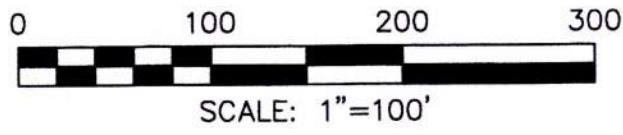


FINAL PLAT COOL WATER PHASE 5 SECTIONS 3&4



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 'SLS.'
- PIPE FOUND
- 604 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.

SONWEST CO.
DOC. 2020167344

LOT 1, BLOCK MM
REPLAT OF LOT 1, BLOCK MM
COOL WATER PHASE 1
DOC. 2024.076102

R.O.W. DEDICATED PER PLAT
DOC. 2024.076102

COOL WATER PHASE 5 SECTIONS 1 & 2
DOC. 2024.005573

FIGHTING SEABEES RUN

COOL WATER PHASE 1
DOC. 2021045646

RAINBOW VALLEY WAY

JOHN WAYNE TRAIL

SONWEST CO.
DOC. 2023097415

COOL WATER PHASE 3 SECTION 3
DOC. 2023039700

LOCATION MAP
NOT TO SCALE

(143.6 AC)
LOUIS STRAKA, JR.
& WIFE, LOUISE STRAKA (67%)
DOC. 2016071285
SECOND TRACT

(143.6 AC)
ANNIE STRAKA HYZAK (33%)
DOC. 2016071284
SECOND TRACT

(2.0 AC)
ANNIE STRAKA HYZAK (33%)
DOC. 2016071284
THIRD TRACT

(2.0 AC)
LOUIS STRAKA, JR.
& WIFE, LOUISE STRAKA (67%)
DOC. 2016071285
THIRD TRACT

SEE SHEET 2

LEGAL DESCRIPTION:
33.748 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:
TIMOTHY A. LENZ, R.P.L.S.
SINCLAIR LAND SURVEYING, INC.
FIRM NO. 1008-9000
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
PH: (512) 443-1174

LOT SUMMARY:

SINGLE FAMILY LOTS	207
OPEN SPACE/TRAIL LOTS	1
OPEN SPACE/DRAINAGE LOTS	1
TOTAL LOTS	209

SITE BENCHMARK #1 - SQUARE CUT
ON INLET
ELEV. - 821.18'

SITE BENCHMARK #2 - SQUARE CUT
ON INLET
ELEV. - 846.07'

ELEVATIONS (NAVD88, GEOID 12A)

BUILDING SETBACKS:

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

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)

SHEET 1 OF 6

SINCLAIR LAND
SURVEYING, INC.

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

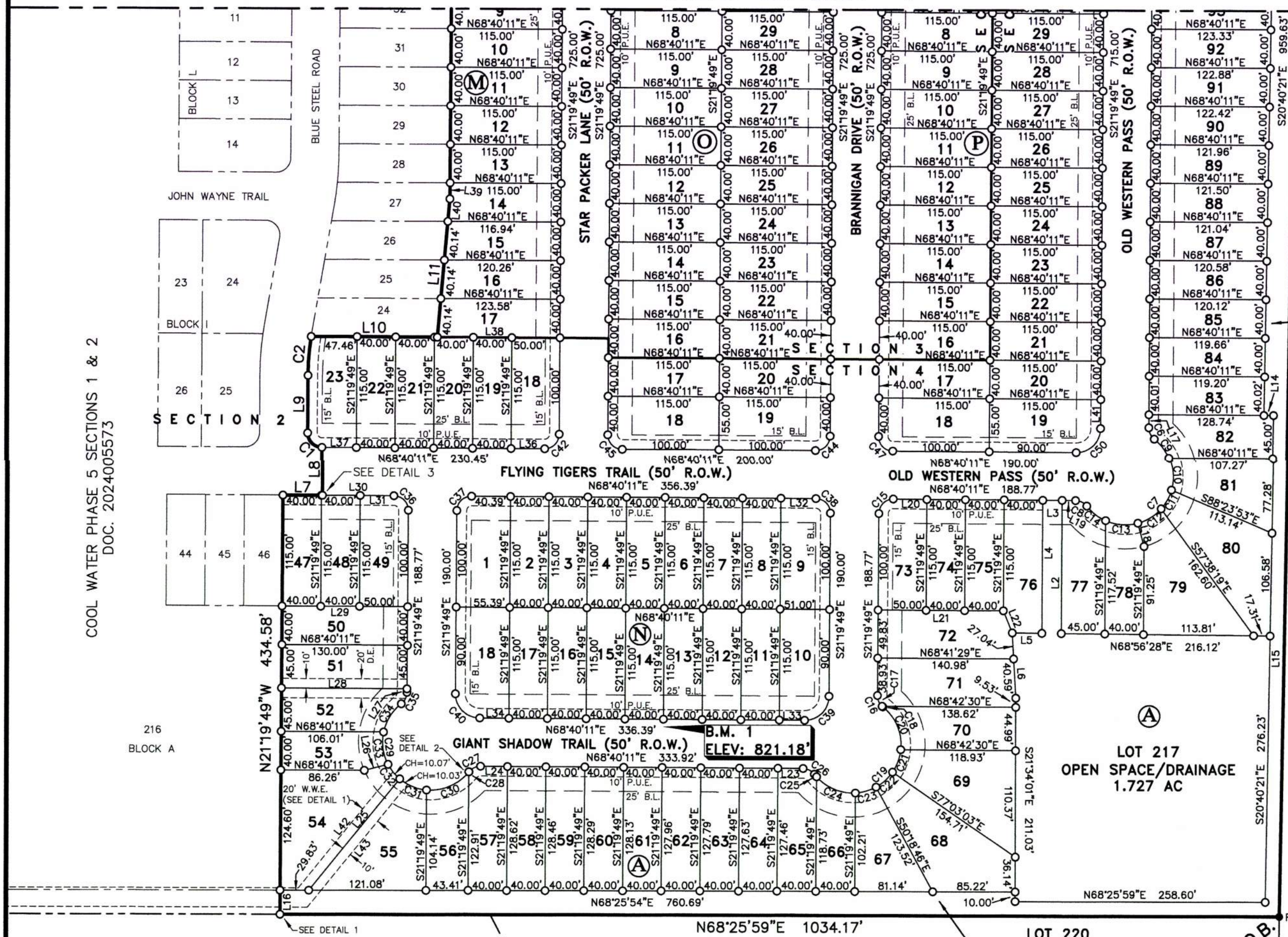
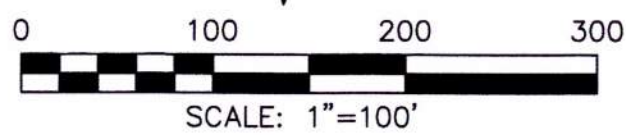
JOB NUMBER: 2023-0136E

SUBMITTAL DATE: MAY 3, 2024

STREET DATA						
NAMES	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
FLYING TIGERS TRAIL	550	50	30 LOG - LOG	25 MPH	PUBLIC	LOCAL
GIANT SHADOW TRAIL	953	50	30 LOG - LOG	25 MPH	PUBLIC	LOCAL
OLD WESTERN PASS	1523	50	30 LOG - LOG	25 MPH	PUBLIC	LOCAL
STAR PACKER LANE	805	50	30 LOG - LOG	25 MPH	PUBLIC	LOCAL
BRANNIGAN DRIVE	1254	50	30 LOG - LOG	25 MPH	PUBLIC	LOCAL
FIGHTING SEABEES RUN	600	50	30 LOG - LOG	25 MPH	PUBLIC	LOCAL

FINAL PLAT COOL WATER PHASE 5 SECTIONS 3 & 4

SEE SHEET 1



LOT 221
OPEN SPACE/TRAIL
1.393 AC

(2.0 AC)
ANNIE STRAKA HYZAK (33%)
DOC. 2016071284
THIRD TRACT

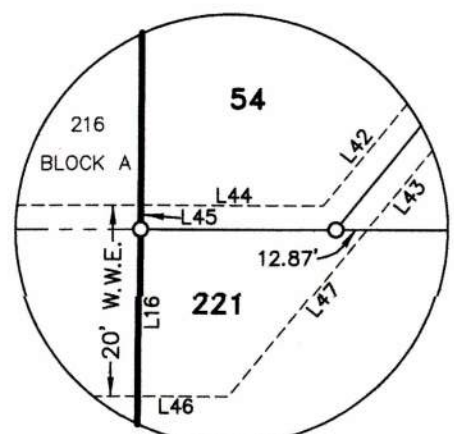
(2.0 AC)
LOUIS STRAKA, JR.
& WIFE, LOUISE STRAKA (67%)
DOC. 2016071285
THIRD TRACT

LOT 217
OPEN SPACE/DRAINAGE
1.727 AC

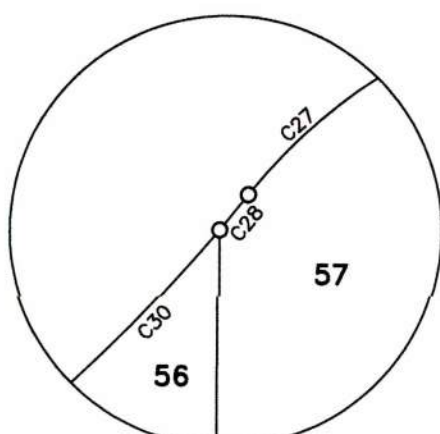
LOT 220
OPEN SPACE/TRAIL
1.393 AC

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

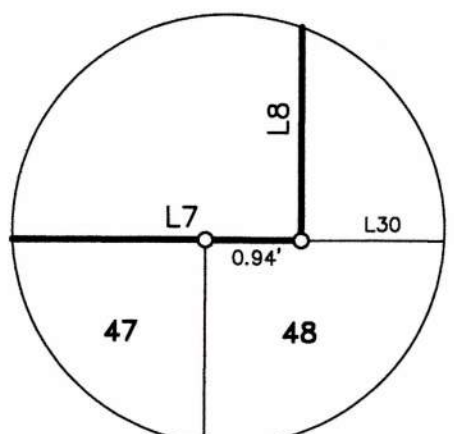
(13.64 AC)
JAY F. HOLIFIELD
AND PAMELA D. BLAKEMAN
DOC. 2017075031



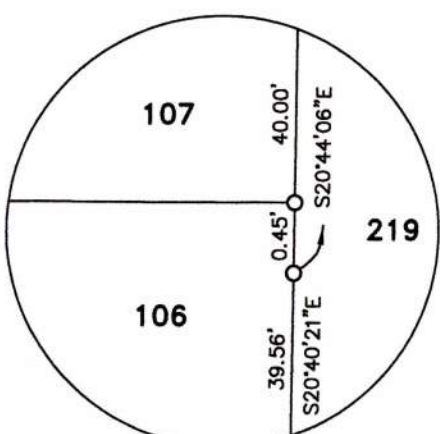
DETAIL 1
(NOT TO SCALE)



DETAIL 2
(NOT TO SCALE)



DETAIL 3
(NOT TO SCALE)



DETAIL 4
(NOT TO SCALE)

SHEET 2 OF 6

SINCLAIR LAND
SURVEYING, INC.

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

JOB NUMBER: 2023-0136E

FINAL PLAT
COOL WATER PHASE 5
SECTIONS 3&4

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	8°27'06"	275.00'	40.57'	N17°06'16"W	40.53'
C3	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C4	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C5	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C6	52°01'12"	15.00'	13.62'	S47°20'25"E	13.16'
C7	194°02'25"	50.00'	169.33'	N23°40'11"E	99.25'
C8	52°01'12"	15.00'	13.62'	S85°19'13"E	13.16'
C9	28°49'15"	50.00'	25.15'	S58°56'24"E	24.89'
C10	38°51'48"	50.00'	33.91'	S25°05'53"E	33.27'
C11	25°42'13"	50.00'	22.43'	N07°11'08"E	22.24'
C12	33°09'59"	50.00'	28.94'	N36°37'14"E	28.54'
C13	39°02'39"	50.00'	34.07'	N72°43'33"E	33.42'
C14	28°26'31"	50.00'	24.82'	S73°31'52"E	24.57'
C15	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C16	52°01'12"	15.00'	13.62'	S47°20'25"E	13.16'
C17	47°37'40"	15.00'	12.47'	S45°08'39"E	12.11'
C18	52°01'12"	15.00'	13.62'	N47°20'25"W	13.16'
C19	194°02'25"	50.00'	169.33'	N23°40'11"E	99.25'
C20	57°35'17"	50.00'	50.26'	S44°33'23"E	48.17'
C21	28°42'41"	50.00'	25.06'	S01°24'24"E	24.79'
C22	26°44'17"	50.00'	23.33'	N26°19'05"E	23.12'
C23	25°36'53"	50.00'	22.35'	N52°29'40"E	22.17'
C24	51°12'22"	50.00'	44.69'	S89°05'42"E	43.21'
C25	4°10'55"	50.00'	3.65'	S61°24'04"E	3.65'
C26	52°01'12"	15.00'	13.62'	S85°19'13"E	13.16'
C27	52°01'12"	15.00'	13.62'	N42°39'35"E	13.16'
C28	0°09'47"	50.00'	0.14'	N16°43'52"E	0.14'
C29	194°02'25"	50.00'	169.33'	S66°19'49"E	99.25'
C30	56°32'49"	50.00'	49.35'	N45°05'10"E	47.37'
C31	34°58'56"	50.00'	30.53'	S89°08'57"E	30.06'
C32	22°13'55"	50.00'	19.40'	S60°32'32"E	19.28'
C33	39°37'59"	50.00'	34.59'	S29°36'35"E	33.90'
C34	40°28'59"	50.00'	35.33'	N10°26'54"E	34.60'
C35	52°01'12"	15.00'	13.62'	N04°40'47"E	13.16'
C36	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C37	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C38	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C39	90°00'00"	25.00'	39.27'	N23°40'11"E	35.36'
C40	90°00'00"	25.00'	39.27'	S66°19'49"E	35.36'
C41	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C42	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C43	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C44	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C45	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C46	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C47	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C48	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C49	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C50	90°00'00"	25.00'	39.27'	N23°40'11"E	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°19'49"W	10.41'
L2	N21°19'49"W	138.13'
L3	S68°40'11"W	20.00'
L4	S21°19'49"E	138.04'
L5	S68°56'28"W	30.68'
L6	S24°50'50"E	67.64'
L7	N68°40'11"E	40.94'
L8	N21°19'49"W	50.00'
L9	N21°19'49"W	59.58'
L10	N68°40'11"E	130.56'
L11	N16°35'13"W	143.89'
L12	N68°40'11"E	100.00'
L13	N21°19'50"W	50.00'
L14	N68°40'11"E	10.00'
L15	S20°40'21"E	505.10'
L16	S21°19'49"E	24.98'
L17	S21°19'49"E	13.46'
L18	S36°47'47"E	25.00'
L19	N68°40'11"E	13.77'
L20	N68°40'11"E	35.00'
L21	N68°40'11"E	130.00'
L22	S43°28'46"E	24.72'
L23	N68°40'11"E	25.83'
L24	N68°40'11"E	28.09'
L25	N17°27'59"E	148.82'
L26	N53°59'23"E	25.46'
L27	S21°19'49"E	3.77'
L28	N68°40'11"E	130.00'
L29	N68°40'11"E	130.00'
L30	N68°40'11"E	74.06'
L31	N68°40'11"E	35.00'
L32	N68°40'11"E	36.00'
L33	N68°40'11"E	26.00'
L34	N68°40'11"E	30.39'
L35	N68°40'11"E	115.00'
L36	N68°40'11"E	35.00'
L37	N68°40'11"E	35.45'
L38	N68°40'11"E	126.90'
L39	S21°19'49"E	16.60'
L40	S16°35'13"E	23.48'
L41	S21°19'49"E	30.00'
L42	N17°27'59"E	154.85'
L43	N17°27'55"E	141.57'
L44	N68°25'59"E	18.99'
L45	N21°19'49"W	2.52'
L46	N68°25'59"E	28.61'
L47	N17°27'55"E	22.50'

SINCLAIR LAND
SURVEYING, INC.

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

FINAL PLAT
COOL WATER PHASE 5
SECTIONS 3 & 4

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

FIELD NOTE DESCRIPTION OF 33.748 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 33.748 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE 1/2 INCH DIAMETER WITH CAP MARKED SLS. BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.

BEGINNING AT A STEEL PIN FOUND WITH A CAP MARKED 'FOREST' AT THE SOUTHEAST CORNER OF THE SAID 66.948 ACRE SONWEST CO. TRACT, THE SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 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;

THENCE, S 68°25'59" W, 1034.17 FEET ALONG THE NORTH LINE OF THE SAID 13.64 ACRE TRACT AND THEN 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, THE SAME BEING THE SOUTH LINE OF THE SAID 66.948 ACRE SONWEST CO. TRACT, TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF COOL WATER PHASE 5 SECTIONS 1 & 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024005573 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, TRAVERSING THE EASTERLY LINE OF THE SAID COOL WATER PHASE 5 SECTIONS 1 & 2, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) N 21°19'49" W, 434.58 FEET TO A STEEL PIN SET ON THE SOUTH LINE OF FLYING TIGERS TRAIL, AT THE NORTHEAST CORNER OF LOT 46, BLOCK A OF THE SAID COOL WATER PHASE 5 SECTION 1;
- 2) N 68°40'11" E, 40.94 FEET TO A STEEL PIN SET;
- 3) N 21°19'49" W, 50.00 FEET TO A STEEL PIN SET;
- 4) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00"; A RADIUS OF 15.00 FEET, AN ARC OF 23.53 FEET AND A CHORD BEARING AND DISTANCE OF N 66°19'49" W, 21.21 FEET TO A STEEL PIN SET;
- 5) N 21°19'49" W, 59.58 FEET TO A STEEL PIN SET;
- 6) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°27'06"; A RADIUS OF 275.00 FEET, AN ARC OF 40.75 FEET AND A CHORD BEARING AND DISTANCE OF N 17°06'16" W, 40.53 FEET TO A STEEL PIN SET AT THE SOUTHWEST CORNER OF LOT 24, BLOCK M OF THE SAID COOL WATER PHASE 5 SECTION 1 SUBDIVISION;
- 7) N 68°40'11" E, 130.56 FEET TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF LOT 24, BLOCK M OF THE SAID COOL WATER PHASE 5 SECTION 1 SUBDIVISION;
- 8) N 16°35'13" W, 143.89 FEET TO A STEEL PIN SET;
- 9) N 21°19'49" W, AT A DISTANCE OF 381.60 FEET PASSING AN EXTERIOR 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 THE SOUTHEAST CORNER OF LOT 2, BLOCK M OF THE SAID COOL WATER PHASE 1 SUBDIVISION, FOR A TOTAL DISTANCE OF 496.60 FEET TO A STEEL PIN SET ON THE SOUTH LINE OF FIGHTING SEABEES RUN, AT AN EXTERIOR CORNER OF REPLAT OF LOT 1, BLOCK MM, COOL WATER PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024076102 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, TRAVERSING THE SOUTHERLY LINE OF THE SAID REPLAT OF LOT 1, BLOCK MM, COOL WATER PHASE 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 68°40'11" E, 100.00 FEET TO A STEEL PIN SET;
- 2) N 21°19'49" W, 50.00 FEET TO A STEEL PIN SET;
- 3) N 68°40'11" E, 180.00 FEET TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF THE SAID REPLAT OF LOT 1, BLOCK MM;

THENCE, N 21°19'49" W, 424.30 FEET, ALONG THE EAST LINE OF THE SAID REPLAT OF LOT 1, BLOCK MM, TO A STEEL PIN SET AT AN EXTERIOR CORNER OF COOL WATER PHASE 3 SECTION 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2023039700 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, TRAVERSING THE SOUTHERLY LINE OF THE SAID COOL WATER PHASE 3 SECTION 3, BEING A COMMON LINE WITH THE SAID 66.948 ACRE SONWEST CO. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 68°40'11" E, 395.00 FEET TO A STEEL PIN SET;
- 2) N 21°19'49" W, 10.41 FEET TO A STEEL PIN SET;
- 3) N 68°40'11" E, 207.26 FEET TO A STEEL PIN SET AT THE NORTHEAST CORNER OF THE SAID 66.948 ACRE SONWEST CO. TRACT, ON THE WEST LINE OF THAT CERTAIN CALLED 143.6 ACRE TRACT CALLED SECOND TRACT IN A DEED TO LOUIS STRAKA & WIFE LOUISE STRAKA (67%) RECORDED IN DOCUMENT NUMBER 2016071285 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND IN A DEED TO ANNIE STRAKA HYZAK (33%) RECORDED IN DOCUMENT NUMBER 2016071284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF THE SAID COOL WATER PHASE 3 SECTION 3, THE SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 20°44'06" E, 240.73 FEET ALONG THE EAST LINE OF THE SAID 66.948 ACRE SONWEST CO. TRACT TO A STEEL PIN FOUND AT THE SOUTHERLY MOST CORNER OF THE SAID 143.6 ACRE STRAKA TRACT, THE SAME BEING THE NORTHWEST CORNER OF THE CALLED 2.0 ACRE TRACT CALLED THIRD TRACT IN A DEED TO LOUIS STRAKA & WIFE LOUISE STRAKA (67%) RECORDED IN DOCUMENT NUMBER 2016071285 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND IN A DEED TO ANNIE STRAKA HYZAK (33%) RECORDED IN DOCUMENT NUMBER 2016071284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 20°40'21" E, 1479.40 FEET ALONG THE EAST LINE OF THE SAID 66.948 ACRE SONWEST CO. TRACT, THE SAME BEING THE WEST LINE OF THE SAID 2.0 ACRE STRAKA TRACT, TO THE PLACE OF BEGINNING, CONTAINING 33.748 ACRES OF LAND, MORE OR LESS.

SHEET 4 OF 6

SINCLAIR LAND
SURVEYING, INC.

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

JOB NUMBER: 2023-0136E

FINAL PLAT COOL WATER PHASE 5 SECTIONS 3 & 4

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 OR ITS ASSIGNS.

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) THIS 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 5 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 AND 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.

SHEET 5 OF 6

SINCLAIR LAND
SURVEYING, INC.

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

JOB NUMBER: 2023-0136E

FINAL PLAT
COOL WATER PHASE 5
SECTIONS 3&4

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 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 3 & 4"

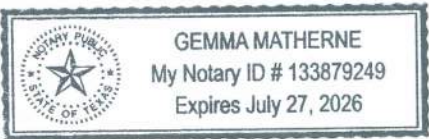
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 13 DAY OF August, 2024.

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 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



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

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 DATE 8-5-2024
TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
SINCLAIR LAND SURVEYING, INC.
FIRM NO. 1008-9000
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 DATE 10/3/24
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



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

SHEET 6 OF 6

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 1st DAY OF October, 2024, A.D.

Teresa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESS COORDINATOR

SINCLAIR LAND
SURVEYING, INC.

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
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JOB NUMBER: 2023-0136E