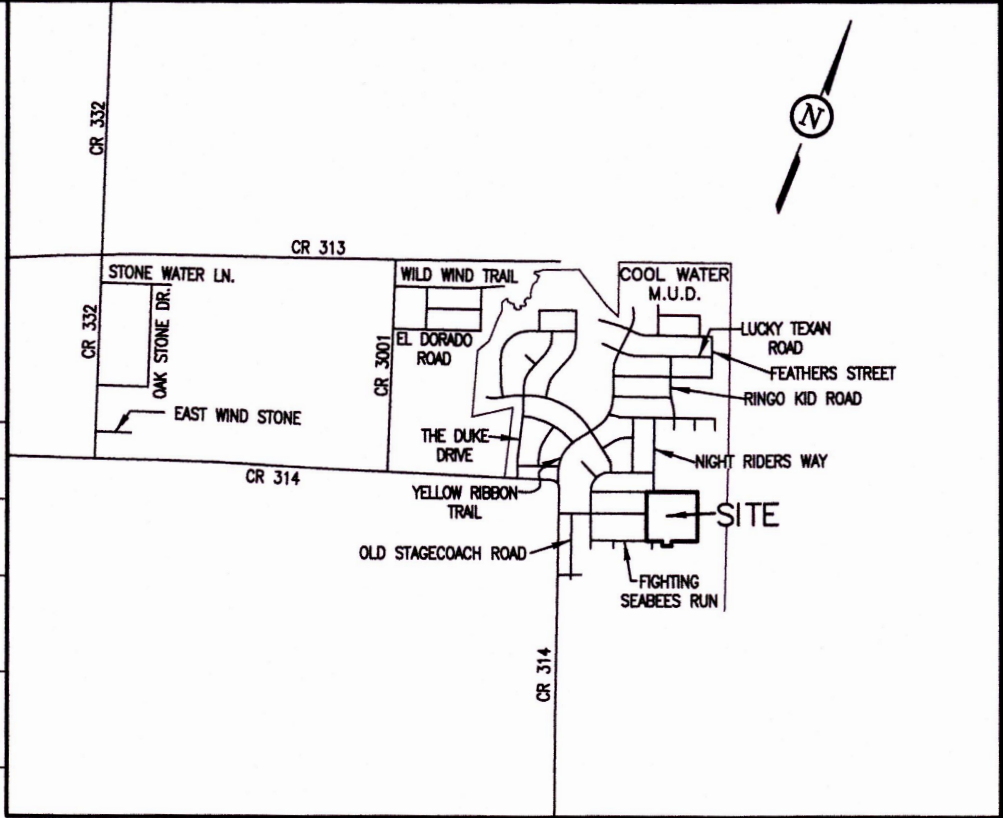
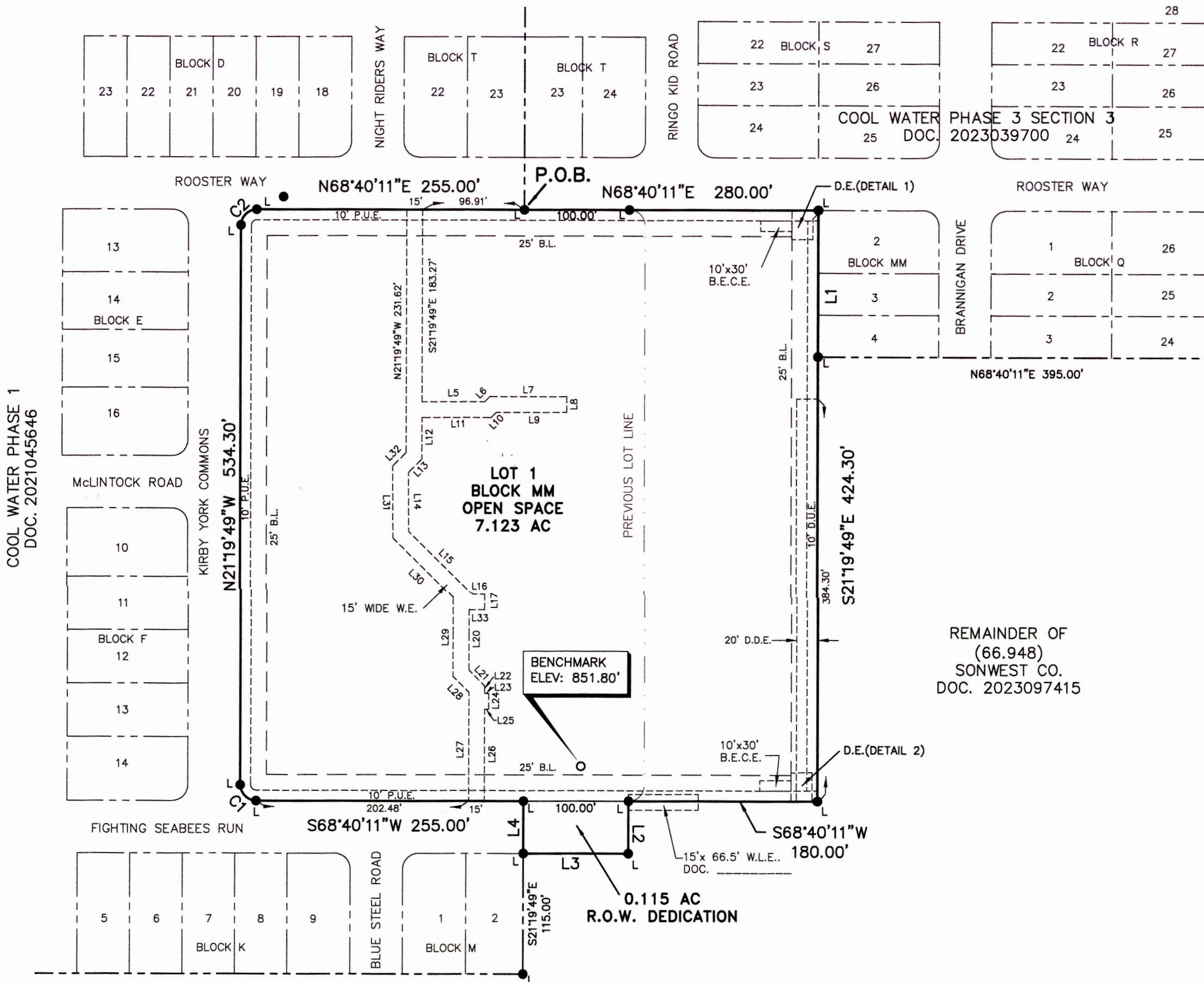
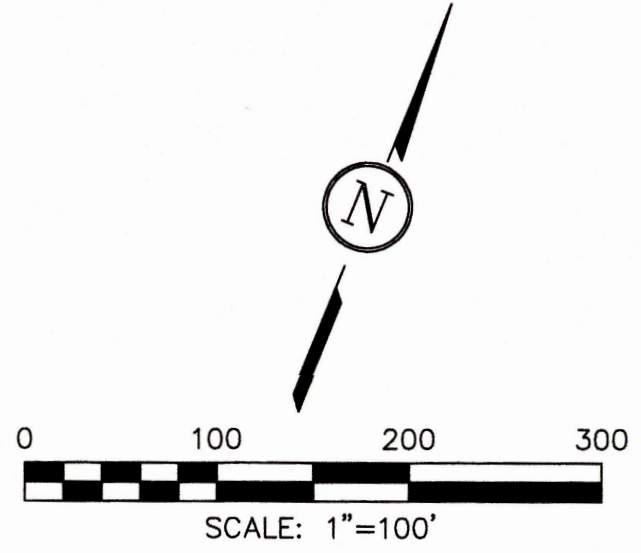


REPLAT OF
LOT 1, BLOCK MM
COOL WATER PHASE 1



LOCATION MAP
NOT TO SCALE



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)

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
FIGHTING SEABEES RUN	100 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL

- LEGEND**
- L ● 1/2" STEEL PIN FOUND W/CAP MARKED 'LENZ & ASSOC.'
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - B.E.C.E. BARTLETT ELECTRIC COOP. EASEMENT
 - D.U.E. DISTRICT UTILITY EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.D.E. DIVERSION DIKE EASEMENT

LEGAL DESCRIPTION:
7.238 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

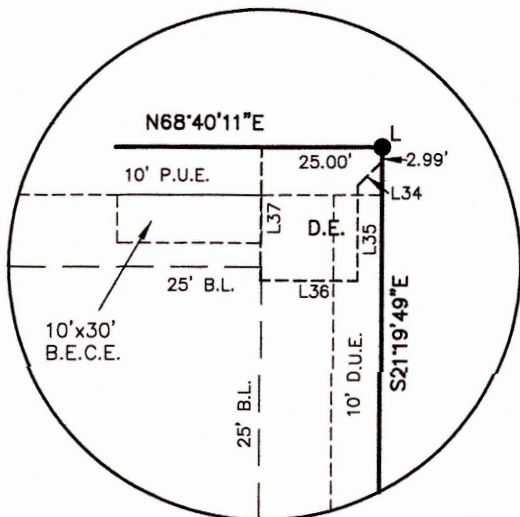
OWNER:
COOL WATER MUNICIPAL UTILITY DISTRICT
100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701

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

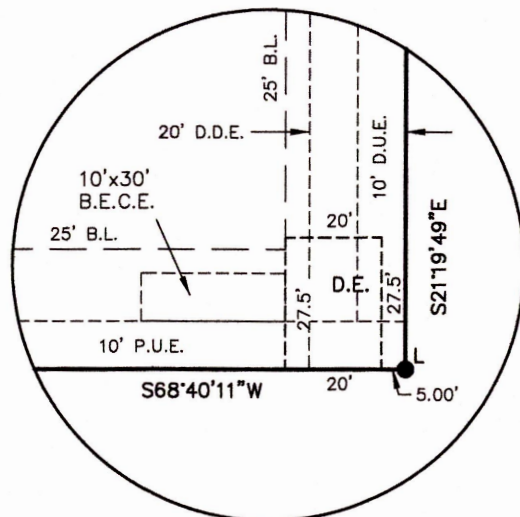
SURVEYOR:
TIMOTHY A. LENZ, R.P.L.S.
SINCLAIR LAND SURVEYING, INC.
FIRM NO. 10089000
4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
PH: (512) 443-1174

SITE BENCHMARK - STEEL PIN
SET W/CAP MARKED LENZ &
ASSOC CONTROL, 33' NORTH OF
SOUTH LINE LOT 1, BLOCK MM &
225' WEST OF EAST LINE LOT 1,
BLOCK MM.
ELEV. 851.80'

ELEVATIONS (NAVD88, GEOID 12A)



DETAIL 1 - 1"=40'



DETAIL 2 - 1"=40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°19'49"E	140.00'
L2	S21°19'50"E	50.00'
L3	S68°40'11"W	100.00'
L4	N21°19'49"W	50.00'
L5	N68°40'11"E	59.43'
L6	N24°08'42"E	7.13'
L7	N68°40'11"E	73.64'
L8	S21°19'49"E	15.00'
L9	S68°40'11"W	67.50'
L10	S24°08'42"E	7.13'
L11	S68°40'56"W	65.57'
L12	S21°19'49"E	39.57'
L13	S23°36'29"W	18.06'
L14	S21°38'34"E	56.42'
L15	S66°24'09"E	84.66'
L16	N68°40'11"E	11.59'
L17	S21°19'49"E	15.00'
L20	S21°19'49"E	57.67'
L21	S66°19'49"E	21.43'
L22	S21°19'49"E	7.15'
L23	N68°40'11"E	4.07'
L24	S21°19'49"E	15.00'
L25	S68°40'11"W	4.07'
L26	S21°19'49"E	87.50'
L27	N21°19'49"W	103.44'
L28	N66°19'49"W	21.43'
L29	N21°19'49"W	75.91'
L30	N66°24'09"W	80.01'
L31	N21°38'34"W	68.85'
L32	N23°36'29"E	18.11'
L33	S68°40'11"W	14.84'
L34	S23°40'11"W	7.07'
L35	S21°19'49"E	19.93'
L36	S69°06'39"W	20.22'
L37	N20°53'04"W	27.77'

LOT SUMMARY:

OPEN SPACE LOTS - 1

BUILDING SETBACKS:

FRONT STREET 25'
SIDE STREET 25'
REAR 25'
SIDE 25'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	N66°19'49"W	21.21'
C2	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'

SINCLAIR LAND
SURVEYING, INC.



4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM NO. 10089000

REPLAT OF
LOT 1, BLOCK MM
COOL WATER PHASE 1

7.238 ACRES
W. BRYAN SURVEY, A-108
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 7.238 ACRES OF LAND OUT OF THE W. BRYAN SURVEY, ABSTRACT NUMBER 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, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH ALL OF LOT 1, BLOCK MM OF COOL WATER PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021045646, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAID LOT 1, BLOCK MM ALONG WITH A PORTION OF THE SAID 66.948 ACRE TRACT COMPRISING THAT CERTAIN 7.123 ACRE TRACT CONVEYED TO COOL WATER MUNICIPAL UTILITY DISTRICT BY DEED RECORDED IN DOCUMENT NUMBER 2024060871, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 7.238 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.

BEGINNING AT A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. ON THE NORTH LINE OF THE SAID LOT 1, AT THE SOUTHEAST CORNER OF ROOSTER WAY, AS DEDICATED BY THE PLAT OF SAID COOL WATER PHASE 1, THE SAME BEING THE SOUTHWEST CORNER OF ROOSTER WAY, AS DEDICATED BY THE PLAT OF COOL WATER PHASE 3 SECTION 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2023039700 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 68°40'11" E, ALONG A COMMON LINE OF THE SAID LOT 1, BLOCK MM AND THE SAID COOL WATER PHASE 3 SECTION 3 SUBDIVISION, AT 100.00 FEET, PASSING A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT A POINT OF CURVATURE OF THE SAID LOT 1, BLOCK MM, THEN ALONG A COMMON LINE OF THE SAID COOL WATER PHASE 3 SECTION 3 SUBDIVISION AND THE SAID 66.948 ACRE TRACT, FOR A TOTAL DISTANCE OF 280.00 FEET TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT THE NORTHWEST CORNER LOT 2, BLOCK MM OF THE SAID COOL WATER PHASE 3 SECTION 3 SUBDIVISION, THE SAME BEING AN EXTERIOR CORNER OF THE SAID 66.948 ACRE SONWEST CO. TRACT AND NORTHEAST CORNER OF THE SAID 7.123 ACRE COOL WATER MUNICIPAL UTILITY DISTRICT TRACT;

THENCE, S 21°19'49" E, 140.00 FEET, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT THE SOUTHWEST CORNER LOT 4, BLOCK 2 OF THE SAID COOL WATER PHASE 3 SECTION 3 SUBDIVISION, THE SAME BEING AN INTERIOR CORNER OF THE SAID 66.948 SONWEST CO. TRACT;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 66.948 SONWEST CO. TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) S 21°19'49" E, 424.30 FEET, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT THE SOUTHEAST CORNER OF THE SAID 7.123 ACRE COOL WATER MUNICIPAL UTILITY DISTRICT TRACT;

2) S 68°40'11" W, 180.00 FEET, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. ON THE SOUTH LINE OF THE SAID LOT 1, BLOCK MM, AT A POINT OF CURVATURE OF THE SAID LOT 1;

3) S 21°19'49" E, 50.00 FEET, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC.;

4) S 68°40'11" W, 100.00 FEET, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT THE SOUTHEAST CORNER OF FIGHTING SEABEES RUN, AS DEDICATED BY THE PLAT OF SAID COOL WATER PHASE 1, AT THE NORTHEAST CORNER OF LOT 2, BLOCK M, OF THE SAID COOL WATER PHASE 1;

THENCE, N 21°19'49" W, 50.00 FEET, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT THE NORTHEAST CORNER OF THE SAID FIGHTING SEABEES RUN, ON THE SOUTH LINE OF THE SAID LOT 1, BLOCK MM;

THENCE, S 68°40'11" W, 255.00 FEET, ALONG THE SOUTH LINE OF THE SAID LOT 1, BLOCK MM, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT A POINT OF CURVATURE OF THE SAID LOT 1, BLOCK MM;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 66°19'49" W, 21.21 FEET TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. ON THE EAST LINE OF KIRBY YORK COMMONS, THE SAME BEING THE WEST LINE OF THE SAID LOT 1, BLOCK MM;

THENCE, N 21°19'49" W, 534.30 FEET, ALONG THE WEST LINE OF THE SAID LOT 1, BLOCK MM, TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. AT A POINT OF CURVATURE OF THE SAID LOT 1, BLOCK MM;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 23°40'11" E, 21.21 FEET TO A $\frac{1}{2}$ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC. ON THE SOUTH LINE OF ROOSTER WAY, THE SAME BEING THE NORTH LINE OF THE SAID LOT 1, BLOCK MM;

THENCE, N 68°40'11" E, 255.00 FEET, ALONG THE NORTH LINE OF THE SAID LOT 1, BLOCK MM, TO THE PLACE OF BEGINNING, CONTAINING 7.238 ACRES OF LAND, MORE OR LESS.

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 OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY 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) 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) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 314 OR FUTURE ARTERIAL ROADWAYS.

18) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.

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

20) 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.

21) 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.

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

23) 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 $\frac{1}{2}$ INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

24) 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.

25) A DE FACTO 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.

26) 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.

27) ANY OWNER/BUILDER THAT INSTALLS A SIDEWALK MUST INSTALL RAMPS TO A.D.A. COMPLIANCE.

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

SINCLAIR LAND
SURVEYING, INC.

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM No. 10089000

REPLAT OF LOT 1, BLOCK MM COOL WATER PHASE 1

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 A 0.115 ACRE PORTION OF THAT CERTAIN 66.948 ACRE TRACT OF LAND OUT OF THE W. BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2023097415, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH COOL WATER MUNICIPAL UTILITY DISTRICT, ACTING BY AND THROUGH KIERAN SINGH, PRESIDENT, OWNER OF 7.123 ACRES OF LAND, BEING ALL OF LOT 1, BLOCK MM, COOL WATER PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021045646, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ALONG WITH A PORTION OF THE SAID 66.948 ACRE TRACT, THE SAID 7.123 ACRES BEING DESCRIBED IN A DEED TO COOL WATER MUNICIPAL UTILITY DISTRICT BY DEED RECORDED IN DOCUMENT NUMBER 2024060871, 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 "REPLAT OF LOT 1, BLOCK MM, COOL WATER PHASE 1"

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED
THIS THE 16th DAY OF August, 2024, A.D.

Teresa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESS COORDINATOR

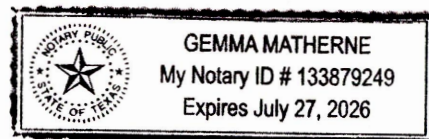
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 13th DAY OF August, 2024

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

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF August, 2024 A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

Gemma Matherne
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 7/27/2026



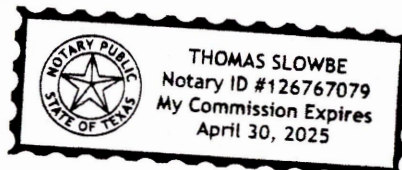
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 14th DAY OF August, 2024

Kieran Singh
COOL WATER MUNICIPAL UTILITY DISTRICT
BY: KIERAN SINGH, PRESIDENT
100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF August, 2024 A.D. BY KIERAN SINGH ACTING IN THE CAPACITY HEREIN STATED.

Thomas Slowbe
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4-30-2025



SURVEYOR'S CERTIFICATE

I, TIMOTHY A. 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.

Timothy A. Lenz 8-6-2024
TIMOTHY A. LENZ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
SINCLAIR LAND SURVEYING, INC.
FIRM NO. 10089000
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744



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 8/14/24
MICHAEL S. FISHER, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
FIRM NO. 470
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759



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 Gravel 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 RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY _____ DEPUTY

SINCLAIR LAND SURVEYING, INC.

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174
TBPELS FIRM No. 10089000