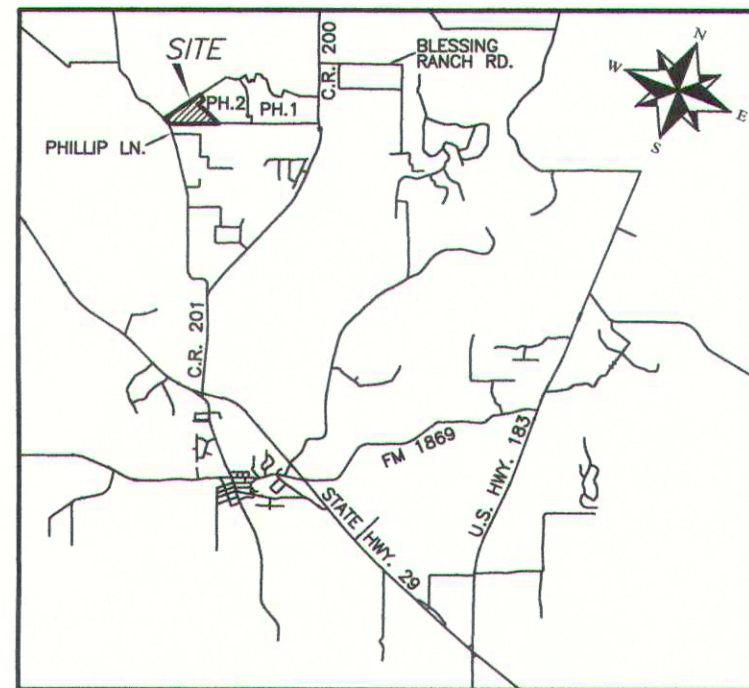


FINAL PLAT OF CLEARWATER RANCH PHASE THREE



LOCATION MAP
(NOT TO SCALE)

OWNER AND DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1789 S. BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
512-690-4322
mike@thelookoutgroup.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: 47.556 ACRES
TOTAL NUMBER OF LOTS: 40
RESIDENTIAL: 36
NON-RESIDENTIAL: 4

LINEAR FEET OF NEW STREETS:
UMBRELLA SKY: 2,221
PLUM SASSY: 892
BIG FRISKY: 303
TOTAL: 3,416

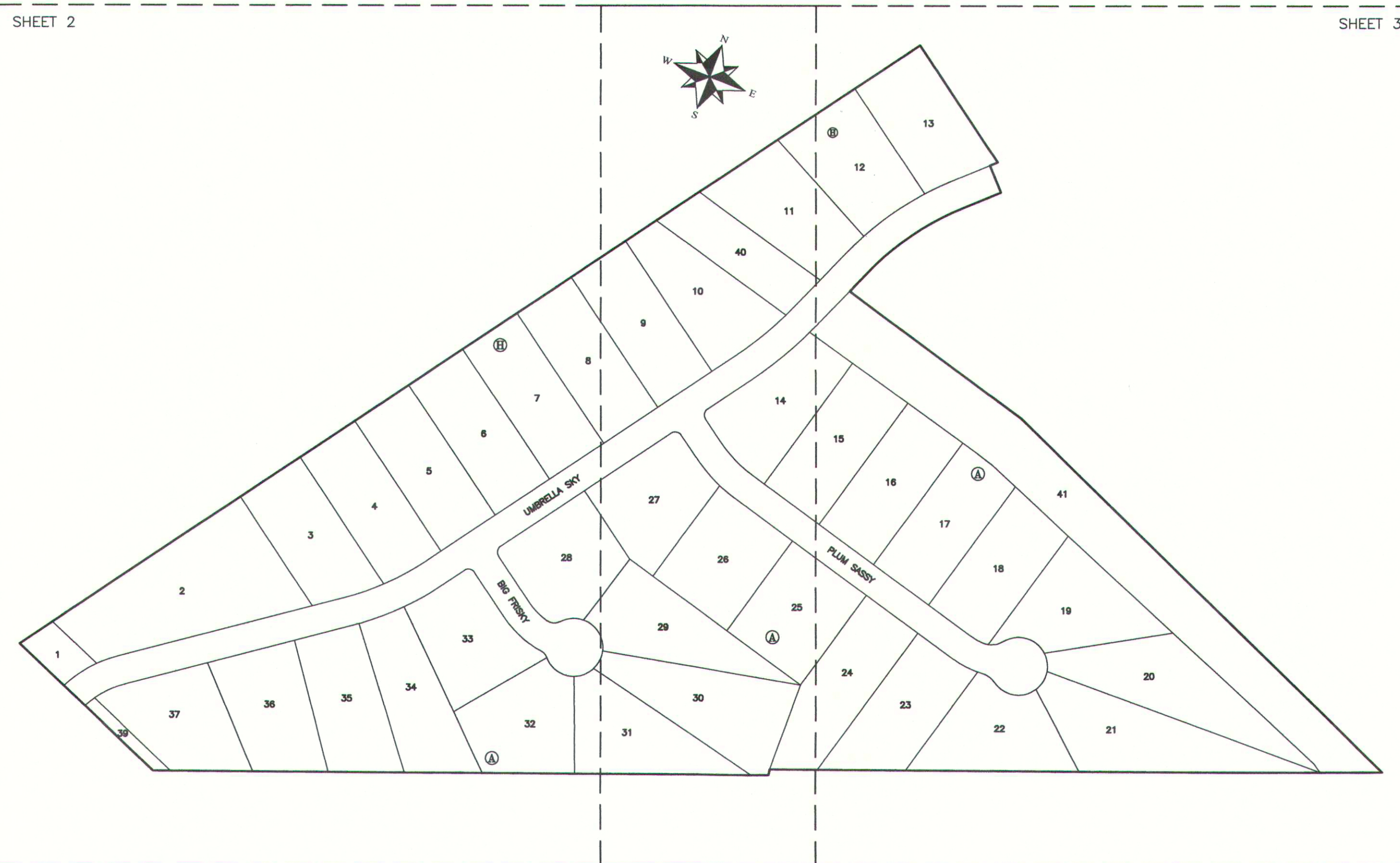
LEGEND:

●	= 1/2" IRON ROD FOUND
CAP ●	= IRON ROD WITH CAP FOUND
⊙	= 3/4" IRON PIPE FOUND
⊗	= FENCE POST FOR CORNER
○	= 1/2" IRON ROD WITH G&R CAP SET
Ⓐ	= BLOCK NAME
PUE	= PUBLIC UTILITY EASEMENT
BL	= BUILDING LINE
DE	= DRAINAGE EASEMENT
SIGN	= SIGN LOT
OSSF SB	= OSSF SETBACK

STREET LENGTH AND DESIGN SPEED TABLE

STREET NAME	LENGTH	DESIGN SPEED
UMBRELLA SKY	2221'	25 MPH
PLUM SASSY	892'	25 MPH
BIG FRISKY	303'	25 MPH

SHEET INDEX (NOT TO SCALE)



METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 47.556 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., IN DOCUMENT NO. 2007058807, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 47.556 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERLY MARGIN OF COUNTY ROAD 201 (R.O.W. VARIES) AT THE NORTHWESTERLY CORNER OF NORTHWEST ACRES, A SUBDIVISION OF RECORD IN CABINET B, SLIDES 92-93, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWESTERLY CORNER OF SAID 363.8918 ACRE TRACT THE HEREIN DESCRIBED TRACT;

THENCE N67°33'11"W, WITH THE EASTERLY MARGIN OF SAID COUNTY ROAD 201 AND THE WESTERLY LINE OF SAID 363.8918 ACRE TRACT, A DISTANCE OF 381.61 FEET TO A FENCEPOST FOR THE MOST SOUTHERLY CORNER OF A 352.74 ACRE TRACT OF LAND CONVEYED TO JOHN DANLEY AUSTIN IN DOCUMENT NO. 2012065699, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 2239.30 FEET TO AN IRON ROD WITH CAP FOUND AT THE NORTHWESTERLY CORNER OF CLEARWATER RANCH PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016062931, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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 WITH THE WESTERLY LINE OF SAID CLEARWATER RANCH PHASE TWO, THE FOLLOWING EIGHT (8) COURSES:

1. S54°39'02"E, A DISTANCE OF 290.70 FEET TO AN IRON ROD WITH CAP FOUND;
2. S46°37'32"W, A DISTANCE OF 17.96 FEET TO AN IRON ROD WITH CAP FOUND;
3. S43°22'28"E, A DISTANCE OF 60.00 FEET TO AN IRON ROD WITH CAP FOUND;
4. S46°37'32"W, A DISTANCE OF 87.74 FEET TO AN IRON ROD WITH CAP FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
5. ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 235.33 FEET AND A CHORD WHICH BEARS S34°47'53"W, A DISTANCE OF 233.66 FEET TO AN IRON ROD WITH CAP FOUND AT THE END OF SAID CURVE;
6. S22°58'15"W, A DISTANCE OF 55.78 FEET TO AN IRON ROD WITH CAP FOUND;
7. S74°25'38"E, A DISTANCE OF 442.95 FEET TO AN IRON ROD WITH CAP FOUND;
8. S66°40'46"E, A DISTANCE OF 1044.63 FEET TO 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, IN DOCUMENT NO. 9528002, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND SAID 363.8918 ACRE TRACT, AT THE SOUTHWESTERLY CORNER OF SAID CLEARWATER RANCH PHASE TWO, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

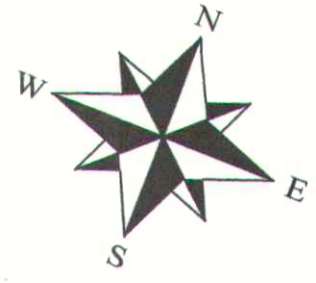
THENCE WITH THE SOUTHERLY LINE OF SAID 363.8918 ACRE TRACT, SAME BEING IN PART THE NORTHERLY LINE OF SAID 202.91 ACRE TRACT AND IN PART THE NORTHERLY LINE OF SAID NORTHWEST ACRES, THE FOLLOWING FOUR (4) COURSES:

1. S68°47'55"W, A DISTANCE OF 296.45 FEET TO AN IRON ROD WITH CAP FOUND, FROM WHICH A 1/2" IRON ROD FOUND BEARS S10°55'13"E, A DISTANCE OF 1.86 FEET;
2. S69°20'11"W, A DISTANCE OF 971.26 FEET TO A 1/2" IRON ROD FOUND;
3. S08°25'41"E, A DISTANCE OF 12.16 FEET TO A 1/2" IRON ROD FOUND;
4. S69°18'38"W, A DISTANCE OF 1273.99 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 47.556 ACRES OF LAND, MORE OR LESS.

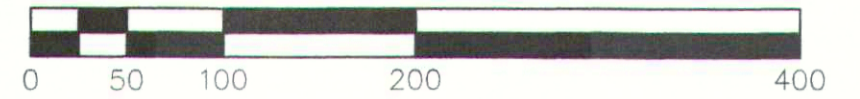


G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

FINAL PLAT OF CLEARWATER RANCH PHASE THREE



SCALE: 1"=100'



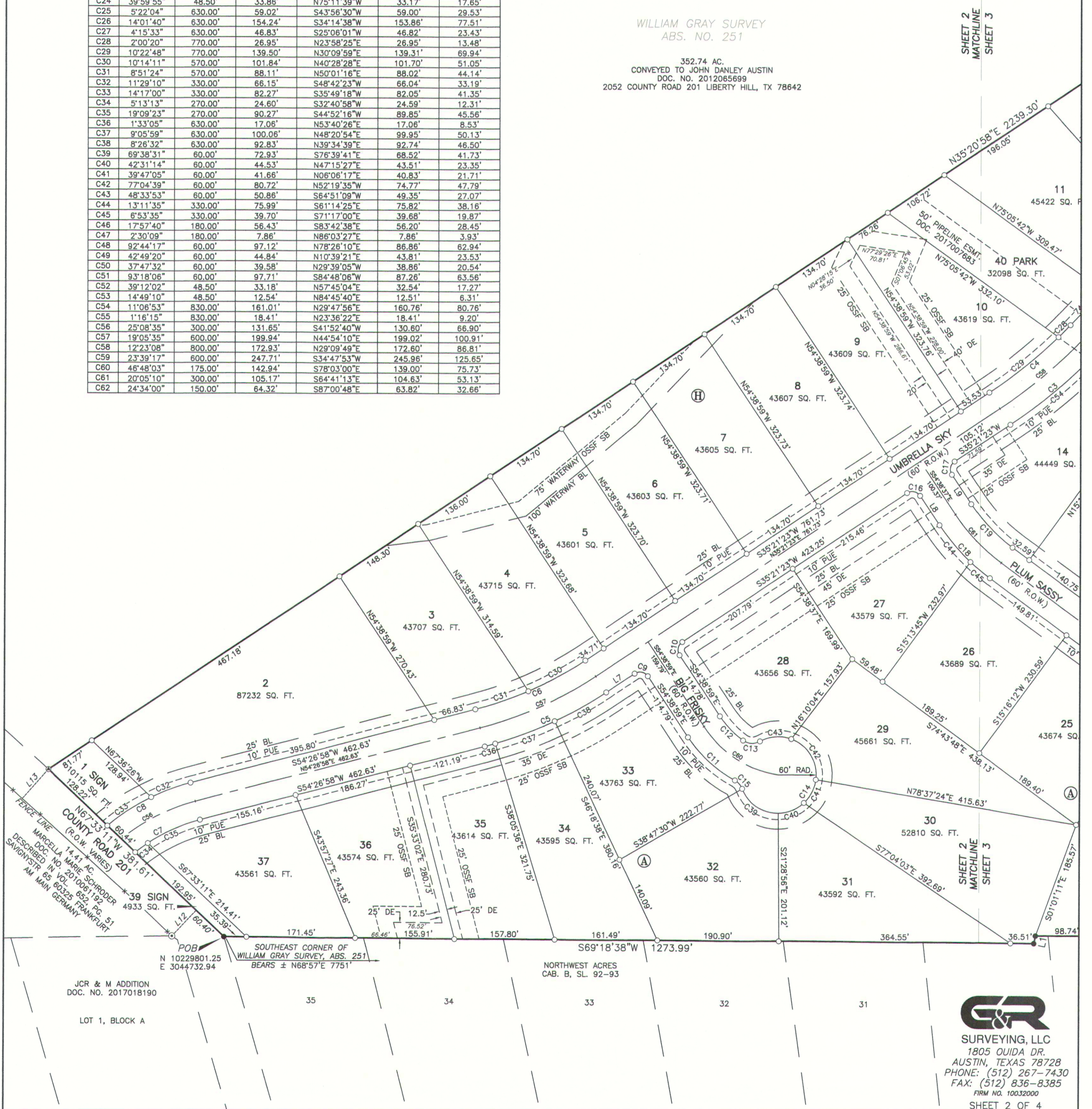
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	23°39'17"	570.00'	235.33'	S34°47'53"W	233.66'	119.36'
C2	23°39'17"	630.00'	260.10'	S34°47'53"W	258.25'	131.93'
C3	12°23'08"	830.00'	179.42'	N29°09'49"E	179.07'	90.06'
C4	12°23'08"	770.00'	166.45'	N29°09'49"E	166.12'	83.55'
C5	19°05'35"	630.00'	209.94'	N44°54'10"E	208.97'	105.95'
C6	19°05'35"	570.00'	189.95'	N44°54'10"E	189.07'	95.86'
C7	24°22'36"	270.00'	114.87'	S42°15'40"W	114.01'	58.32'
C8	25°46'10"	330.00'	148.42'	S41°33'53"W	147.17'	75.49'
C9	89°59'39"	15.00'	23.56'	S80°21'12"W	21.21'	15.00'
C10	90°00'21"	15.00'	23.56'	S09°38'48"E	21.21'	15.00'
C11	28°12'40"	205.00'	100.94'	S68°45'19"E	99.92'	51.51'
C12	20°57'31"	145.00'	53.04'	S65°07'44"E	52.75'	26.82'
C13	63°49'17"	25.00'	27.85'	N72°28'52"E	26.43'	15.57'
C14	277°35'21"	60.00'	290.69'	N00°38'07"W	79.05'	52.54'
C15	41°01'12"	25.00'	17.90'	N62°21'03"W	17.52'	9.35'
C16	90°00'00"	15.00'	23.56'	S80°21'23"W	21.21'	15.00'
C17	90°00'00"	15.00'	23.56'	S09°38'37"E	21.21'	15.00'
C18	20°05'10"	330.00'	115.69'	S64°41'13"E	115.10'	58.44'
C19	20°05'10"	270.00'	94.65'	S64°41'13"E	94.17'	47.82'
C20	20°27'49"	180.00'	64.29'	S84°57'42"E	63.95'	32.49'
C21	13°05'57"	120.00'	27.43'	S81°16'46"E	27.38'	13.78'
C22	54°01'13"	48.50'	45.73'	N65°09'39"E	44.05'	24.72'
C23	266°39'16"	60.00'	279.24'	N08°31'19"W	87.29'	63.61'
C24	39°59'55"	48.50'	33.86'	N75°11'39"W	33.17'	17.65'
C25	5°22'04"	630.00'	59.02'	S43°56'30"W	59.00'	29.53'
C26	14°01'40"	630.00'	154.24'	S34°14'38"W	153.86'	77.51'
C27	4°15'33"	630.00'	46.83'	S25°06'01"W	46.82'	23.43'
C28	2°00'20"	770.00'	26.95'	N23°58'25"E	26.95'	13.48'
C29	10°22'48"	770.00'	139.50'	N30°09'59"E	139.31'	69.94'
C30	10°14'11"	570.00'	101.84'	N40°28'28"E	101.70'	51.05'
C31	8°51'24"	570.00'	88.11'	N50°01'16"E	88.02'	44.14'
C32	11°29'10"	330.00'	66.15'	S48°42'23"W	66.04'	33.19'
C33	14°17'00"	330.00'	82.27'	S35°49'18"W	82.05'	41.35'
C34	5°13'13"	270.00'	24.60'	S32°40'58"W	24.59'	12.31'
C35	19°09'23"	270.00'	90.27'	S44°52'16"W	89.85'	45.56'
C36	1°33'05"	630.00'	17.06'	N53°40'26"E	17.06'	8.53'
C37	9°05'59"	630.00'	100.06'	N48°20'54"E	99.95'	50.13'
C38	8°26'32"	630.00'	92.83'	N39°34'39"E	92.74'	46.50'
C39	69°38'31"	60.00'	72.93'	S76°39'41"E	68.52'	41.73'
C40	42°31'14"	60.00'	44.53'	N47°15'27"E	43.51'	23.35'
C41	39°47'05"	60.00'	41.66'	N06°06'17"E	40.83'	21.71'
C42	77°04'39"	60.00'	80.72'	N52°19'35"W	74.77'	47.79'
C43	48°33'53"	60.00'	50.86'	S64°51'09"W	49.35'	27.07'
C44	13°11'35"	330.00'	75.99'	S61°14'25"E	75.82'	38.16'
C45	6°53'35"	330.00'	39.70'	S71°17'00"E	39.68'	19.87'
C46	17°57'40"	180.00'	56.43'	S83°42'38"E	56.20'	28.45'
C47	2°30'09"	180.00'	7.86'	N86°03'27"E	7.86'	3.93'
C48	92°44'17"	60.00'	97.12'	N78°26'10"E	86.86'	62.94'
C49	42°49'20"	60.00'	44.84'	N10°39'21"E	43.81'	23.53'
C50	37°47'32"	60.00'	39.58'	S29°39'05"W	38.86'	20.54'
C51	93°18'06"	60.00'	97.71'	S84°48'06"W	87.26'	63.56'
C52	39°12'02"	48.50'	33.18'	N57°45'04"E	32.54'	17.27'
C53	14°49'10"	48.50'	12.54'	N84°45'40"E	12.51'	6.31'
C54	11°06'53"	830.00'	161.01'	N29°47'56"E	160.76'	80.76'
C55	1°16'15"	830.00'	18.41'	N23°36'22"E	18.41'	9.20'
C56	25°08'35"	300.00'	131.65'	S41°52'40"W	130.60'	66.90'
C57	19°05'35"	600.00'	199.94'	N44°54'10"E	199.02'	100.91'
C58	12°23'08"	800.00'	172.93'	N29°09'49"E	172.60'	86.81'
C59	23°39'17"	600.00'	247.71'	S34°47'53"W	245.96'	125.65'
C60	46°48'03"	175.00'	142.94'	S78°03'00"E	139.00'	75.73'
C61	20°05'10"	300.00'	105.17'	S64°41'13"E	104.63'	53.13'
C62	24°34'00"	150.00'	64.32'	S87°00'48"E	63.82'	32.66'

NUMBER	DIRECTION	DISTANCE
L1	S08°25'41"E	12.16'
L2	S46°37'32"W	17.96'
L3	S43°22'28"E	60.00'
L4	S46°37'32"W	87.74'
L5	S22°58'15"W	55.78'
L6	S46°37'32"W	87.74'
L7	S35°21'23"W	53.36'
L8	S54°38'37"E	55.37'
L9	S54°38'37"E	55.37'
L10	S73°26'52"E	36.69'
L11	S56°10'58"E	21.65'
L12	S22°26'49"W	55.43'
L13	S20°50'00"W	61.65'

WILLIAM GRAY SURVEY
ABS. NO. 251

352.74 AC.
CONVEYED TO JOHN DANLEY AUSTIN
DOC. NO. 2012065699
2052 COUNTY ROAD 201 LIBERTY HILL, TX 78642

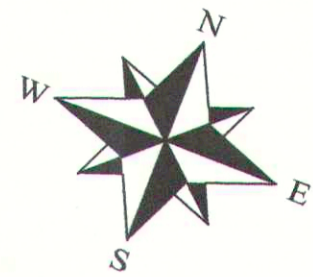


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FIRM NO. 10032000
SHEET 2 OF 4

FINAL PLAT OF CLEARWATER RANCH PHASE THREE

WILLIAM GRAY SURVEY
ABS. NO. 251

352.74 AC.
CONVEYED TO JOHN DANLEY AUSTIN
DOC. NO. 2012065699
2052 COUNTY ROAD 201 LIBERTY HILL, TX 78642



SCALE: 1"=100'

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



CLEARWATER RANCH
PHASE TWO
DOC. NO. 2016062931

202.91 AC.
JERRY SANCHEZ, ET UX
DOC. NO. 9528002
1128 ELDER CIR AUSTIN, TX 78733

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 3 OF 4

MAY 01 2019

FINAL PLAT OF CLEARWATER RANCH PHASE THREE

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 THREE.

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

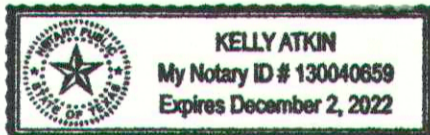
DATE

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 30th DAY OF April, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 12/2/22



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 04-25-19
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, LUKE CARAWAY, 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.

LUKE CARAWAY, P.E. 4/29/2019
STATE OF TEXAS NO. 125677
KIMLEY-HORN
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TX 78759
512-418-4505



THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

PLAT NOTES

- 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.

- 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.

- NO PORTION OF THIS TRACT LIES WITHIN A FEMA 100-YEAR FLOODPLAIN, AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0250E, EFFECTIVE SEPTEMBER 26, 2008.
- 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.
- 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.
- 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.
- THIS TRACT IS SUBJECT TO A BLANKET TYPE PIPELINE EASEMENT TO SEMINOLE PIPELINE COMPANY, DESCRIBED IN VOLUME 849, PAGE 160, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 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.
- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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.
- FOR ALL NON-RESIDENTIAL LOTS IN THIS SUBDIVISION, NO TYPE OF BUILDING NEEDING WATER OR OSSF IS ALLOWED TO BE CONSTRUCTED ON LOTS 39 AND 41, BLOCK A AND LOTS 38 AND 40, BLOCK H.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) NOTES

- 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.
- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 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).

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 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 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.

TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

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 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.

BILL GRAVELL, JR., COUNTY JUDGE
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

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



SURVEYING, LLC

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

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