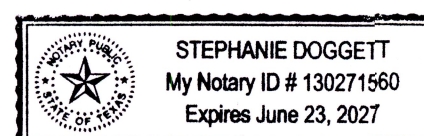
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 23rd DAY OF December, 2023.

SONWEST CO.
BY: ANDY BILGER
3939 BEE CAVE ROAD, SUITE C-100
AUSTIN, TEXAS 78746

STATE OF TEXAS }
COUNTY OF Travis }

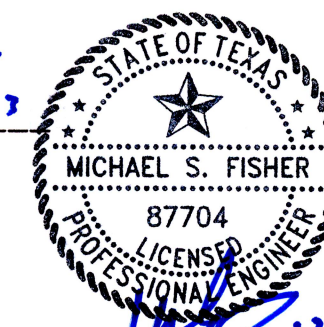
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF December, 2023, A.D. BY Andy Bilger ACTING IN THE CAPACITY HEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 6/23/27



I, MICHAEL S. FISHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0150F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

MICHAEL S. FISHER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON CONSULTING ENGINEERS, LLC
FIRM No. 470
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 27th DAY OF December, 2023, A.D.
Teresa Parker or Schult
Teresa Parker of Teresa Parker
WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, BILL GRAVELL Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL Jr. DATE
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 20___, A.D. AT ___ O'CLOCK ___M. AND DULY RECORDED THIS THE ___ DAY OF ___, 20___, A.D., AT ___ O'CLOCK ___M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

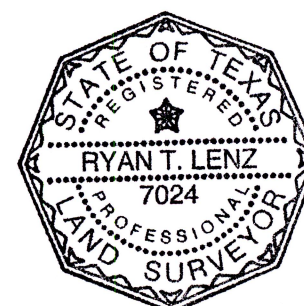
NANCY E. RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY _____ DEPUTY

SURVEYOR'S CERTIFICATE

I, RYAN T. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

RYAN T. LENZ DATE 12-19-23
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7024
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

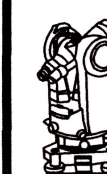


SHEET 6 OF 6

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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SURVEY #: 2020-0136E

F.B.