

COOL WATER ACRES

155.950 ACRES, MORE OR LESS, IN THE GEORGE W. JAMES SURVEY, ABSTRACT 156, CALDWELL COUNTY, TEXAS

A DESCRIPTION OF 155.950 ACRES, MORE OR LESS, IN THE GEORGE W. JAMES SURVEY, ABSTRACT 156, CALDWELL COUNTY, TEXAS, BEING COMPRISED OF THE SAME 155.951 ACRE TRACT CONVEYED TO COOL WATER ACRES, LLC IN DOCUMENT NUMBER 2024-000163, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (OPRCCT), SAID 155.950 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064" AT TEXAS STATE PLANE GRID COORDINATES N:13873914.03, E:2442821.78, SOUTH CENTRAL ZONE 4204, NAD 83, IN THE NORTHWEST RIGHT-OF-WAY LINE OF FM 86 (100'RIGHT-OF-WAY), BEING THE EAST CORNER OF A CALLED 88.007 ACRE TRACT OF LAND CONVEYED TO CHARLES DOUGLAS IN VOLUME 315, PAGE 95, OPRCCT, AND A SOUTHEASTERLY CORNER OF THE 140.951 ACRE TRACT:

THENCE, LEAVING SAID NORTHWEST RIGHT-OF-WAY OF FM 86, WITH THE COMMON LINES OF SAID 140.951 ACRE TRACT AND SAID 88.007 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

- N61°29'39"W, A DISTANCE OF 1504.90 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064" AT A COMMON CORNER OF SAID 140.951 ACRE TRACT AND SAID 88.007 ACRE TRACT,
- S27°54'21"W, A DISTANCE OF 819.16 FEET TO A 1/2" IRON ROD FOUND AT A COMMON CORNER OF SAID 140.951 ACRE TRACT AND SAID 88.007 ACRE TRACT, A SOUTHERLY CORNER HEREOF,
- N60°09'34"W, A DISTANCE OF 544.49 FEET TO A 3/4" IRON ROD FOUND AT A COMMON CORNER OF SAID 140.951 ACRE TRACT AND SAID 88.007 ACRE TRACT, AN INTERIOR CORNER HEREOF, AND
- S28°31'50"W, A DISTANCE OF 21.78 FEET TO A 1/2" IRON ROD FOUND AT A COMMON CORNER OF SAID 140.951 ACRE TRACT AND SAID 88.007 ACRE TRACT, THE SAME BEING THE EAST CORNER OF A CALLED 131.72 ACRE TRACT OF LAND CONVEYED TO JAY B. CLEMENTS IN DOCUMENT NUMBER 2020-000374, OPRCCT;

THENCE, LEAVING THE 88.007 ACRE TRACT, WITH THE SOUTHWEST LINE OF SAID 140.951 ACRE TRACT, THE SAME BEING THE NORTHEAST LINE OF SAID 131.72 ACRE TRACT N61°34'06"W, A DISTANCE OF 1658.80 FEET TO A 1/2" IRON ROD FOUND AT THE EAST CORNER OF A CALLED 49.86 ACRE TRACT CONVEYED TO SANDRA D. SCHICK IN DOCUMENT NUMBER 2016-005443, OPRCCT, THE SAME BEING THE NORTH CORNER OF SAID 131.72 ACRE TRACT, AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID 140.951 ACRE TRACT, AND AN ANGLE POINT HEREOF;

THENCE, LEAVING THE 131.72 ACRE TRACT, CONTINUING WITH THE SOUTHWEST LINE OF SAID 140.951 ACRE TRACT, THE SAME BEING THE NORTHEAST LINE OF SAID 49.86 ACRE TRACT N61°34'24"W, A DISTANCE OF 620.71 FEET TO A 5/8" IRON ROD FOUND AT THE EAST CORNER OF A CALLED 101 ACRE TRACT (FIRST TRACT) CONVEYED TO MEGAN LEIGH NOHRA IN DOCUMENT NUMBER 2017-003024, OPRCCT, THE SAME BEING THE NORTH CORNER OF SAID 49.86 ACRE TRACT, AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID 140.951 ACRE TRACT, AND AN ANGLE POINT HEREOF;

THENCE, LEAVING THE 49.86 ACRE TRACT, CONTINUING WITH THE SOUTHWEST LINE OF SAID 140.951 ACRE TRACT, WITH THE NORTHEAST LINE OF SAID 101 ACRE TRACT AND IN PART WITH THE NORTHEAST LINE OF A CALLED 176.75 ACRE TRACT (SECOND TRACT) CONVEYED TO MEGAN LEIGH NOHRA IN DOCUMENT NUMBER 2017-003024, OPRCCT THE FOLLOWING TWO (2) COURSES:

- N61°36'17"W, A DISTANCE OF 1235.83 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064" AT AN ANGLE POINT OF SAID 140.951 ACRE TRACT, AND AN ANGLE POINT HEREOF, AND
- N44°27'45"W, A DISTANCE OF 113.54 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 140.951 ACRE TRACT, THE SAME BEING THE MOST SOUTHERLY SOUTH CORNER OF A CALLED 301.974 ACRE TRACT OF LAND CONVEYED TO AUS-TEX PARTS & SERVICE, LTD. IN DOCUMENT NUMBER 2020-000780, OPRCCT, AND THE WEST CORNER HEREOF;

THENCE, WITH THE COMMON LINES OF SAID 140.951 ACRE TRACT AND SAID 301.974 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

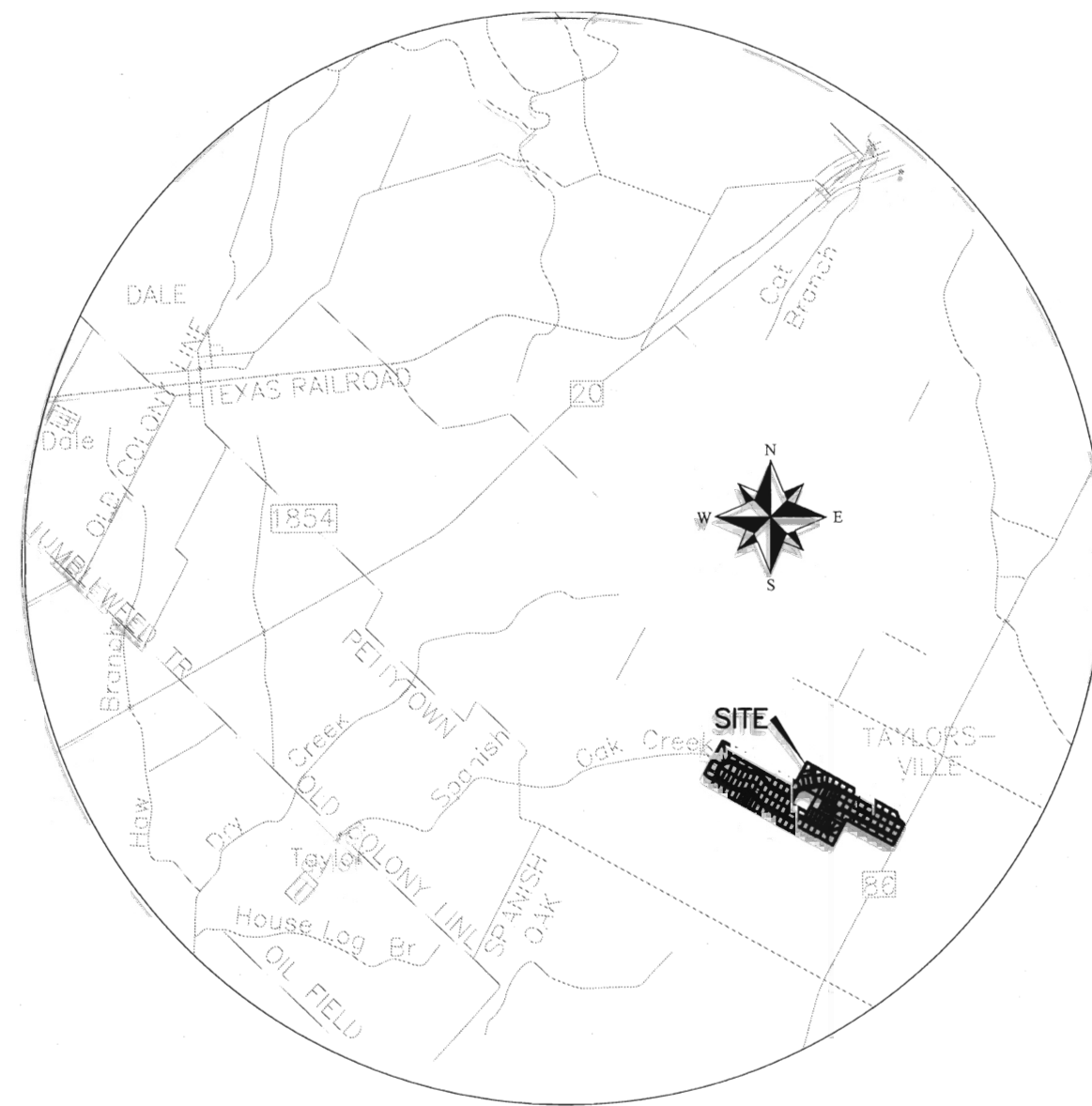
- N28°49'05"E, A DISTANCE OF 1045.38 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064" AT THE MOST NORTHWESTERLY CORNER OF SAID 140.951 ACRE TRACT, THE SAME BEING AN INTERIOR CORNER OF SAID 301.974 ACRE TRACT, AT THE MOST NORTHWESTERLY NORTH CORNER HEREOF, AND
- S61°12'32"E, A DISTANCE OF 1503.95 FEET TO A 4" IRON FENCE POST FOUND AT THE MOST WESTERLY CORNER OF A CALLED 75 ACRE TRACT CONVEYED TO J. THOMAS JEFFREY, TRUSTEE OF J.T. JEFFREY ESTATE IN VOLUME 398, PAGE 352, DEED RECORDS OF CALDWELL COUNTY, TEXAS (DRCCT), THE SAME BEING AT AN ANGLE POINT OF SAID 140.951 ACRE TRACT, THE SAME ALSO BEING A SOUTHEASTERLY CORNER OF SAID 301.974 ACRE TRACT, AND AN ANGLE POINT HEREOF;

THENCE, WITH A SOUTHWESTERLY LINE OF THE 75 ACRE TRACT AND A NORTHEASTERLY LINE OF THE 140.951 ACRE TRACT, S61°20'29"E, A DISTANCE OF 909.33 FEET TO A 1/2" IRON ROD FOUND WITH AN ILLEGIBLE PLASTIC CAP IN THE NORTHWEST LINE OF THE PREVIOUSLY MENTIONED 15.000 ACRE TRACT, FOR A SOUTHWESTERLY CORNER OF THE 75 ACRE TRACT AND AT AN INTERIOR CORNER OF SAID 140.951 ACRE TRACT;

THENCE, WITH THE COMMON LINES OF SAID 15.000 ACRE TRACT AND SAID 75 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

- N28°35'43"E, A DISTANCE OF 640.11 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID 15.000 ACRE TRACT, THE SAME BEING AN INTERIOR CORNER OF SAID 75 ACRE TRACT, AND A CORNER HEREOF,
- S61°09'31"E, A DISTANCE OF 2902.30 FEET TO A 5/8" IRON ROD FOUND AT A COMMON ANGLE POINT OF SAID 15.000 ACRE TRACT AND SAID 75 ACRE TRACT, AND AN ANGLE POINT HEREOF,
- S19°05'18"E, A DISTANCE OF 212.44 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064" AT A COMMON ANGLE POINT OF SAID 15.000 ACRE TRACT AND SAID 75 ACRE TRACT, AND AN ANGLE POINT HEREOF, AND,
- S46°46'32"E, A DISTANCE OF 194.09 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064" ON SAID NORTHWEST RIGHT-OF-WAY LINE OF FM 86, THE SAME BEING THE MOST EASTERLY CORNER OF SAID 15.000 ACRE TRACT, THE MOST SOUTHERLY CORNER OF SAID 75 ACRE TRACT, AND THE MOST EASTERLY CORNER HEREOF, FROM WHICH A FOUND 1/2" IRON ROD BEARS S 48°46'32" E, A DISTANCE OF 1.49 FEET FOR REFERENCE, ALSO FROM SAID MOST EASTERLY CORNER A FOUND CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT BEARS IN28°49'51"E, A DISTANCE OF 843.86 FEET;

THENCE, WITH SAID NORTHWEST RIGHT-OF-WAY LINE OF FM 86, THE SAME BEING THE SOUTHEAST LINE OF THE 15.000 ACRE TRACT AND THE 140.951 ACRE TRACT, S28°49'51"W, AT 456.67 FEET PASS A CONCRETE HIGHWAY MONUMENT FOUND, FOR A TOTAL DISTANCE OF 672.23 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 155.950 ACRES, MORE OR LESS.



LOCATION MAP NOT TO SCALE

GENERAL NOTES:

- NO COMMERCIAL CONSTRUCTION OR CONSTRUCTION OF RESIDENTIAL HOMES (INCLUDING INSTALLATION OF MOBILE HOMES) MAY BEGIN UNTIL THE APPLICABLE RESIDENTIAL OR COMMERCIAL DEVELOPMENT PERMIT IS OBTAINED FROM THE APPLICABLE JURISDICTION.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE ENTITY HAVING JURISDICTION OVER THE ROADWAY.
- ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRICAL CORPORATION.
- WATER SERVICES WILL BE PROVIDED BY AQUA CORPORATION.
- WASTEWATER DISPOSAL WILL BE THROUGH ON-SITE SEPTIC SYSTEM.
- THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF PARKS, OPEN SPACE, OR DRAINAGE EASEMENTS UNLESS OTHERWISE AGREED TO BY THE COMMISSIONER COURT.
- THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
- THIS SUBDIVISION LIES WITHIN THE LOCKHART INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS IN PRECINCT 2, CALDWELL COUNTY, TEXAS.
- THERE ARE 124 LOTS IN THIS SUBDIVISION. THE TOTAL ACREAGE FOR THIS SUBDIVISION IS 155.950 ACRES.
- THERE IS A 16' PUBLIC UTILITY EASEMENT ALONG ALL STREETS EXCEPT FM 86. THERE IS A 15' PUBLIC UTILITY EASEMENT ALONG ALL OTHER LOT LINES INCLUDING LOT LINES ALONG FM 86.

DRAINAGE EASEMENTS NOTE:

- NO STRUCTURES SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT:
- STORM CONTROL STRUCTURES SPECIFICALLY DESIGNED AND APPROVED BY THE REGULATING BODY(IES) OR
- FENCES OF OPEN DESIGN TO ALLOW THE FREE FLOW OF WATER.

EACH OWNER OF ANY PORTION OF THE PROPERTY OVER WHICH A DRAINAGE EASEMENT IS LOCATED SHALL HAVE THE OBLIGATION AND LIABILITY TO CONTINUOUSLY MAINTAIN THE FACILITIES LOCATED ON THAT OWNER'S PROPERTY IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY AND IN A GOOD AND FUNCTIONING CONDITION, AT THAT OWNERS COST AND EXPENSE. RESPONSIBILITY FOR MAINTAINING IMPROVEMENTS IN THE DRAINAGE EASEMENTS SHOWN HEREON IS THAT OF THE LOT OWNER. STOPPING, FILLING, OBSTRUCTING FLOW, OR ALTERING OF A DRAINAGE EASEMENT IS PROHIBITED WITHOUT EXPRESS APPROVAL OF CALDWELL COUNTY. THE COUNTY SHALL HAVE THE RIGHT TO, AND ARE HEREBY GRANTED, AN EASEMENT AND RIGHT OF ENTRY TO INSPECT, MONITOR, AND OTHERWISE ACCESS, IN, UPON AND ACROSS ALL DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

IN THE EVENT OF THE FAILURE OF LOT OWNER TO MEET ITS OBLIGATIONS UNDER THE PRECEDING PARAGRAPH, THE COUNTY SHALL HAVE THE RIGHT TO PERFORM THE OBLIGATIONS OF SUCH OWNER AND THE OWNER (DEFAULTING IN SUCH OBLIGATION SHALL BE LIABLE AND OBLIGATED FOR THE COSTS AND EXPENSES INCURRED BY THE COUNTY).

CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM OR WELL.
- NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100-Feet OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
- NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED AND APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS.

Kari Miles (DATE) 3-21-24
DIRECTOR OF SANITATION

STATE OF TEXAS
COUNTY OF CALDWELL

COOL WATER ACRES, LLC, BEING THE OWNER OF THAT CALLED 155.951 ACRES IN THE GEORGE W. JAMES SURVEY, ABSTRACT 156, RECORDED IN DOCUMENT NO. 2024-000163, OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 155.951 ACRE TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

COOL WATER ACRES

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS 25th DAY OF February, 2024, A.D.

Scott Senteny
COOL WATER ACRES, LLC
SCOTT SENTENY, MANAGER

STATE OF TEXAS
COUNTY OF CALDWELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED:

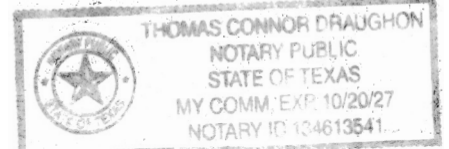
Scott Senteny, COOL WATER ACRES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS 20 DAY OF

February, 2024, A.D.

Thomas Connor Draughon 2/20/24
NOTARY PUBLIC DATE

IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF CALDWELL

WE, KEYSTONE BANK, A TEXAS STATE BANK, A LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HERON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HERON. WE DO HEREBY APPROVE OF THIS RECORDED OF THIS FINAL PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON.

THIS SUBDIVISION IS TO BE KNOWN AS:

COOL WATER ACRES

Chris Crowley 2/20/24
KEYSTONE BANK
CHRIS CROWLEY
SVP - AUSTIN MARKET EXECUTIVE

STATE OF TEXAS
COUNTY OF CALDWELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED:

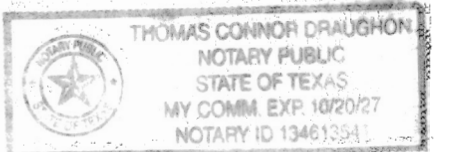
Chris Crowley, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS 20 DAY OF

February, 2024, A.D.

Thomas Connor Draughon 2/20/24
NOTARY PUBLIC DATE

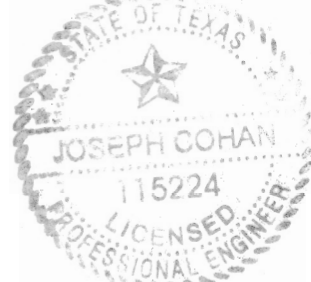
IN AND FOR THE STATE OF TEXAS



ENGINEER'S CERTIFICATION:

I, JOSEPH P. COHAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph P. Cohan 2/20/24
JOSEPH P. COHAN
TEXAS REGISTRATION NO. - P.E. 115224
807 LAS CIMAS PARKWAY #350,
AUSTIN, TX 78746



STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES SHOWN HEREON, HAS BEEN FULLY PRESENTED AND APPROVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS.

ON THE 12th DAY OF March, 2024, TO BE RECORDED IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

Teresa Rodriguez
TERESA RODRIGUEZ, CALDWELL COUNTY CLERK by Benjamin Leland Heineman

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 21st DAY OF March

2024, AT 11:40 A.M. AND DULY RECORDED ON THE 21st DAY OF March, 2024

IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN PLAT CABINET 13 AT SLIDE 185

Teresa Rodriguez
TERESA RODRIGUEZ, CALDWELL COUNTY CLERK by Benjamin Leland Heineman
SURVEYOR'S CERTIFICATION:

I, PHILLIP C. PAYNE, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, AND THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CALDWELL COUNTY, TEXAS.

Phillip C. Payne 2-13-24
PHILLIP C. PAYNE, P.P.L.S., No. 6064
PAYNE INDUSTRIES, LLC, FIRM NO. 101944653



CALDWELL COUNTY, TEXAS

