

PROPERTY LINE METES AND BOUNDS DESCRIPTION:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN TH EWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 200, AT THE SOUTHEAST CORNER OF SAID 150.02 ACRE TRACT, AND AT THE NORTHEAST CORNER OF LOT 19, CARRIAGE OAKS ESTATES, PHASE ONE AS RECORDED IN CABINET G, SLIDES 84-86, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE WITH THE SOUTH BOUNDARY LINE OF SAID 150.02 ACRE TRACT; NORTH BOUNDARY LINE OF SAID CARRIAGE OAK ESTATES PHASE ONE AND THE NORTH LINE OF CARRIAGE ESTATES PHASE TWO AS RECORDED IN CABINET M, SLIDES 36-37, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 68°51'05" W, A DISTANCE OF 1385.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CARRIAGE OAK ESTATES, PHASE ONE AND THE NORTHEAST CORNER OF SAID CARRIAGE OAKS ESTATES, PHASE TWO;
2. S 69°12'03" W, A DISTANCE OF 47.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET (HEREIN AFTER CALLED CAPPED IRON ROD SET);
3. S 68°50'22" W, A DISTANCE OF 402.57 FEET TO A CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF LOT 2 AND NORTHWEST CORNER OF LOT 3 OF SAID CARRIAGE OAKS, PHASE TWO;
4. S 68°50'52" W, A DISTANCE OF 853.12 FEET TO A 5/8 INCH IRON ROD SET, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CARRIAGE ESTATES PHASE TWO BEARS S 68°50'52" W, A DISTANCE OF 464.16 FEET;

THENCE OVER AND ACROSS SAID CALLED 150.02 ACRE TRACT THE FOLLOWING TWENTY (20) COURSES:

1. N 07°12'49" W, A DISTANCE OF 124.42 FEET TO A 5/8 INCH IRON ROD SET;
2. N 68°14'43" W, A DISTANCE OF 233.82 FEET TO A 5/8 INCH IRON ROD SET;
3. N 79°49'40" W, A DISTANCE OF 45.19 FEET TO A 5/8 INCH IRON ROD SET;
4. N 67°37'44" W, A DISTANCE OF 118.90 FEET TO A 5/8 INCH IRON ROD SET;
5. N 26°31'23" W, A DISTANCE OF 109.24 FEET TO A 5/8 INCH IRON ROD SET;
6. N 18°07'38" W, A DISTANCE OF 34.30 FEET TO A 5/8 INCH IRON ROD SET;
7. N 38°33'35" W, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD SET;
8. N 76°10'50" W, A DISTANCE OF 63.96 FEET TO A 5/8 INCH IRON ROD SET;
9. N 39°58'33" W, A DISTANCE OF 80.34 FEET TO A 5/8 INCH IRON ROD SET;
10. N 35°04'21" W, A DISTANCE OF 17.63 FEET TO A 5/8 INCH IRON ROD SET;
11. N 86°43'20" W, A DISTANCE OF 53.60 FEET TO A 5/8 INCH IRON ROD SET;
12. N 51°17'51" W, A DISTANCE OF 246.01 FEET TO A 5/8 INCH IRON ROD SET;
13. N 69°00'32" W, A DISTANCE OF 314.69 FEET TO A 5/8 INCH IRON ROD SET;
14. N 80°37'24" W, A DISTANCE OF 227.72 FEET TO A 5/8 INCH IRON ROD SET;
15. N 56°12'50" W, A DISTANCE OF 149.32 FEET TO A 5/8 INCH IRON ROD SET;
16. N 20°59'17" W, A DISTANCE OF 358.27 FEET TO A 5/8 INCH IRON ROD SET;
17. N 69°00'34" W, A DISTANCE OF 333.59 FEET TO A 5/8 INCH IRON ROD SET;
18. N 21°10'54" W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°09'30", A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 23°55'47" W, A CHORD DISTANCE OF 35.40 FEET;
19. ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 39.34 FEET TO A 5/8 INCH IRON ROD SET;
20. S 21°08'59" E, A DISTANCE OF 265.90 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF CLEARWATER RANCH, PHASE TWO AS RECORDED IN DOCUMENT NO. 2016062931, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF CLAIM JUMPER, A 60' RIGHT OF WAY, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 69°02'39" W, A DISTANCE OF 77.41 FEET;

THENCE, S 69°02'39" E, WITH THE NORTH BOUNDARY LINE OF SAID 150.02 ACRE TRACT AND THE SOUTH LINE OF SAID CLEARWATER RANCH, PHASE TWO, PASSING THE SOUTHEAST CORNER OF SAID CLEARWATER RANCH, PHASE TWO AND THE SOUTHWEST CORNER OF CLEARWATER RANCH PHASE ONE AS RECORDED IN DOCUMENT NO. 201402553, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONTINUING WITH THE NORTH LINE OF SAID CALLED 150.02 ACRE TRACT AND THE SOUTH LINE OF SAID CLEARWATER RANCH, PHASE ONE, A TOTAL DISTANCE OF 1546.67 FEET TO A 5/8 INCH IRON ROD SET;

THENCE, OVER AND ACROSS SAID CALLED 150.02 ACRE TRACT THE FOLLOWING THIRTY EIGHT (38) COURSES:

1. N 21°13'04" W, A DISTANCE OF 1225.04 FEET TO A CAPPED IRON ROD SET;
2. S 47°55'25" W, A DISTANCE OF 47.93 FEET TO A CAPPED IRON ROD SET;
3. S 47°35'06" W, A DISTANCE OF 68.57 FEET TO A CAPPED IRON ROD SET;
4. S 31°38'46" W, A DISTANCE OF 65.79 FEET TO A CAPPED IRON ROD SET;
5. S 37°14'55" W, A DISTANCE OF 118.47 FEET TO A CAPPED IRON ROD SET;
6. S 29°39'50" W, A DISTANCE OF 60.85 FEET TO A CAPPED IRON ROD SET;
7. S 37°52'03" W, A DISTANCE OF 39.68 FEET TO A CAPPED IRON ROD SET;
8. S 41°37'24" W, A DISTANCE OF 54.57 FEET TO A CAPPED IRON ROD SET;
9. S 41°37'24" W, A DISTANCE OF 113.22 FEET TO A CAPPED IRON ROD SET;
10. S 38°30'31" W, A DISTANCE OF 52.94 FEET TO A CAPPED IRON ROD SET;
11. S 41°19'01" W, A DISTANCE OF 58.66 FEET TO A CAPPED IRON ROD SET;
12. S 31°38'46" W, A DISTANCE OF 61.47 FEET TO A CAPPED IRON ROD SET;
13. S 74°38'16" W, A DISTANCE OF 166.64 FEET TO A CAPPED IRON ROD SET;
14. S 56°14'55" W, A DISTANCE OF 52.01 FEET TO A CAPPED IRON ROD SET;
15. S 62°36'18" W, A DISTANCE OF 54.27 FEET TO A CAPPED IRON ROD SET;
16. S 35°43'44" W, A DISTANCE OF 85.52 FEET TO A CAPPED IRON ROD SET;
17. S 48°45'29" W, A DISTANCE OF 53.33 FEET TO A CAPPED IRON ROD SET;
18. S 51°18'38" W, A DISTANCE OF 38.55 FEET TO A CAPPED IRON ROD SET;
19. S 52°24'54" W, A DISTANCE OF 56.69 FEET TO A CAPPED IRON ROD SET;
20. S 65°23'07" W, A DISTANCE OF 60.75 FEET TO A CAPPED IRON ROD SET;
21. S 47°26'17" W, A DISTANCE OF 56.96 FEET TO A CAPPED IRON ROD SET;
22. S 82°22'55" W, A DISTANCE OF 22.91 FEET TO A CAPPED IRON ROD SET;
23. N 14°46'20" W, A DISTANCE OF 16.55 FEET TO A CAPPED IRON ROD SET;
24. N 39°24'33" W, A DISTANCE OF 72.48 FEET TO A CAPPED IRON ROD SET;
25. N 75°40'26" W, A DISTANCE OF 75.80 FEET TO A CAPPED IRON ROD SET;
26. N 39°50'30" W, A DISTANCE OF 86.05 FEET TO A CAPPED IRON ROD SET;
27. N 65°44'00" W, A DISTANCE OF 40.60 FEET TO A CAPPED IRON ROD SET;
28. N 75°30'37" W, A DISTANCE OF 40.01 FEET TO A CAPPED IRON ROD SET;
29. N 30°45'03" W, A DISTANCE OF 47.76 FEET TO A CAPPED IRON ROD SET;
30. N 40°13'26" W, A DISTANCE OF 36.94 FEET TO A CAPPED IRON ROD SET;
31. N 49°07'12" W, A DISTANCE OF 77.40 FEET TO A CAPPED IRON ROD SET;
32. N 37°18'15" W, A DISTANCE OF 52.02 FEET TO A CAPPED IRON ROD SET;
33. N 50°53'30" W, A DISTANCE OF 100.80 FEET TO A CAPPED IRON ROD SET;
34. N 68°12'28" W, A DISTANCE OF 45.98 FEET TO A CAPPED IRON ROD SET;
35. N 78°08'40" W, A DISTANCE OF 70.01 FEET TO A CAPPED IRON ROD SET;
36. N 72°21'41" W, A DISTANCE OF 57.49 FEET TO A CAPPED IRON ROD SET;
37. N 66°10'36" W, A DISTANCE OF 72.34 FEET TO A CAPPED IRON ROD SET;
38. S 45°52'13" W, A DISTANCE OF 402.58 FEET TO A CAPPED IRON ROD SET IN THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 200, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 02°02'30" W, A DISTANCE OF 177.12 FEET;

THENCE N 75°30'37" W, WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 392.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.853 ACRES.

STREET TABLE								
STREET NAME	LENGTH	DESIGN SPEED	R.O.W. WIDTH	CLASS	PAVEMENT WIDTH (EXCLUDES CURB)	CURB TYPE	RURAL/ URBAN	FUNCTIONAL CLASSIFICATION
MISTY SPRINGS	1,875	25 MPH	60 LF	PUBLIC	26'	RIBBON	RURAL	LOCAL
BABBLING SPRINGS	1,696	25 MPH	60 LF	PUBLIC	26'	RIBBON	RURAL	LOCAL
ALOHA DR.	1,288	25 MPH	60 LF	PUBLIC	26'	RIBBON	RURAL	LOCAL

NOTE: BABBLING SPRINGS / ALOHA DRIVE TURNAROUND CURB TO BE RIBBON CURB

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "LANDPOINT"
- TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT - OF - WAY
- D.P.R. = DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- C.B. = COUNTY BLOCK
- CL = CENTER-LINE

DATE: January 27, 2025

NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 59
BUILDABLE LOTS: 52
OPEN SPACES: 8
L.F. OF NEW STREET: 4,859

AREA SUMMARY

75.60 TOTAL ACRES
7.99 ACRES OF RIGHT OF WAY
9.42 ACRES OF OPEN SPACE
58.19 ACRES OF DEVELOPMENTS

LOT SIZES BY CATEGORY

2 - 5 ACRES 1 LOTS
1 - 2 ACRES 54 LOTS
UNDER 1 ACRE 5 LOTS

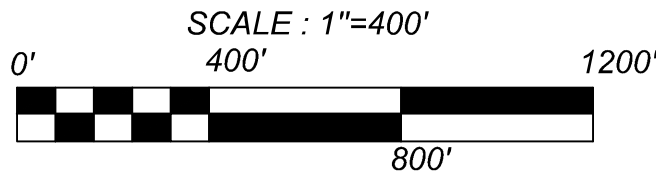
OWNER:

SITTERLE HOMES - AUSTIN, LLC
2015 EVANS RD. STE 100
SAN ANTONIO, TX 78258

PRELIMINARY PLAT

SUBDIVISION PLAT ESTABLISHING
COOL SPRINGS PHASE 2

BEING 75.60 ACRES OUT OF THE RICHARD WEST SURVEY, ABSTRACT 643, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 202.91 ACRE TRACT IN DOCUMENT NO. 20200366990 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



PRELIMINARY PLAT PREPARED BY:



Engineering
& Design

AUSTIN

5901 Vega Avenue
Suite 100
Austin, TX 78735
Phone: 877.627.3772
COLLIERS ENGINEERING & DESIGN, INC.

www.colliersengineering.com

CONTACT:

RANDALL NIXON, P.E.

EMAIL: RANDALL.NIXON@COLLIERSENG.COM

KEYNOTES

50' WIDE PIPELINE EASEMENT (833/610, 848/217, 833/612, 848/219)
(TO BE INCORPORATED INTO PLATTED LOTS AND RIGHT-OF-WAY)

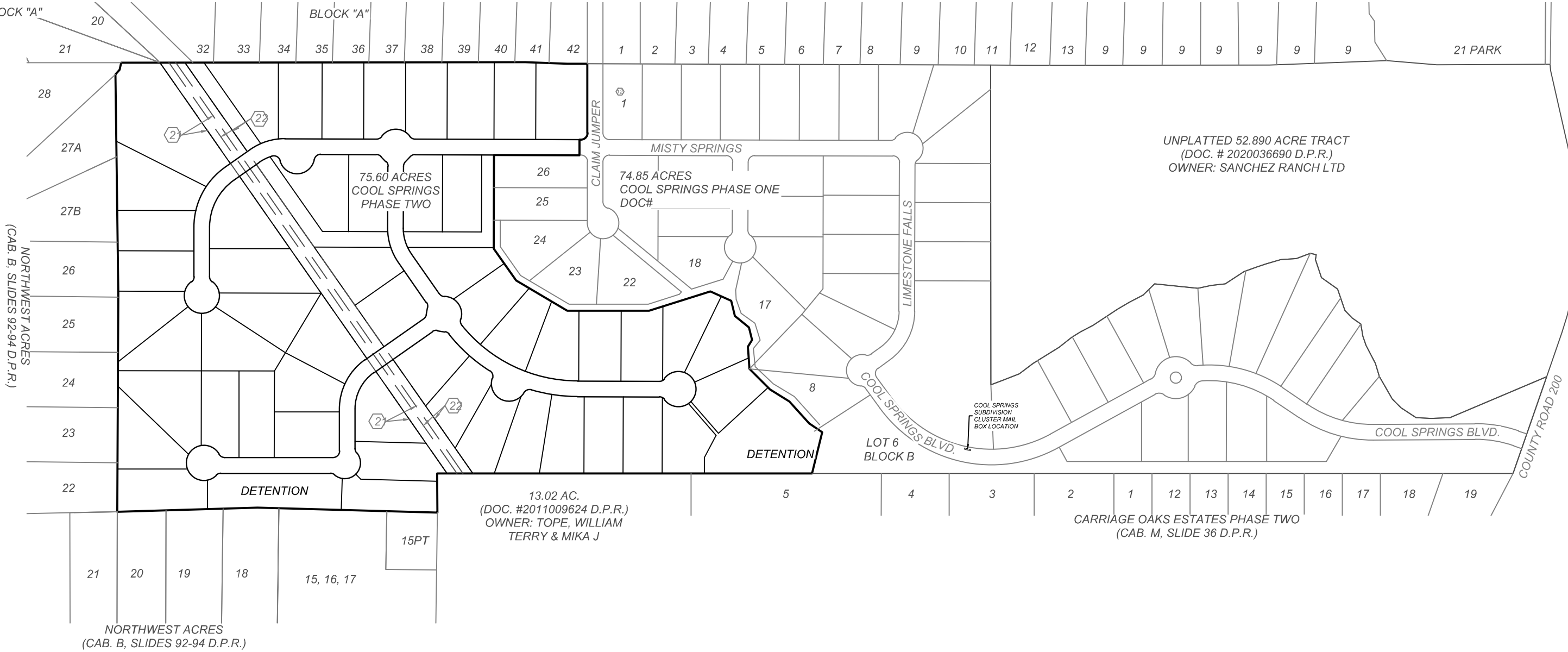
50' WIDE PIPELINE EASEMENT (DOC# 2016094904, DOC# 2020082921)
(TO BE INCORPORATED INTO PLATTED LOTS AND RIGHT-OF-WAY)

VALVE AND SCRAPER TRAP EASEMENT (877/199, 848/221, 1132/528, 1153/539) (TO BE INCORPORATED INTO PLATTED LOTS AND RIGHT-OF-WAY)

PRELIMINARY PLAT ONLY
(THIS DOCUMENT IS NOT TO BE
RECORDED)

CLEARWATER RANCH PHASE THREE
(DOC. #2019042072 O.P.R.)

CLEARWATER RANCH PHASE TWO
(DOC. #2016062931 O.P.R.)



TOTAL RESIDENTIAL LOTS = 52
SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	39.34'	25.00'	90°09'30"	35.40'	N23°55'47"E
C2	23.25'	25.00'	53°17'08"	22.42'	S84°20'54"E
C3	124.62'	67.00'	106°34'17"	107.42'	N69°00'32"E
C4	23.25'	25.00'	53°17'08"	22.42'	N42°21'58"E
C5	141.42'	230.00'	35°13'48"	139.21'	N51°23'38"E
C6	267.66'	280.00'	54°46'11"	257.58'	N06°23'38"E
C7	23.25'	25.00'	53°17'08"	22.42'	N05°39'06"E
C8	335.11'	67.00'	286°34'17"	80.11'	S69°00'32"W
C9	122.98'	200.00'	35°13'48"	121.05'	S51°23'38"W
C10	23.25'	25.00'	53°17'08"	22.42'	S47°38'02"E
C11	210.30'	220.00'	54°46'11"	202.39'	S06°23'38"W
C12	238.98'	250.00'	54°46'11"	229.98'	S06°23'38"W
C13	39.94'	25.00'	91°32'50"	35.83'	N81°59'59"W
C14	34.35'	25.00'	78°43'02"	31.71'	S29°39'01"W
C15	19.64'	25.00'	45°00'00"	19.13'	N88°29'28"W
C16	19.63'	25.00'	45°00'00"	19.13'	N43°29'28"W
C17	122.95'	200.00'	35°13'22"	121.02'	S38°36'09"E
C18	141.39'	230.00'	35°13'22"	139.18'	N38°36'09"W
C19	19.63'	25.00'	45°00'00"	19.13'	N33°42'50"W
C20	19.63'	25.00'	45°00'00"	19.13'	N11°17'10"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C41	86.24'	55.00'	89°50'29"	77.67'	N23°55'47"E
C42	23.25'	25.00'	53°17'08"	22.42'	N42°21'58"E
C43	508.77'	570.00'	51°08'27"	492.05'	S85°25'14"E
C44	24.46'	25.00'	56°03'53"	23.50'	S31°49'04"E
C45	123.62'	67.00'	105°42'50"	106.82'	S56°38'33"E
C46	23.25'	25.00'	53°17'08"	22.42'	S82°51'24"E
C47	104.51'	170.00'	35°13'22"	102.87'	S38°36'09"E
C48	19.63'	25.00'	45°00'00"	19.13'	S01°30'32"W
C49	19.63'	25.00'	44°59'57"	19.13'	S46°30'31"W

GENERAL SUBDIVISION NOTES:

- BEARING BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.
- ALL 'CIRS' ARE 5/8-INCH ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT TO BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- WATER SERVICE IS PROVIDED BY: GEORGETOWN UTILITIES SERVICES.
- WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.
- ELECTRIC SERVICE IS PROVIDED BY: PEDERNALES ELECTRIC COOPERATIVE.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- THE MINIMUM FFE (FINISHED FLOOR ELEVATION) SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE (BASE FLOOR ELEVATION).
- LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSELY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.
- 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, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- OPEN SPACES AND PRIVATE LANDSCAPE LOTS WILL BE MAINTAINED BY THE HOA.
- FLOOD STATEMENT: THE SITE IS SITUATED IN NON-SHADED "X" IN WILLIAMSON COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48491C0235F, DATED DECEMBER 20, 2019. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOODING DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
- NO LOT IN THIS SUBDIVISION IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0230F EFFECTIVE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C21	219.89'	230.00'	54°46'38"	211.61'	N06°23'51"E
C22	39.20'	25.00'	89°50'29"	35.31'	N23°55'47"E
C23	26.46'	25.00'	60°38'06"	25.24'	S80°49'56"E
C24	334.19'	67.00'	285°46'58"	80.85'	N13°24'22"W
C25	19.70'	25.00'	45°08'52"	19.19'	S46°16'35"W
C26	17.54'	25.00'	40°12'36"	17.19'	S88°57'19"W
C27	178.30'	60.00'	170°15'40"	119.57'	S23°55'47"W
C28	573.63'	600.00'	54°46'38"	552.03'	S83°36'09"E
C29	17.54'	25.00'	40°12'36"	17.19'	S41°05'46"E
C30	162.53'	170.00'	54°46'38"	156.41'	S06°23'51"W
C31	19.47'	25.00'	44°36'52"	18.98'	S56°05'36"W
C32	18.36'	25.00'	42°05'11"	17.95'	N80°33'22"W
C33	210.54'	630.00'	19°08'51"	209.56'	N69°05'12"W
C34	32.61'	25.00'	74°44'25"	30.35'	N41°17'25"W
C35	193.53'	67.00'	165°29'58"	132.93'	N86°40'11"W
C36	32.61'	25.00'	74°44'25"	30.35'	S47°57'03"W
C37	179.36'	630.00'	16°18'43"	178.75'	S77°09'54"W
C38	191.21'	200.00'	54°46'38"	184.01'	N06°23'51"E
C39	23.25'	25.00'	53°17'08"	22.42'	N84°20'54"W
C40	335.11'	67.00'	286°34'17"	80.11'	S20°59'28"E

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, _____, REPRESENTATIVE OF SITTERLE HOMES-AUSTIN, LLC, IS THE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022061332 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, "AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT 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 SPRINGS PHASE 2 _____.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

REPRESENTATIVE OF SITTERLE HOMES-AUSTIN, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

NOW COMES _____ THE SUBDIVIDER OF A SUBDIVISION TO BE KNOWN AS _____ COOL SPRINGS PHASE 2 _____ AND STATES UNDER OATH OR AFFIRMATION AND SUBJECT TO PENALTIES OF LAW THAT THE ORIGINAL TAX CERTIFICATES ATTACHED TO THE PLAT OF THE SUBDIVISION DESCRIBE ALL OF THE PROPERTY CONTAINED WITHIN THE SUBDIVISION AND ALL TAXING ENTITIES WITH JURISDICTION OVER THE PROPERTY.

SIGNATURE _____ DATE _____

ACKNOWLEDGED AND SWORN BEFORE ME ON _____, 2023

NOTARY PUBLIC OF TEXAS

ON-SITE SEWAGE FACILITY APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DEBORAH L. MARLOW, RS, OS0029596 DATE _____

ASSISTANT DEBUTY DIRECTOR,
ENVIRONMENTAL HEALTH SERVICES, WWCHD

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20__ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

PRELIMINARY PLAT ONLY
(THIS DOCUMENT IS NOT TO BE
RECORDED)

OWNER:
SITTERLE HOMES - AUSTIN, LLC
2015 EVANS RD. STE 100
SAN ANTONIO, TX 78258

PRELIMINARY PLAT

SUBDIVISION PLAT ESTABLISHING
COOL SPRINGS PHASE 2

BEING 75.60 ACRES OUT OF THE RICHARD WEST SURVEY, ABSTRACT 643, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 202.91 ACRE TRACT IN DOCUMENT NO. 2020036690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PRELIMINARY PLAT PREPARED BY:



Engineering
& Design

AUSTIN
5901 Vega Avenue
Suite 100
Austin, TX 78735
Phone: 877.627.3772
COLLIERS ENGINEERING & DESIGN, INC.

www.colliersengineering.com

CONTACT:
RANDALL NIXON, P.E.
EMAIL: RANDALL.NIXON@COLLIERSENG.COM

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT GLEN MALOY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH WILLIAMSON COUNTY DEVELOPMENT CODE.

SIGNATURE AND SEAL OF LICENSED SURVEYOR _____ DATE _____

FLOODPLAIN ADMINISTRATOR APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR _____ DATE _____

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

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, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S APPROVAL

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, 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 _____, 2023 A.D., AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF 2023 A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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.

CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, RANDALL B. NIXON, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0235F, EFFECTIVE DATE OF DECEMBER 19, 2019, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS INDICATED ON THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE ZONE MAPS.

RANDALL B. NIXON
LICENSED PROFESSIONAL ENGINEER
NO. 91097 - STATE OF TEXAS

DATE _____

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 3 OF 3

DRAWN BY: AVP

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