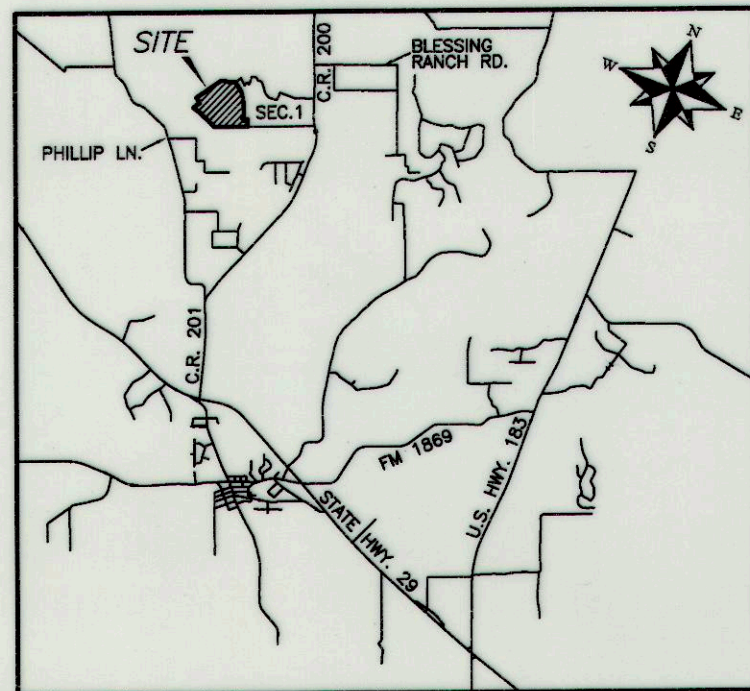


FINAL PLAT OF CLEARWATER RANCH PHASE TWO



LOCATION MAP
(NOT TO SCALE)

- LEGEND:**
- = 1/2" IRON ROD FOUND
 - CAP ● = IRON ROD WITH CAP FOUND
 - = IRON ROD WITH G&R CAP SET
 - ⊗ = "X" FOUND IN CONCRETE
 - Ⓐ = BLOCK NAME
 - PUE = PUBLIC UTILITY EASEMENT
 - BL = BUILDING LINE
 - DE = DRAINAGE EASEMENT
 - GE = GAS EASEMENT
 - OS/LS = OPEN SPACE/LANDSCAPE LOT
 - PEC ESMT = PEDERNALES ELECTRIC COOPERATIVE EASEMENT

OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005
512-260-2066
lookoutgroup@hotmail.com

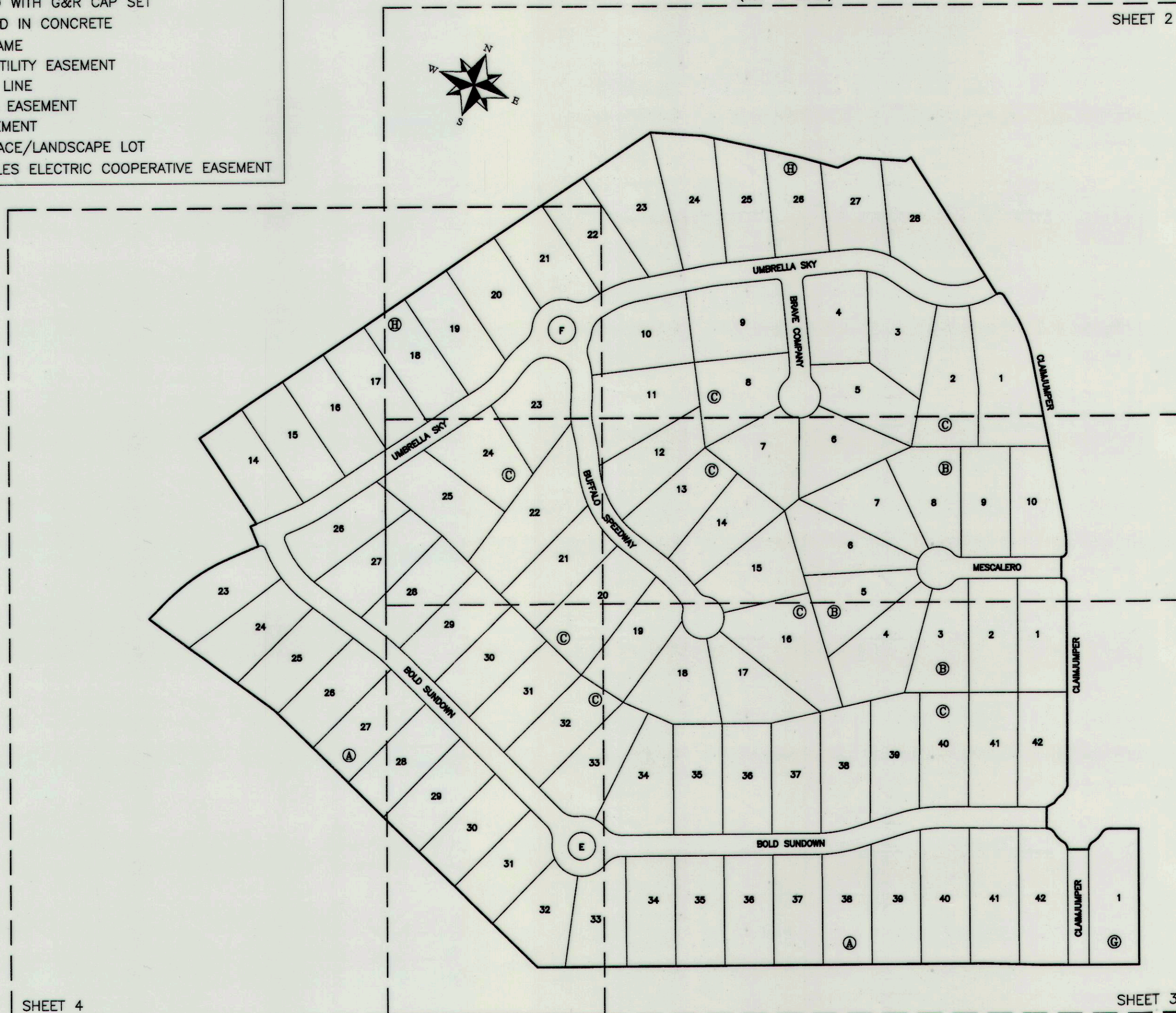
SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TX 78728
512-267-7430 FAX: 512-836-8385
pmclaughlin@grsurveying.com

ENGINEER:
KIMLEY-HORN
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TX 78759
512-418-4505
brian.parker@kimley-horn.com

SUBMITTAL DATE: _____
TOTAL AREA OF THIS PLAT: 106.575 ACRES
TOTAL NUMBER OF LOTS: 90
RESIDENTIAL: 88
NON-RESIDENTIAL: 2

LINEAR FEET OF NEW STREETS:
BOLD SUNDOWN: 2,609
UMBRELLA SKY: 2,348
BUFFALO SPEEDWAY: 954
BRAVE COMPANY: 368
MESCALERO: 352
CLAIMJUMPER: 326
TOTAL: 6,957

SHEET INDEX
(NOT TO SCALE)



SHEET 4

SHEET 2

SHEET 3

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 106.575 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM GRAY SURVEY, ABSTRACT NO. 251, BEING A PORTION OF THAT CERTAIN 363.8918 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO LOOKOUT DEVELOPMENT GROUP, L.P., UNDER DOCUMENT NO. 2007058807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 106.575 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap found in the common line of a 202.91 acre tract of land described in a deed of record to Jerry Sanchez, Et Ux, under Document No. 9528002, Official Records of Williamson County, Texas and said 363.8918 Acre Tract, at the southwesterly corner of Clearwater Ranch Phase One, a subdivision of record under Document No. 2014025535, Official Public Records of Williamson County, Texas, for the southeasterly corner of the herein described tract;

THENCE with the common line of said 202.91 Acre Tract and said 363.8918 Acre Tract, the following three (3) courses:

1. S69°03'02"W, a distance of 280.10 feet to a 1/2" iron rod found;
2. S70°43'08"W, a distance of 161.06 feet to a 1/2" iron rod found;
3. S68°47'55"W, a distance of 1274.46 feet to an iron rod with G&R Cap set, for the southwesterly corner of the herein described tract;

THENCE over and across said 363.8918 Acre Tract, the following eight (8) courses:

1. N66°40'46"W, a distance of 1044.63 feet to an iron rod with G&R Cap set;
2. N74°25'38"W, a distance of 442.95 feet to an iron rod with G&R Cap set;
3. N22°58'15"E, a distance of 55.78 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
4. Along said curve to the right, having a radius of 570.00 feet, an arc length of 235.33 feet and a chord which bears N34°47'53"E, a distance of 233.66 feet to an iron rod with G&R Cap set at the end of said curve;
5. N46°37'32"E, a distance of 87.74 feet to an iron rod with G&R Cap set;
6. N43°22'28"W, a distance of 60.00 feet to an iron rod with G&R Cap set;
7. N46°37'32"E, a distance of 17.96 feet to an iron rod with G&R Cap set;
8. N54°39'02"W, a distance of 290.70 feet to an iron rod with G&R Cap set in the common line of a 352.74 acre tract of land described in a deed of record to John Danley Austin, under Document No. 2012065699, Official Public Records of Williamson County, Texas and said 363.8918 Acre Tract, for the northwesterly corner of the herein described tract;

THENCE N35°20'58"E, with the common line of said 352.74 Acre Tract and said 363.8918 Acre Tract, a distance of 1549.58 feet to an iron rod with G&R Cap set;

THENCE leaving the common line of said 352.74 Acre Tract and said 363.8918 Acre Tract, and continuing over and across said 363.8918 Acre Tract, the following six (6) courses:

1. N73°06'07"E, a distance of 152.00 feet to an iron rod with G&R Cap set;
2. N81°45'44"E, a distance of 278.55 feet to an iron rod with G&R Cap set;
3. N84°52'35"E, a distance of 114.90 feet to an iron rod with G&R Cap set;
4. N43°51'07"E, a distance of 66.63 feet to an iron rod with G&R Cap set;
5. N73°23'57"E, a distance of 134.22 feet to an iron rod with G&R Cap set;
6. N35°29'55"E, a distance of 18.05 feet to an iron rod with G&R Cap set at the northwesterly corner of said Clearwater Ranch Phase One, for the northeasterly corner of the herein described tract;

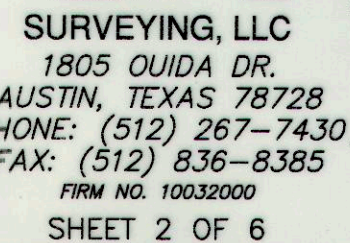
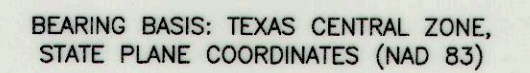
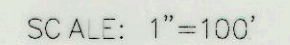
THENCE continuing over and across said 363.8918 Acre Tract, with the westerly line of said Clearwater Ranch Phase One, the following twenty-four (24) courses:

1. S53°02'20"E, passing at a distance of 397.40 feet, an iron rod with G&R Cap set and continuing for a total distance of 457.40 feet to an "X" found in concrete at the point of curvature of a curve to the right;
2. Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.77 feet and a chord which bears N81°39'16"E, a distance of 21.36 feet to an "X" found in concrete at the end of said curve;
3. S53°07'46"E, a distance of 54.82 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
4. Along said curve to the right, having a radius of 370.00 feet, an arc length of 137.31 feet and a chord which bears S42°25'57"E, a distance of 136.52 feet to an iron rod with cap found at the end of said curve;
5. S31°48'03"E, a distance of 475.09 feet to an iron rod with cap found at the point of curvature of a curve to the right;
6. Along said curve to the right, having a radius of 370.00 feet, an arc length of 70.12 feet and a chord which bears S26°30'39"E, a distance of 70.02 feet to an iron rod with cap found at the end of said curve;
7. S20°56'15"E, a distance of 13.25 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
8. Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.54 feet and a chord which bears S24°01'26"W, a distance of 21.20 feet to an iron rod with cap found at the end of said curve;
9. S20°56'26"E, a distance of 60.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
10. Along said curve to the right, having a radius of 15.00 feet, an arc length of 23.52 feet and a chord which bears S66°07'43"E, a distance of 21.19 feet to an iron rod with cap found at the end of said curve;
11. S20°56'58"E, a distance of 575.60 feet to an iron rod with cap found;
12. S07°53'17"W, a distance of 24.48 feet to an iron rod with cap found at the point of curvature of a curve to the left;
13. Along said curve to the left, having a radius of 80.00 feet, an arc length of 36.81 feet and a chord which bears S24°25'16"W, a distance of 36.49 feet to an iron rod with G&R Cap set at the end of said curve;
14. S40°18'10"W, a distance of 24.43 feet to an iron rod with cap found;
15. S20°29'46"E, a distance of 60.00 feet to an iron rod with cap found at the point of curvature of a curve to the right;
16. Along said curve to the right, having a radius of 25.00 feet, an arc length of 25.51 feet and a chord which bears S81°27'48"E, a distance of 24.41 feet to an iron rod with cap found at the point of reverse curvature of a curve to the left;
17. Along said curve to the left, having a radius of 80.00 feet, an arc length of 38.06 feet and a chord which bears S65°45'10"E, a distance of 37.71 feet to an iron rod with cap found at the point of reverse curvature of a curve to the right;
18. Along said curve to the right, having a radius of 25.00 feet, an arc length of 25.62 feet and a chord which bears S49°59'34"E, a distance of 24.51 feet to an iron rod with cap found at the end of said curve;
19. N68°53'47"E, a distance of 60.00 feet to an iron rod with cap found at the point of curvature of a curve to the right;
20. Along said curve to the right, having a radius of 25.00 feet, an arc length of 25.33 feet and a chord which bears N08°15'49"E, a distance of 24.26 feet to an iron rod with cap found at the point of reverse curvature of a curve to the left;
21. Along said curve to the left, having a radius of 80.00 feet, an arc length of 36.93 feet and a chord which bears N24°21'23"E, a distance of 36.60 feet to an iron rod with cap found at the point of reverse curvature of a curve to the right;
22. Along said curve to the right, having a radius of 25.00 feet, an arc length of 25.44 feet and a chord which bears N40°12'25"E, a distance of 24.36 feet to an iron rod with cap found at the end of said curve;
23. N69°32'15"E, a distance of 83.43 feet to an iron rod with cap found;
24. S20°56'57"E, a distance of 384.23 feet to the POINT OF BEGINNING, having an area of 106.575 acres of land, more or less.

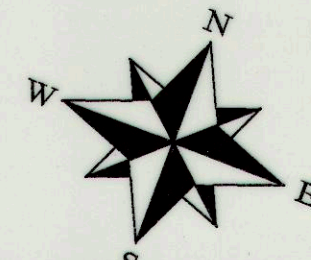
BEARING BASIS: TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
ALL COORDINATES AND DISTANCES SHOWN HEREON ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

WILLIAM GRAY SURVEY
ABS. NO. 251

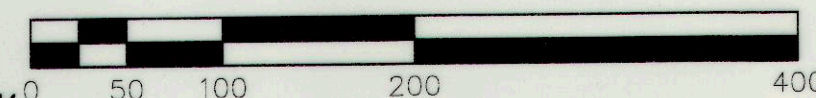
REMAINDER OF 363.8918 AC.
LOOKOUT DEVELOPMENT GROUP, L.P.
DOC. NO. 2007058807



FINAL PLAT OF CLEARWATER RANCH PHASE TWO

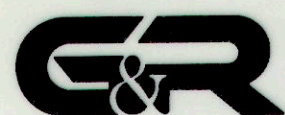
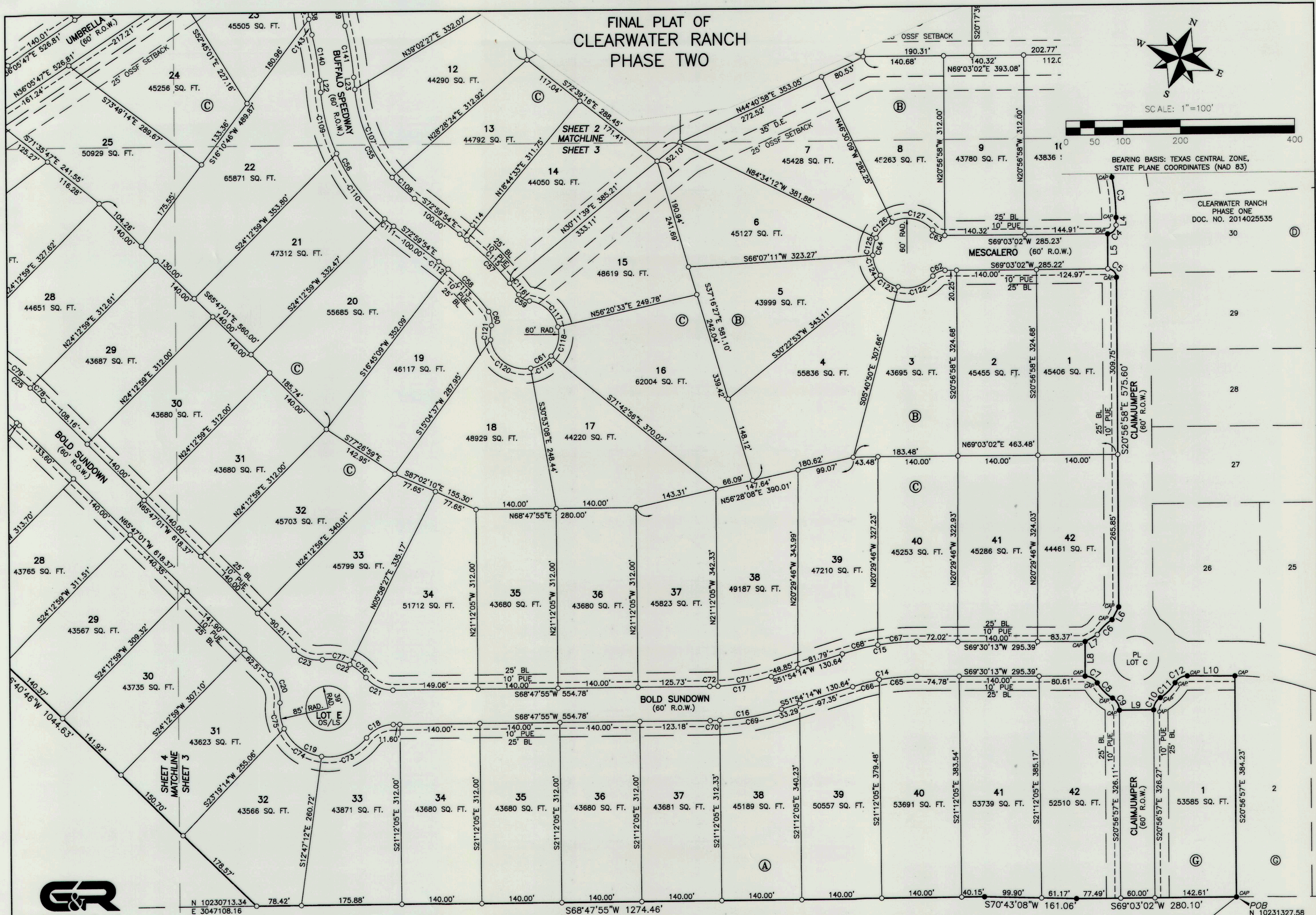


SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

CLEARWATER RANCH
PHASE ONE
DOC. NO. 2014025535

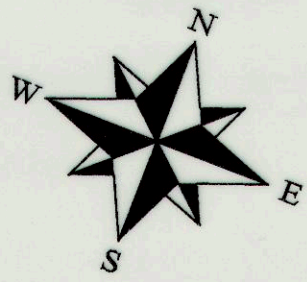


SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 3 OF 6

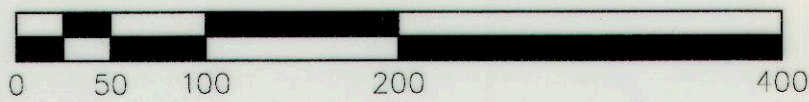
202.91 AC.
JERRY SANCHEZ, ET UX
DOC. NO. 9528002

SOUTHEAST CORNER OF
WILLIAM GRAY SURVEY, ABS. 251
BEARS ± N68°55'E 3491'

FINAL PLAT OF CLEARWATER RANCH PHASE TWO



SCALE: 1"=100'



BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

WILLIAM GRAY SURVEY
ABS. NO. 251

352.74 AC.
CONVEYED TO JOHN DANLEY AUSTIN
DOC. NO. 2012065699

WILLIAM GRAY SURVEY
ABS. NO. 251

REMAINDER OF 363.8918 AC.
LOOKOUT DEVELOPMENT GROUP, L.P.
DOC. NO. 2007058807



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 4 OF 6

NORTHWEST ACRES
CAB. B, SL. 92-93

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SHEET 4
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FINAL PLAT OF
CLEARWATER RANCH
PHASE TWO

| CURVE TABLE | | | | | | | | | | | | | |
|-------------|------------|---------|---------|---------------|---------|---------|------|-----------|---------|---------|---------------|---------|---------|
| NO. | DELTA | RADIUS | ARC | CHORD BEARING | CHORD | TANGENT | NO. | DELTA | RADIUS | ARC | CHORD BEARING | CHORD | TANGENT |
| C1 | 90°47'09" | 15.00' | 23.77' | S81°39'16"W | 21.36' | 15.21' | C73 | 60°02'54" | 85.00' | 89.08' | N47°11'21"E | 85.06' | 49.12' |
| C2 | 21°15'47" | 370.00' | 137.31' | N42°25'57"W | 136.52' | 69.45' | C74 | 57°18'57" | 85.00' | 85.03' | S74°07'44"E | 81.53' | 46.45' |
| C3 | 10°51'31" | 370.00' | 70.12' | N26°30'39"W | 70.02' | 35.17' | C75 | 31°19'15" | 85.00' | 46.47' | S29°48'38"E | 45.89' | 23.83' |
| C4 | 89°55'23" | 15.00' | 23.54' | N24°01'26"E | 21.20' | 14.98' | C76 | 24°27'28" | 85.00' | 36.28' | N71°47'49"W | 36.01' | 18.42' |
| C5 | 89°51'18" | 15.00' | 23.52' | N66°07'43"W | 21.19' | 14.96' | C77 | 33°23'29" | 85.00' | 49.54' | S79°16'43"W | 48.84' | 25.49' |
| C6 | 26°21'58" | 80.00' | 36.81' | S24°25'16"W | 36.49' | 18.74' | C78 | 2°11'55" | 830.00' | 31.85' | N66°52'58"W | 31.85' | 15.93' |
| C7 | 58°27'14" | 25.00' | 25.51' | N81°27'48"W | 24.41' | 13.99' | C79 | 5°26'28" | 830.00' | 78.82' | N70°42'09"W | 78.79' | 39.44' |
| C8 | 27°15'42" | 80.00' | 38.06' | S65°45'10"E | 37.71' | 19.40' | C80 | 1°50'08" | 270.00' | 8.65' | S72°30'20"E | 8.65' | 4.33' |
| C9 | 58°42'22" | 25.00' | 25.62' | N49°59'34"W | 24.51' | 14.06' | C81 | 28°12'47" | 270.00' | 132.95' | S57°28'52"E | 131.61' | 67.85' |
| C10 | 58°02'47" | 25.00' | 25.33' | S08°15'49"W | 24.26' | 13.87' | C82 | 15°38'50" | 330.00' | 90.12' | S65°35'59"E | 89.84' | 45.34' |
| C11 | 26°26'48" | 80.00' | 36.93' | N24°21'23"E | 36.60' | 18.80' | C83 | 14°24'06" | 330.00' | 82.95' | S50°34'31"E | 82.73' | 41.69' |
| C12 | 58°18'10" | 25.00' | 25.44' | S40°12'25"W | 24.36' | 13.94' | C84 | 4°37'52" | 570.00' | 46.07' | N44°18'36"E | 46.06' | 23.05' |
| C13 | 23°39'17" | 570.00' | 235.33' | S34°47'53"W | 233.66' | 119.36' | C85 | 5°53'53" | 570.00' | 58.68' | N39°02'44"E | 58.65' | 29.36' |
| C14 | 17°35'59" | 370.00' | 113.65' | S60°42'14"W | 113.21' | 57.28' | C86 | 72°10'19" | 60.00' | 75.58' | N61°06'07"W | 70.68' | 43.73' |
| C15 | 17°35'59" | 430.00' | 132.08' | S60°42'14"W | 131.57' | 66.57' | C87 | 13°18'58" | 230.00' | 53.45' | N31°53'51"W | 53.33' | 26.85' |
| C16 | 16°53'41" | 430.00' | 126.79' | N60°21'04"E | 126.33' | 63.86' | C88 | 41°56'34" | 60.00' | 43.92' | S17°35'03"E | 42.95' | 23.00' |
| C17 | 16°53'41" | 370.00' | 109.10' | N60°21'04"E | 108.71' | 54.95' | C89 | 17°22'05" | 85.00' | 25.77' | N05°17'48"W | 25.67' | 12.98' |
| C18 | 51°38'01" | 60.00' | 54.07' | S42°58'54"W | 52.26' | 29.03' | C90 | 51°38'01" | 60.00' | 54.07' | S11°50'10"W | 52.26' | 29.03' |
| C19 | 148°41'06" | 85.00' | 220.58' | S88°29'33"E | 163.69' | 303.26' | C91 | 20°27'25" | 260.00' | 92.83' | S47°52'52"W | 92.34' | 46.91' |
| C20 | 51°38'01" | 60.00' | 54.07' | N39°58'00"W | 52.26' | 29.03' | C92 | 3°16'49" | 320.00' | 18.32' | S15°57'24"W | 18.32' | 9.16' |
| C21 | 51°38'01" | 60.00' | 54.07' | S85°23'05"E | 52.26' | 29.03' | C93 | 13°29'35" | 320.00' | 75.36' | S24°20'36"W | 75.18' | 37.85' |
| C22 | 57°50'57" | 85.00' | 85.82' | N88°29'33"W | 82.22' | 46.97' | C94 | 29°43'37" | 230.00' | 119.33' | S78°14'16"W | 118.00' | 61.04' |
| C23 | 51°38'01" | 60.00' | 54.07' | N88°23'59"E | 52.26' | 29.03' | C95 | 9°59'57" | 230.00' | 40.14' | N81°53'57"W | 40.09' | 20.12' |
| C24 | 7°38'23" | 770.00' | 102.67' | N69°36'12"W | 102.59' | 51.41' | C96 | 14°28'25" | 170.00' | 42.94' | S70°36'40"W | 42.83' | 21.59' |
| C25 | 7°38'23" | 830.00' | 110.67' | N69°36'12"W | 110.59' | 55.42' | C97 | 25°15'10" | 170.00' | 74.93' | N89°31'33"W | 74.32' | 38.08' |
| C26 | 30°02'55" | 330.00' | 173.07' | S58°23'56"E | 171.09' | 88.57' | C98 | 21°56'03" | 230.00' | 88.05' | S87°51'59"E | 87.51' | 44.57' |
| C27 | 30°02'55" | 270.00' | 141.60' | S58°23'56"E | 139.98' | 72.47' | C99 | 23°00'48" | 230.00' | 92.38' | N69°39'35"E | 91.76' | 46.82' |
| C28 | 90°00'00" | 15.00' | 23.56' | N88°22'28"W | 21.21' | 15.00' | C100 | 21°12'11" | 230.00' | 85.11' | N47°33'06"E | 84.63' | 43.05' |
| C29 | 90°00'00" | 15.00' | 23.56' | S01°37'32"W | 21.21' | 15.00' | C101 | 4°02'06" | 530.00' | 37.33' | N24°36'29"W | 37.32' | 18.67' |
| C30 | 10°31'45" | 630.00' | 115.77' | N41°21'39"E | 115.61' | 58.05' | C102 | 2°44'54" | 530.00' | 25.42' | N21°12'59"W | 25.42' | 12.71' |
| C31 | 10°31'45" | 570.00' | 104.75' | N41°21'39"E | 104.60' | 52.52' | C103 | 73°01'50" | 60.00' | 76.48' | N31°19'14"W | 71.40' | 44.42' |
| C32 | 21°46'48" | 270.00' | 102.64' | N25°12'23"E | 102.02' | 51.94' | C104 | 64°26'19" | 60.00' | 67.48' | N37°24'51"E | 63.98' | 37.81' |
| C33 | 16°46'24" | 320.00' | 93.68' | S22°42'11"W | 93.35' | 47.18' | C105 | 61°31'10" | 60.00' | 64.42' | S79°36'25"E | 61.37' | 35.71' |
| C34 | 46°18'54" | 60.00' | 48.50' | N07°55'56"E | 47.19' | 25.66' | C106 | 78°14'55" | 60.00' | 81.94' | S09°43'22"E | 75.72' | 48.80' |
| C35 | 104°30'41" | 85.00' | 155.05' | S37°01'50"W | 134.43' | 109.80' | C107 | 36°01'35" | 270.00' | 169.77' | S43°30'48"E | 166.99' | 87.80' |
| C36 | 51°38'01" | 60.00' | 54.07' | N63°28'10"E | 52.26' | 29.03' | C108 | 11°28'18" | 270.00' | 54.06' | S67°15'45"E | 53.97' | 27.12' |
| C37 | 20°27'25" | 320.00' | 114.25' | S47°52'52"W | 113.65' | 57.74' | C109 | 19°13'43" | 330.00' | 110.75' | S35°06'52"E | 110.23' | 55.90' |
| C38 | 21°46'48" | 330.00' | 125.44' | N25°12'23"E | 124.69' | 63.49' | C110 | 24°46'50" | 330.00' | 142.73' | S57°07'09"E | 141.62' | 72.50' |
| C39 | 12°15'09" | 260.00' | 55.60' | S20°26'33"W | 55.49' | 27.91' | C111 | 3°29'20" | 330.00' | 20.09' | S71°15'14"E | 20.09' | 10.05' |
| C40 | 5°15'53" | 470.00' | 43.19' | S60°44'31"W | 43.17' | 21.61' | C112 | 2°32'55" | 470.00' | 20.91' | N71°43'27"W | 20.90' | 10.45' |
| C41 | 5°15'53" | 530.00' | 48.70' | S60°44'31"W | 48.68' | 24.37' | C113 | 12°31'37" | 470.00' | 102.76' | N64°11'11"W | 102.55' | 51.59' |
| C42 | 90°00'00" | 15.00' | 23.56' | N71°37'32"W | 21.21' | 15.00' | C114 | 1°44'27" | 530.00' | 16.10' | N72°07'41"W | 16.10' | 8.05' |
| C43 | 90°00'00" | 15.00' | 23.56' | S18°22'28"W | 21.21' | 15.00' | C115 | 11°27'06" | 530.00' | 105.93' | N65°31'54"W | 105.76' | 53.14' |
| C44 | 39°43'34" | 170.00' | 117.87' | S83°14'15"W | 115.52' | 61.42' | C116 | 2°46'59" | 530.00' | 25.74' | N58°24'51"W | 25.74' | 12.87' |
| C45 | 39°43'34" | 230.00' | 159.47' | S83°14'15"W | 156.30' | 83.09' | C117 | 68°29'06" | 60.00' | 71.72' | N67°54'00"W | 67.52' | 40.84' |
| C46 | 66°09'16" | 230.00' | 265.55' | N70°01'31"E | 251.04' | 149.79' | C118 | 51°56'31" | 60.00' | 54.39' | N07°41'12"W | 52.55' | 29.23' |
| C47 | 66°09'16" | 170.00' | 196.28' | N70°01'24"E | 185.56' | 110.73' | C119 | 40°49'48" | 60.00' | 42.76' | N38°41'58"E | 41.86' | 22.33' |
| C48 | 6°37'04" | 470.00' | 54.29' | N23°19'00"W | 54.26' | 27.17' | C120 | 91°41'36" | 60.00' | 96.02' | S75°02'20"E | 86.10' | 61.80' |
| C49 | 6°47'01" | 530.00' | 62.75' | N23°14'02"W | 62.71' | 31.41' | C121 | 24°04'14" | 60.00' | 25.21' | S17°09'25"E | 25.02' | 12.79' |
| C50 | 49°24'33" | 28.50' | 24.58' | N04°41'49"E | 23.82' | 13.11' | C122 | 63°53'29" | 60.00' | 66.91' | N52°22'26"E | 63.49' | 37.41' |
| C51 | 47°59'38" | 28.50' | 23.87' | S43°50'20"E | 23.18' | 12.69' | C123 | 36°03'43" | 60.00' | 37.76' | S77°38'59"E | 37.14' | 19.53' |
| C52 | 277°14'15" | 60.00' | 290.32' | N70°46'58"E | 79.33' | 52.86' | C124 | 35°44'18" | 60.00' | 37.43' | S41°44'58"E | 36.82' | 19.34' |
| C53 | 60°48'42" | 60.00' | 63.68' | S56°58'29"W | 60.73' | 35.21' | C125 | 29°18'37" | 60.00' | 30.69' | S09°13'30"E | 30.36' | 15.69' |
| C54 | 4°34'07" | 85.00' | 6.78' | N85°05'47"E | 6.78' | 3.39' | C126 | 38°04'02" | 60.00' | 39.86' | S24°27'50"W | 39.13' | 20.70' |
| C55 | 47°29'53" | 270.00' | 223.83' | S49°14'57"E | 217.48' | 118.80' | C127 | 74°10'32" | 60.00' | 77.68' | S80°35'07"W | 72.36' | 45.36' |
| C56 | 47°29'53" | 330.00' | 273.57' | S49°14'57"E | 265.80' | 145.20' | C128 | 0°28'34" | 770.00' | 6.40' | N66°01'18"W | 6.40' | 3.20' |
| C57 | 15°58'32" | 530.00' | 147.78' | N65°00'38"W | 147.30' | 74.37' | C129 | 7°09'49" | 770.00' | 96.27' | N69°50'29"W | 96.21' | 48.20' |
| C58 | 15°04'32" | 470.00' | 123.66' | N65°27'38"W | 123.31' | 62.19' | C130 | 39°20'47" | 85.00' | 58.37' | S04°26'53"W | 57.23' | 30.39' |
| C59 | 45°07'11" | 28.50' | 22.44' | S79°34'57"E | 21.87' | 11.84' | C131 | 65°09'54" | 85.00' | 96.67' | S56°42'13"W | 91.55' | 54.32' |
| C60 | 52°48'04" | 28.50' | 26.26' | N31°31'20"W | 25.34' | 14.15' | C132 | 1°14'43" | 320.00' | 6.95' | S38°16'31"W | 6.95' | 3.48' |
| C61 | 277°01'15" | 60.00' | 290.10' | N36°22'04"E | 79.50' | 53.06' | C133 | 19°12'43" | 320.00' | 107.30' | S48°30'14"W | 106.80' | 54.16' |
| C62 | 48°37'21" | 28.50' | 24.19' | S44°44'21"W | 23.47' | 12.87' | C134 | 1°59'03" | 330.00' | 11.43' | N35°06'15"E | 11.43' | 5.71' |
| C63 | 48°37'21" | 28.50' | 24.19' | S86°38'18"E | 23.47' | 12.87' | C135 | 19°47'45" | 330.00' | 114.02' | N24°12'51"E | 113.45' | 57.58' |
| C64 | 277°14'42" | 60.00' | 290.33' | S20°56'58"E | 79.32' | 52.86' | C136 | 9°14'33" | 470.00' | 75.82' | N20°23'41"W | 75.74' | 37.99' |
| C65 | 10°08'35" | 370.00' | 65.50' | S64°25'57"W | 65.41' | 32.84' | C137 | 9°27'58" | 530.00' | 87.56' | N20°30'23"W | 87.46' | 43.88' |
| C66 | 7°27'25" | 370.00' | 48.15' | S55°37'57"W | 48.12' | 24.11' | C138 | 19°27'13" | 233.00' | 79.11' | S25°30'00"E | 78.73' | 39.94' |
| C67 | 9°05'44" | 430.00' | 68.26' | S64°57'22"W | 68.19' | 34.20' | C139 | 19°27'13" | 173.00' | 58.74' | S25°30'00"E | 58.46' | 29.65' |
| C68 | 8°30'16" | 430.00' | 63.82' | S56°09'22"W | 63.77' | 31.97' | C140 | 9°43'37" | 470.00' | 79.79' | N30°21'49"W | 79.69' | 39.99' |
| C69 | 14°39'11" | 430.00' | 109.97' | N59°13'49"E | 109.67' | 55.29' | C141 | 9°43'37" | 530.00' | 89.98' | N30°21'49"W | 89.87' | 45.10' |
| C70 | 2°14'30" | 430.00' | 16.82' | N67°40'40"E | 16.82' | 8.41' | C142 | 12°41'19" | 233.00' | 51.60' | S22°07'03"E | 51.49' | 25.91' |
| C71 | 14°41'02" | 370.00' | 94.82' | N59°14'45"E | 94.57' | 47.67' | C143 | 6°45'54" | 233.00' | 27.51' | S31°50'40"E | 27.49' | 13.77' |
| C72 | 2°12'38" | 370.00' | 14.28' | N67°41'36"E | 14.27' | 7.14' | | | | | | | |

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | DIRECTION | DISTANCE |
| L1 | N43°51'07"E | 66.63' |
| L2 | N35°29'55"E | 18.05' |
| L3 | S53°07'46"E | 54.82' |
| L4 | S20°56'15"E | 13.25' |
| L5 | S20°56'26"E | 60.00' |
| L6 | S07°53'17"W | 24.48' |
| L7 | S40°18'10"W | 24.43' |
| L8 | S20°29'46"E | 60.00' |
| L9 | N68°53'47"E | 60.00' |
| L10 | N69°32'15"E | 83.43' |
| L11 | N22°58'15"E | 55.78' |
| L12 | N46°37'32"E | 87.74' |
| L13 | N43°22'28"W | 60.00' |
| L14 | N46°37'32"E | 17.96' |
| L15 | N43°22'28"W | 11.15' |
| L16 | N43°22'28"W | 11.15' |
| L17 | N46°37'32"E | 29.17' |
| L18 | N37°39'10"E | 25.12' |
| L19 | N37°39'10"E | 25.12' |
| L20 | S76°53'58"E | 60.05' |
| L21 | S76°53'58"E | 60.05' |
| L22 | S25°30'00"E | 20.87' |
| L23 | S25°30'00"E | 20.87' |

CULVERT TABLE

| BLOCK | LOT | PIPE SIZE | INVERT ELEVATION |
|-------|-----|--------------|------------------|
| C | 25 | (2) 24"X 54" | 1050.00 |

FINAL PLAT OF
CLEARWATER RANCH
PHASE TWO

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT, LOOKOUT DEVELOPMENT GROUP, L.P., OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2007058807 OF THE OFFICIAL PUBLIC 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 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 CLEARWATER RANCH PHASE TWO.

WILLIAM R. HINCKLEY, PRESIDENT
LOOKOUT GROUP, INC.
GENERAL PARTNER LOOKOUT DEVELOPMENT GROUP, L.P.
WILLIAM R. HINCKLEY, OPERATING MANAGER
MORNINGSIDE LAND AND CATTLE CO., L.L.C.
GENERAL PARTNER KEY-DEER HOLDINGS, L.P.
2370 RICE BOULEVARD, SUITE 200
HOUSTON, TEXAS 77005

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM R. HINCKLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF June, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 12-2-18



PLAT NOTES

1. IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY 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.

2. 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 REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND CONVEYED 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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

3. A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0250E, EFFECTIVE SEPTEMBER 26, 2008.

4. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

5. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING TWO (2') FEET TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY HAYNIE CONSULTING, INC., PROJECT NO. 646-07-02, DATED MAY 12, 2015.

6. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

7. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOTS WITHIN THIS SUBDIVISION EXCEPT FOR THE FOLLOWING:

BLOCK A, LOTS 39, 40, 41 AND 42
BLOCK B, LOTS 1, 2, 3, 8, 9 AND 10
BLOCK C, LOTS 39, 40, 41 AND 42
BLOCK G, LOT 1

THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR THOSE LOTS LISTED ABOVE PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) NOTES

1. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
2. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF GEORGETOWN. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (OSSF).

BENCHMARK INFORMATION:

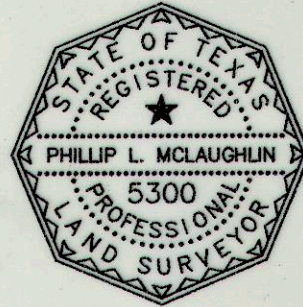
T.B.M #1 = PT. 513 - IRON ROD FOUND
N = 10231868.02
E = 3050120.68
ELEV. = 1015.51

PER PROJECT LAYOUT & BENCHMARK MAP
OF CLEARWATER RANCH SUBDIVISION SECTION 1
BY HAYNIE CONSULTING, INC.
DATED 2-16-13

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

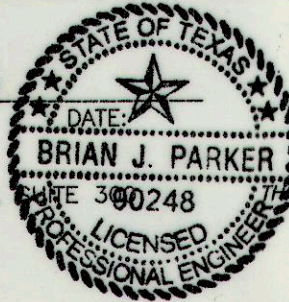
PHILLIP L. McLAUGHLIN 06-01-16
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, BRIAN PARKER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48491C 0250E DATED SEPT. 26, 2008, UNLESS CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

BRIAN PARKER, P.E.
STATE OF TEXAS NO. 90248
KIMLEY-HORN
10814 JOLLYVILLE ROAD, AVALON IV,
AUSTIN, TX 78759
512-418-4505



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 15th DAY OF June, 2016 A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT 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 AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM 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 06/24/2016
ASSISTANT DEPUTY DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES SHOWN HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S 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.

DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND 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 ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK

____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY

OF _____, 20____, A.D.

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY _____
DEPUTY



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 6 OF 6