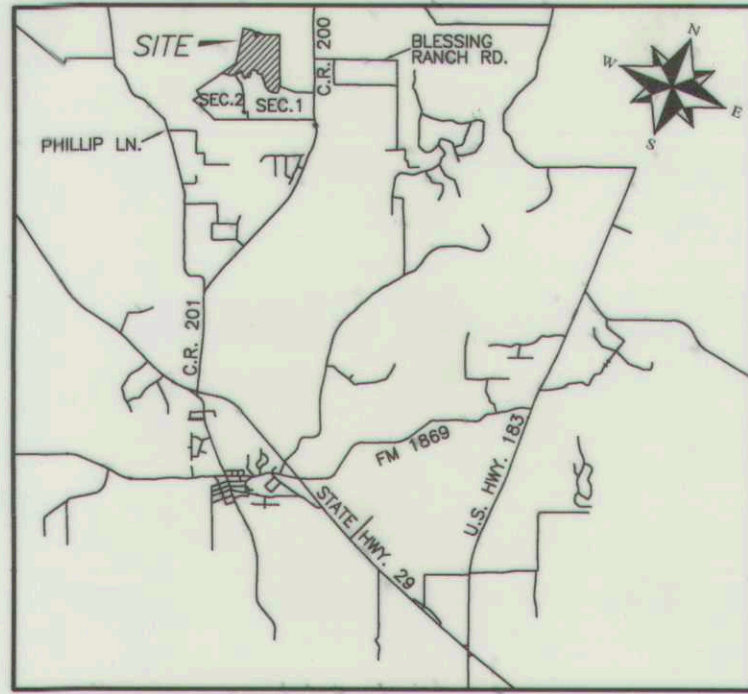
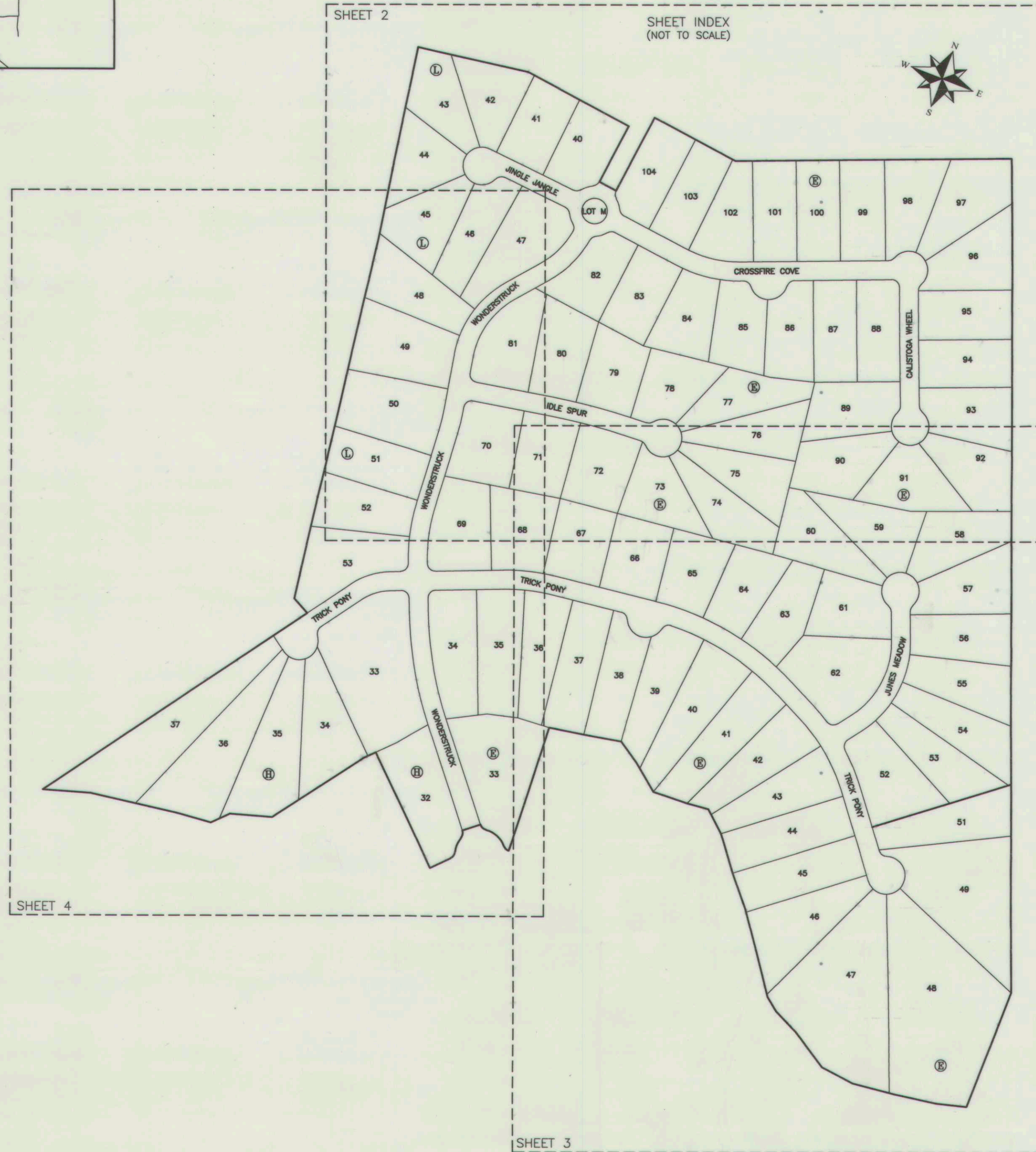


FINAL PLAT OF CLEARWATER RANCH PHASE FOUR



LOCATION MAP
(NOT TO SCALE)



LEGEND:

- = 1/2" IRON ROD FOUND (OR AS NOTED)
- GR ● = IRON ROD WITH G&R CAP FOUND
- H ● = IRON ROD WITH HAYNIE CAP FOUND
- ▲ = MAG NAIL FOUND
- ⊗ = COTTON SPINDLE FOUND
- = IRON ROD WITH G&R CAP SET
- = "X" FOUND IN CONCRETE
- Ⓐ = BLOCK NAME
- MFFE = MINIMUM FINISHED FLOOR ELEVATION
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- EE = ELECTRIC EASEMENT
- FP = FLOOD PLAIN
- GE = GAS EASEMENT
- OS/LS = OPEN SPACE/LANDSCAPE LOT
- OSSF SB = ON SITE SEWAGE FACILITY SETBACK

SUBMITTAL DATE: _____
 TOTAL AREA OF THIS PLAT: 126.142 ACRES
 TOTAL NUMBER OF LOTS: 92
 RESIDENTIAL: 91
 NON-RESIDENTIAL: 1

LINEAR FEET OF NEW STREETS:
 TRICK PONY: 2,365
 WONDERSTRUCK: 2,258
 CROSSFIRE COVE: 1,040
 CALISTOGA WHEEL: 493
 IDLE SPUR: 670
 JONES MEADOW: 569
 JINGLE JANGLE: 383
 TOTAL: 8,131

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



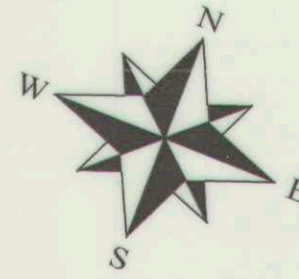
SURVEYING, LLC
 1805 OUIDA DR.
 AUSTIN, TEXAS 78728
 PHONE: (512) 267-7430
 FAX: (512) 836-8385
 FIRM NO. 10032000

FINAL PLAT OF
CLEARWATER RANCH
PHASE FOUR

352.74 AC.
JOHN & RACHEL AUSTIN RANCH, LLC
DOC. NO. 2017063033

REMAINDER OF 254.42 AC.
LOOKOUT PARTNERS, L.P.
DOC. NO. 9731438

WILLIAM GRAY SURVEY
ABS. NO. 251



SCALE: 1"=100'



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

LOT 1
HILLTOP AT STABLE OAKS
DOC. NO. 2011007487

LOT 6

SUNRISE ACRES
DOC. NO. 2013104468

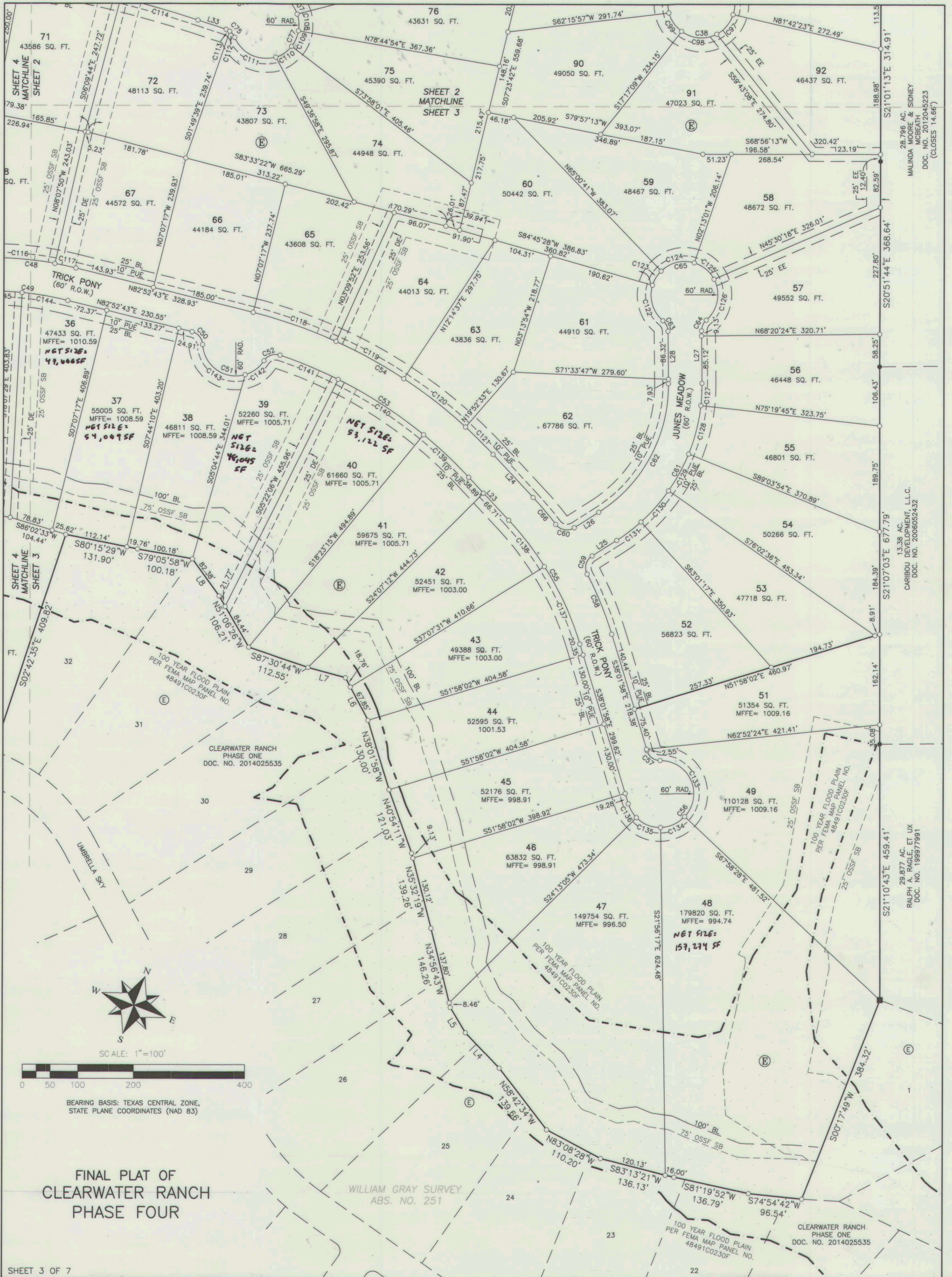
LOT 7

STARLA L. ATWOOD
DOC. NO. 2004048078

CALVIN DOUGLAS WEBB, JR.
DOC. NO. 2013064456

MALINDA MOORE & SIDNEY
MCBEATH
DOC. NO. 2012045223
(CLOSES 14.66')

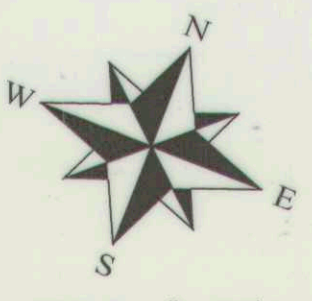




MALINDA MOORE & SIDNEY
MCBETH
DOC. NO. 2012045223
(CLOSES 14.66')

CARIBOU DEVELOPMENT, L.L.C.
DOC. NO. 2006052432

RALPH A. RAGLE, ET UX
DOC. NO. 199977991



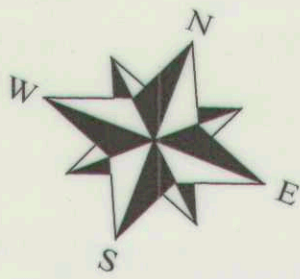
SCALE: 1"=100'

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

FINAL PLAT OF CLEARWATER RANCH PHASE FOUR

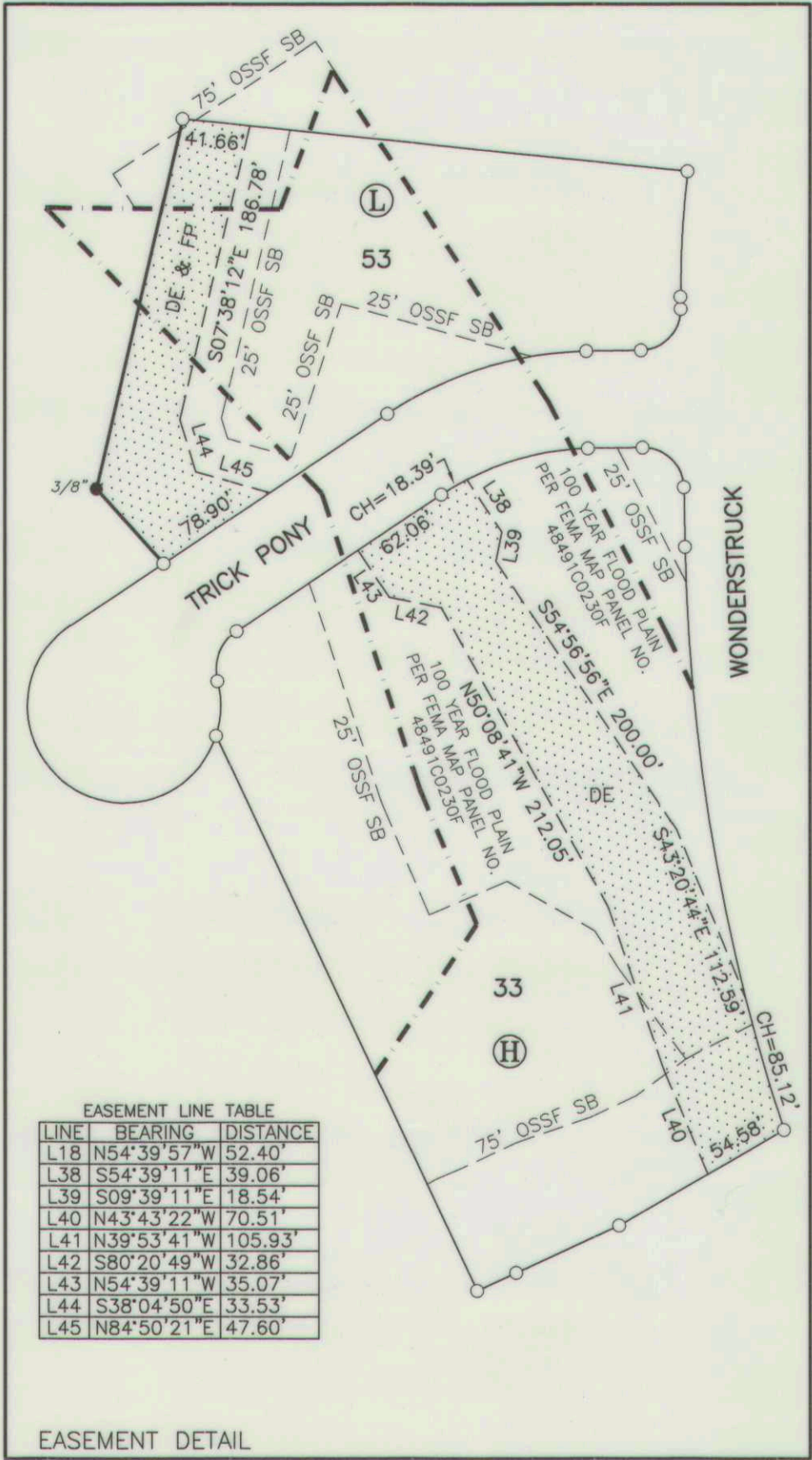
WILLIAM GRAY SURVEY
ABS. NO. 251

FINAL PLAT OF
CLEARWATER RANCH
PHASE FOUR

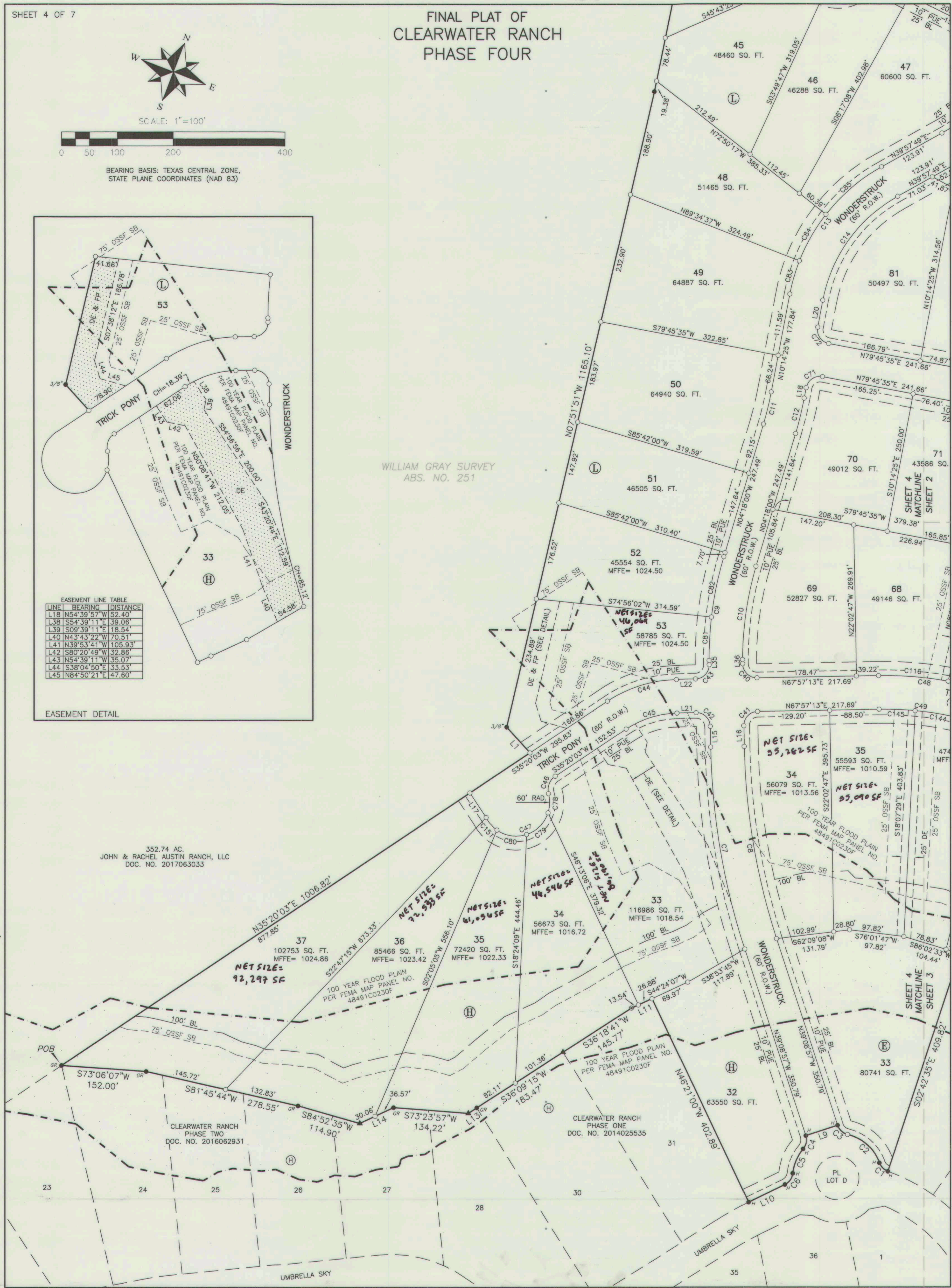


SCALE: 1"=100'

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



352.74 AC.
JOHN & RACHEL AUSTIN RANCH, LLC
DOC. NO. 2017063033



FINAL PLAT OF
CLEARWATER RANCH
PHASE FOUR

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 126.142 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM GRAY SURVEY, ABSTRACT NO. 251, BEING ALL OF THAT CERTAIN 22.15 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2005034505, ALL OF THAT CERTAIN 44.741 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019053080 AND A PORTION OF THAT CERTAIN 363.8918 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2007058807, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 126.142 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with G&R cap found in the southeasterly line of a 352.74 acre tract of land described in a deed of record to John & Rachel Austin Ranch, LLC, in Document No. 2017063033, Official Public Records of Williamson County, Texas, being the northwesterly line of said 363.8918 Acre Tract, at the common northerly corner of Lots 23 and 24, Block H, Clearwater Ranch Phase Two, a subdivision of record in Document No. 2016062931, Official Public Records of Williamson County, Texas, for the southwesterly corner of the herein described tract;

THENCE with the southeasterly and easterly lines of said 352.74 Acre Tract, being in part the northwesterly line of said 363.8918 Acre Tract, and in part the westerly line of said 44.741 Acre Tract, the following four (4) courses:

- 1.N35°20'03"E, a distance of 1006.82 feet to an iron rod with G&R Cap set;
- 2.N63°05'57"W, a distance of 62.08 feet to a 3/8" iron rod found;
- 3.N07°51'51"W, a distance of 1165.10 feet to a 1/2" iron rod found;
- 4.N09°22'40"W, a distance of 619.86 feet to an iron rod with G&R Cap set, for the northwesterly corner of said 44.741 Acre Tract and the herein described tract, from which a 3/8" iron rod found bears, N09°22'40"W, a distance of 419.03 feet;

THENCE with the northerly line of said 44.741 Acre Tract, the following six (6) courses:

- 1.N81°30'21"E, a distance of 357.54 feet to an iron rod with G&R Cap set;
- 2.S83°04'03"E, a distance of 362.45 feet to an iron rod with G&R Cap set;
- 3.S06°55'57"W, a distance of 199.18 feet to an iron rod with G&R Cap set;
- 4.S83°04'03"E, a distance of 60.00 feet to an iron rod with G&R Cap set;
- 5.N06°55'57"E, a distance of 261.44 feet to an iron rod with G&R Cap set;
- 6.S83°01'42"E, a distance of 291.09 feet to a 1/2" iron rod found at the southwesterly corner of Lot 1, Hilltop at Stable Oaks, a subdivision of record in Document No. 2011007487, Official Public Records of Williamson County, Texas;

THENCE N68°26'03"E, continuing with the northerly line of said 44.741 Acre Tract and the southerly line of said Lot 1, a distance of 825.72 feet to a 1/2" iron rod found at the northeasterly corner of said 44.741 Acre Tract;

THENCE N69°00'18"E, over and across said 22.15 Acre Tract and continuing with the southerly line of said Lot 1, a distance of 50.04 feet to an iron rod with G&R Cap set in the easterly line of said 22.15 Acre Tract, same being the westerly line of Lot 7, Sunrise Acres, a subdivision of record in Document No. 2013104468, Official Public Records of Williamson County, Texas, at the southeasterly corner of said Lot 1, for the northeasterly corner of the herein described tract;

THENCE with the easterly line of said 22.15 Acre Tract, same being in part the westerly line of said Lot 7, in part the westerly line of a 6.266 acre tract described in a deed of record to Starla L. Atwood in Document No. 2004048078, in part the westerly line of a 9.53 acre tract described in a deed of record to Calvin Douglas Webb, Jr. in Document No. 2013064456 and in part the westerly line of a 28.796 acre tract described in a deed of record to Malinda Moore and Sidney McBeath in Document No. 2012045223, all recorded in the Official Public Records of Williamson County, Texas, the following five (5) courses:

- 1.S21°07'15"E, a distance of 120.26 feet to a 5/8" iron rod found at the common westerly corner of said Lot 7 and said 6.266 Acre Tract;
- 2.S21°17'37"E, a distance of 230.40 feet to a 1/2" iron rod found at the common westerly corner of said 6.266 Acre Tract and said 9.53 Acre Tract;
- 3.S21°07'12"E, a distance of 230.32 feet to a 1/2" iron rod found;
- 4.S20°46'28"E, a distance of 229.19 feet to a 1/2" iron rod found at the common westerly corner of said 9.53 Acre Tract and said 28.796 Acre Tract;
- 5.S21°01'13"E, a distance of 314.91 feet to a 1/2" iron rod found at an angle point in the easterly line of said 44.741 Acre Tract, at the southeasterly corner of said 22.15 Acre Tract;

THENCE in part with the easterly line of said 44.741 Acre Tract, same being in part the westerly line of said 28.796 Acre Tract, in part the westerly line of a 13.38 acre tract described in a deed of record to Caribou Development, L.L.C. in Document No. 2006052432 and in part the westerly line of a 29.877 acre tract described in a deed of record to Ralph A. Ragle, Et Ux in Document No. 199977991, both recorded in the Official Public Records of Williamson County, Texas, the following three (3) courses:

- 1.S20°51'44"E, a distance of 368.64 feet to a 1/2" iron rod found at the common westerly corner of said 28.796 Acre Tract and said 13.38 Acre Tract;
- 2.S21°07'03"E, a distance of 677.79 feet to a 1/2" iron rod found at the common westerly corner of said 13.38 Acre Tract and said 29.877 Acre Tract;
- 3.S21°10'43"E, a distance of 459.41 feet to a concrete monument found in the northerly line of said 363.8918 Acre Tract, at the southwesterly corner of said 29.877 Acre Tract, same being the northwesterly corner of Lot 1, Block E, Clearwater Ranch Phase One, a subdivision of record in Document No. 2014025535, Official Public Records of Williamson County, Texas;

THENCE over and across said 363.8918 Acre Tract with the northerly line of said Clearwater Ranch Phase One, the following thirty-two (32) courses:

- 1.S00°17'49"W, a distance of 384.32 feet to an iron rod with Haynie Cap found, for the southeasterly corner of the herein described tract;
- 2.S74°54'42"W, a distance of 96.54 feet to an iron rod with Haynie Cap found;
- 3.S81°19'52"W, a distance of 136.79 feet to an iron rod with Haynie Cap found;
- 4.S83°13'21"W, a distance of 136.13 feet to an iron rod with Haynie Cap found;
- 5.N83°08'28"W, a distance of 110.20 feet to an iron rod with Haynie Cap found;
- 6.N58°42'34"W, a distance of 139.66 feet to an iron rod with Haynie Cap found;
- 7.N64°50'04"W, a distance of 88.29 feet to an iron rod with Haynie Cap found;
- 8.N52°02'57"W, a distance of 52.87 feet to an iron rod with Haynie Cap found;
- 9.N34°56'43"W, a distance of 146.26 feet to an iron rod with Haynie Cap found;
- 10.N35°32'19"W, a distance of 139.26 feet to an iron rod with Haynie Cap found;
- 11.N40°54'11"W, a distance of 121.03 feet to an iron rod with Haynie Cap found;
- 12.N38°01'58"W, a distance of 130.00 feet to an iron rod with Haynie Cap found;
- 13.N48°58'09"W, a distance of 86.60 feet to an iron rod with Haynie Cap found;
- 14.S84°17'28"W, a distance of 70.02 feet to an iron rod with Haynie Cap found;
- 15.S87°30'44"W, a distance of 112.55 feet to an iron rod with Haynie Cap found;
- 16.N51°06'26"W, a distance of 106.21 feet to an iron rod with Haynie Cap found;
- 17.N56°51'52"W, a distance of 82.38 feet to an iron rod with Haynie Cap found;
- 18.S79°05'58"W, a distance of 100.18 feet to an iron rod with Haynie Cap found;
- 19.S80°15'29"W, a distance of 131.90 feet to an iron rod with Haynie Cap found;
- 20.S02°42'35"E, a distance of 409.82 feet to an iron rod with Haynie Cap found at the point of curvature of a curve to the right;
- 21.Along said curve to the right, having a radius of 25.00 feet, an arc length of 22.20 feet and a chord which bears N66°03'07"W, a distance of 21.47 feet to an iron rod with Haynie Cap found at the point of reverse curvature of a curve to the left;
- 22.Along said curve to the left, having a radius of 80.00 feet, an arc length of 79.51 feet and a chord which bears N69°05'23"W, a distance of 76.27 feet to an iron rod with G&R Cap set at the point of reverse curvature of a curve to the right;
- 23.Along said curve to the right, having a radius of 25.00 feet, an arc length of 25.49 feet and a chord which bears N68°21'17"W, a distance of 24.40 feet to an iron rod with Haynie Cap found at the end of said curve;
- 24.S50°51'02"W, a distance of 60.00 feet to an iron rod with Haynie Cap found at the point of curvature of a curve to the right;
- 25.Along said curve to the right, having a radius of 25.00 feet, an arc length of 25.49 feet and a chord which bears S09°56'35"E, a distance of 24.40 feet to an iron rod with Haynie Cap found at the point of reverse curvature of a curve to the left;
- 26.Along said curve to the left, having a radius of 80.00 feet, an arc length of 48.11 feet and a chord which bears S02°02'00"W, a distance of 47.39 feet to an iron rod with Haynie Cap found at the point of reverse curvature of a curve to the right;
- 27.Along said curve to the right, having a radius of 25.00 feet, an arc length of 25.49 feet and a chord which bears S14°00'36"W, a distance of 24.40 feet to an iron rod with Haynie Cap found at the end of said curve;
- 28.S43°12'57"W, a distance of 72.37 feet to an iron rod with Haynie Cap found;
- 29.N46°21'00"W, a distance of 402.89 feet to an iron rod with G&R Cap set;
- 30.S44°17'42"W, a distance of 40.43 feet to a cotton spindle found;
- 31.S36°18'41"W, a distance of 145.77 feet to a Mag Nail found;
- 32.S36°09'15"W, a distance of 183.47 feet to an iron rod with G&R Cap found at the common northerly corner of said Clearwater Ranch Phase One and said Clearwater Ranch Phase Two;

THENCE continuing over and across said 363.8918 Acre Tract with the northerly line of said Clearwater Ranch Phase Two, the following six (6) courses:

- 1.S35°29'55"W, a distance of 18.05 feet to a Mag Nail found;
- 2.S73°23'57"W, a distance of 134.22 feet to an iron rod with G&R Cap found;
- 3.S43°51'07"W, a distance of 66.63 feet to a Mag Nail found;
- 4.S84°52'35"W, a distance of 114.90 feet to an iron rod with G&R Cap found;
- 5.S81°45'44"W, a distance of 278.55 feet to an iron rod with G&R Cap found;
- 6.S73°06'07"W, a distance of 152.00 feet to the POINT OF BEGINNING, having an area of 126.142 acres of land, more or less.



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 FOUR

CURVE TABLE													
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	50°52'02"	25.00'	22.20'	S66°03'07"E	21.47'	11.89'	C77	279°21'34"	60.00'	292.54'	N02°54'43"W	77.65'	50.92'
C2	56°56'33"	80.00'	79.51'	N69°05'23"W	76.27'	43.38'	C78	32°49'32"	60.00'	34.37'	N19°28'01"W	33.91'	17.67'
C3	58°24'46"	25.00'	25.49'	S68°21'17"E	24.40'	13.98'	C79	53°53'43"	60.00'	56.44'	N23°53'36"E	54.38'	30.50'
C4	58°24'43"	25.00'	25.49'	N09°56'35"W	24.40'	13.98'	C80	53°06'00"	60.00'	55.61'	N77°23'27"E	53.64'	29.98'
C5	34°27'31"	80.00'	48.11'	S02°02'00"W	47.39'	24.81'	C81	7°43'04"	630.00'	84.86'	S18°11'15"E	84.80'	42.50'
C6	58°24'43"	25.00'	25.49'	N14°00'36"E	24.40'	13.98'	C82	10°01'43"	630.00'	110.27'	S09°18'51"E	110.13'	55.28'
C7	17°06'10"	1230.00'	367.15'	S30°35'52"E	365.79'	184.95'	C83	10°39'48"	330.00'	61.42'	N04°54'31"W	61.33'	30.80'
C8	17°06'10"	1170.00'	349.24'	S30°35'52"E	347.95'	175.93'	C84	16°44'21"	330.00'	96.41'	N08°47'33"E	96.07'	48.55'
C9	17°44'47"	630.00'	195.13'	S13°10'23"E	194.35'	98.35'	C85	22°48'06"	330.00'	131.33'	S28°33'46"W	130.46'	66.54'
C10	17°44'47"	570.00'	176.55'	S13°10'23"E	175.84'	88.99'	C86	67°58'19"	60.00'	71.18'	N57°52'44"E	67.08'	40.45'
C11	5°56'25"	570.00'	59.10'	N07°16'12"W	59.07'	29.58'	C87	40°22'17"	60.00'	42.28'	S67°56'59"E	41.41'	22.06'
C12	5°56'25"	630.00'	65.32'	N07°16'12"W	65.29'	32.69'	C88	64°33'12"	60.00'	67.60'	S15°29'14"E	64.08'	37.90'
C13	50°12'14"	330.00'	289.15'	S14°51'42"W	279.99'	154.60'	C89	46°39'35"	60.00'	48.86'	S40°07'10"W	47.52'	25.88'
C14	50°12'14"	270.00'	236.58'	S14°51'42"W	229.08'	126.49'	C90	31°39'27"	60.00'	33.15'	S79°16'41"W	32.73'	17.01'
C15	30°35'43"	270.00'	144.18'	N24°39'58"E	142.47'	73.85'	C91	1°59'20"	370.00'	12.84'	S84°11'23"E	12.84'	6.42'
C16	31°18'45"	330.00'	180.35'	N24°18'27"E	178.11'	92.49'	C92	26°20'26"	370.00'	170.10'	N81°38'44"E	168.61'	86.58'
C17	60°42'21"	25.00'	26.49'	N20°59'04"W	25.27'	14.64'	C93	71°12'16"	60.00'	74.57'	S54°23'52"W	69.86'	42.96'
C18	24°51'22"	80.00'	34.71'	S38°54'34"E	34.43'	17.63'	C94	39°29'15"	60.00'	41.35'	N70°15'22"W	40.54'	21.53'
C19	58°24'43"	25.00'	25.49'	N55°41'14"W	24.40'	13.98'	C95	78°40'03"	60.00'	82.38'	N11°10'43"W	76.06'	49.17'
C20	71°12'51"	28.50'	35.42'	S59°29'59"W	33.19'	20.41'	C96	68°08'32"	60.00'	71.36'	N37°08'00"W	67.23'	40.58'
C21	251°12'51"	60.00'	263.07'	S30°30'01"E	97.56'	83.79'	C97	44°22'01"	60.00'	46.46'	N19°07'16"E	45.31'	24.47'
C22	58°24'43"	25.00'	25.49'	N65°54'03"E	24.40'	13.98'	C98	63°56'20"	60.00'	66.96'	N73°16'26"E	63.54'	37.90'
C23	28°38'58"	80.00'	40.00'	S51°01'11"W	39.59'	20.43'	C99	39°26'23"	60.00'	41.30'	S55°02'12"E	40.49'	21.51'
C24	58°24'43"	25.00'	25.49'	N36°08'18"E	24.40'	13.98'	C100	63°28'19"	60.00'	66.47'	S03°34'51"E	63.12'	37.11'
C25	58°24'43"	25.00'	25.49'	S22°16'24"E	24.40'	13.98'	C101	8°31'45"	430.00'	64.01'	N72°44'23"E	63.95'	32.06'
C26	26°41'46"	80.00'	37.27'	N38°07'53"W	36.94'	18.98'	C102	16°32'51"	430.00'	124.19'	N85°16'41"E	123.76'	62.53'
C27	58°24'43"	25.00'	25.49'	S53°59'21"E	24.40'	13.98'	C103	3°15'10"	430.00'	24.41'	S84°49'18"E	24.41'	12.21'
C28	58°24'43"	25.00'	25.49'	S67°35'56"W	24.40'	13.98'	C104	2°15'29"	2030.00'	80.01'	S80°53'20"W	80.00'	40.01'
C29	27°03'13"	80.00'	37.77'	N51°55'11"E	37.42'	19.25'	C105	5°04'13"	2030.00'	179.64'	S84°33'11"W	179.58'	89.88'
C30	56°47'43"	25.00'	24.78'	S37°02'56"W	23.78'	13.52'	C106	72°52'18"	60.00'	76.31'	S73°50'39"W	71.27'	44.29'
C31	28°19'46"	430.00'	212.61'	N82°38'24"E	210.45'	108.53'	C107	29°20'48"	60.00'	30.73'	N55°02'48"W	30.40'	15.71'
C32	28°19'46"	370.00'	182.94'	N82°38'24"E	181.09'	93.38'	C108	29°01'26"	60.00'	30.39'	N25°51'40"W	30.07'	15.53'
C33	90°00'00"	25.00'	39.27'	N66°31'29"W	35.36'	25.00'	C109	29°00'52"	60.00'	30.38'	N03°09'29"E	30.06'	15.53'
C34	49°40'47"	25.00'	21.68'	N43°38'08"E	21.00'	11.57'	C110	33°29'12"	60.00'	35.07'	N34°24'31"E	34.57'	18.05'
C35	189°21'34"	60.00'	198.30'	N66°31'29"W	119.60'	732.96'	C111	85°36'58"	60.00'	89.66'	S86°02'25"E	81.55'	55.58'
C36	49°40'47"	25.00'	21.68'	S03°18'55"W	21.00'	11.57'	C112	32°45'16"	25.00'	14.29'	N59°36'34"W	14.10'	7.35'
C37	49°40'47"	25.00'	21.68'	S46°21'52"E	21.00'	11.57'	C113	16°55'31"	25.00'	7.39'	N84°26'57"W	7.36'	3.72'
C38	279°21'34"	60.00'	292.54'	N68°28'31"E	77.65'	50.92'	C114	4°12'47"	1970.00'	144.86'	S84°58'53"W	144.83'	72.46'
C39	49°40'47"	25.00'	21.68'	N03°18'55"E	21.00'	11.57'	C115	3°06'55"	1970.00'	107.11'	S81°19'02"W	107.10'	53.57'
C40	90°00'00"	25.00'	39.27'	S67°02'47"E	35.36'	25.48'	C116	11°23'43"	630.00'	125.30'	S73°39'05"W	125.09'	62.86'
C41	90°00'00"	25.00'	39.27'	S22°57'13"W	35.36'	25.00'	C117	3°31'46"	630.00'	38.81'	S81°06'50"W	38.80'	19.41'
C42	90°00'00"	25.00'	39.27'	N67°02'47"W	35.36'	25.00'	C118	10°17'09"	880.00'	157.98'	S88°01'17"W	157.77'	79.20'
C43	90°00'00"	25.00'	39.27'	N22°57'13"E	35.36'	25.00'	C119	9°03'54"	880.00'	139.23'	N82°18'11"W	139.08'	69.76'
C44	32°37'10"	230.00'	130.94'	S51°38'38"W	129.18'	67.30'	C120	9°11'15"	880.00'	141.11'	N73°10'37"W	140.96'	70.71'
C45	32°37'10"	170.00'	96.78'	S51°38'38"W	95.48'	49.74'	C121	4°32'46"	880.00'	69.82'	N66°18'36"W	69.80'	34.93'
C46	71°12'51"	28.50'	35.42'	S00°16'22"E	33.19'	20.41'	C122	67°24'03"	60.00'	70.58'	S37°38'23"E	66.58'	40.02'
C47	168°29'39"	60.00'	176.45'	S48°22'02"W	119.40'	595.56'	C123	28°38'52"	60.00'	30.00'	S10°23'04"W	29.69'	15.32'
C48	14°55'30"	630.00'	164.11'	S75°24'58"W	163.64'	82.52'	C124	61°06'59"	60.00'	64.00'	S55°16'00"W	61.01'	35.42'
C49	14°55'30"	570.00'	148.48'	S75°24'58"W	148.06'	74.66'	C125	45°26'05"	60.00'	47.58'	N71°27'29"W	46.34'	25.12'
C50	72°53'43"	25.00'	31.81'	N60°40'26"W	29.70'	18.46'	C126	76°45'36"	60.00'	80.38'	N10°21'38"W	74.50'	47.52'
C51	144°00'10"	60.00'	150.80'	N83°46'21"E	114.13'	184.68'	C127	6°59'22"	330.00'	40.26'	N18°09'56"W	40.23'	20.15'
C52	75°40'23"	25.00'	33.02'	S49°36'28"W	30.67'	19.42'	C128	15°36'21"	330.00'	89.88'	N06°52'05"W	89.61'	45.22'
C53	28°31'07"	820.00'	408.15'	N78°17'47"W	403.95'	208.40'	C129	13°01'18"	330.00'	75.00'	N07°26'45"E	74.84'	37.66'
C54	33°05'04"	880.00'	508.14'	N80°34'45"W	501.11'	261.37'	C130	13°01'18"	330.00'	75.00'	N20°28'03"E	74.84'	37.66'
C55	26°00'16"	570.00'	258.70'	N51°02'06"W	256.49'	131.62'	C131	9°33'27"	330.00'	55.05'	N31°45'26"E	54.98'	27.59'
C56	252°53'43"	60.00'	264.83'	N15°31'10"E	96.53'	81.24'	C132	97°37'59"	60.00'	102.24'	N62°06'42"W	90.31'	68.58'
C57	72°53'43"	25.00'	31.81'	S74°28'50"E	29.70'	18.46'	C133	132°50'02"	60.00'	139.10'	N44°30'40"W	109.98'	137.45'
C58	10°36'52"	630.00'	116.71'	N43°20'24"W	116.55'	58.52'	C134	46°09'23"	60.00'	48.33'	N44°59'02"E	47.04'	25.57'
C59	85°11'00"	25.00'	37.17'	S06°03'20"E	33.84'	22.98'	C135	46°09'22"	60.00'	48.33'	S88°51'36"E	47.04'	25.56'
C60	85°11'00"	25.00'	37.17'	N79°07'39"E	33.84'	22.98'	C136	27°44'57"	60.00'	29.06'	S51°54'26"E	28.78'	14.82'
C61	58°11'47"	330.00'	335.19'	N07°26'16"E	320.96'	183.66'	C137	15°24'35"	570.00'	153.30'	N45°44'15"W	152.84'	77.12'
C62	58°11'47"	270.00'	274.24'	N07°26'16"E	262.61'	150.27'	C138	10°35'41"	570.00'	105.40'	N58°44'23"W	105.25'	52.85'
C63	49°40'47"	25.00'	21.68'	N46°30'01"W	21.00'	11.57'	C139	7°46'47"	820.00'	111.34'	N67°55'37"W	111.26'	55.76'
C64	49°40'47"	25.00'	21.68'	S03°10'46"W	21.00'	11.57'	C140	12°48'53"	820.00'	183.40'	N78°13'27"W	183.02'	92.08'
C65	279°21'34"	60.00'	292.54'	S68°20'23"W	77.65'	50.92'	C141	7°55'27"	820.00'	113.41'	N88°35'37"W	113.32'	56.79'
C66	5°45'23"	630.00'	63.29'	N61°09'32"W	63.27'	31.67'	C142	40°57'18"	60.00'	42.89'	N32°14'55"E	41.98'	22.41'
C67	2°17'22"	3030.00'	121.08'	N80°54'16"E	121.07'	60.55'	C143	103°02'52"	60.00'	107.91'	S75°45'00"E	93.94'	75.49'
C68	2°17'22"	2970.00'	118.68'	N80°54'16"E	118.68'	59.35'	C144	8°24'54"	570.00'	83.71'	S78°40'16"W	83.64'	41.93'
C69	90°00'00"	25.00'	39.27'	N55°14'25"W	35.36'	25.00'	C145	6°30'36"	570.00'	64.76'	S71°12'31"W	64.73'	32.42'
C70	90°00'00"	25.00'	39.27'	N34°45'35"E	35.36'	25.00'	C146	72°53'43"	25.00'	31.81'	N75°04'37"W	29.70'	18.46'
C71	90°00'00"	25.00'	39.27'	S34°45'35"W	35.36'	25.00'	C147	145°47'27"	60.00'	152.67'	N68°28'31"E	114.69'	194.98'
C72	90°00'00"	25.00'	39.27'	S55°14'25"E	35.36'	25.00'	C148	72°53'43"	25.00'	31.81'	S32°01'40"W	29.70'	18.46'
C73	7°19'42"	1970.00'	251.97'	S83°25'26"W	251.80'	126.16'	C149	76°22'23"	60.00'	79.98'	N33°45'59"E	74.19'	47.19'
C74	7°19'42"	2030.00'	259.65'	S83°25'26"W	259.47'	130.00'	C150	69°25'04"	60.00'	72.69'	S73°20'17"E	68.33'	41.56'
C75	49°40'47"	25.00'	21.68'	N68°04'19"W	21.00'	11.57'	C151	28°40'25"	60.00'	30.03'	S61°43'21"E	29.71'	15.33'
C76	49°40'47"	25.00'	21.68'	N62°14'54"E	21.00'	11.57'	C152	82°43'11"	60.00'	86.62'	S06°01'32"E	79.29'	52.82'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N63°05'57"W	62.08'
L2	S83°04'03"E	60.00'
L3	N69°00'18"E	50.04'
L4	N64°50'04"W	88.29'
L5	N52°02'57"W	52.87'
L6	N48°58'09"W	86.60'
L7	S84°17'28"W	70.

FINAL PLAT OF
CLEARWATER RANCH
PHASE FOUR

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT, LOOKOUT DEVELOPMENT GROUP, L.P., OWNER OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEEDS OF RECORD IN DOCUMENT NOS. 2007058807, 2005034505 AND 2019053080, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE 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 "CLEARWATER RANCH PHASE FOUR".

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

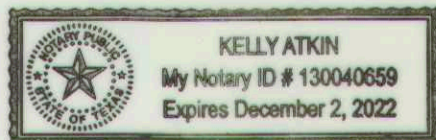
6-19-2020
DATE

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 19th DAY OF June, 2020

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



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.
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0230F, EFFECTIVE DECEMBER 20, 2019.
- 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.
- THE LOMR 15-06-3486 STUDY WAS PERFORMED BY HAYNIE CONSULTING, INC., DATED MAY 12, 2015 AND APPROVED JUNE 24, 2016.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 32 THROUGH 37 OF BLOCK H, LOTS 33 THROUGH 51 OF BLOCK E, AND LOTS 52 AND 53 OF BLOCK L SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT OR MORE TO THE BASE FLOOD ELEVATION (BFE) AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0230F, EFFECTIVE DECEMBER 20, 2019.
- THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS SHOWN ON THIS PLAT SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN 5-FT OUTSIDE THE PERIMETER OF THE BUILDING
- NO STRUCTURE OR LAND SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN 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.
- THIS TRACT IS SUBJECT TO A BLANKET TYPE WATER DISTRIBUTION LINES EASEMENT TO CHRISHOLM TRAIL SPECIAL UTILITY DISTRICT, DESCRIBED IN VOLUME 2225, PAGE 658, OFFICIAL 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.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- THIS PROPERTY IS SUBJECT TO A BLANKET TYPE PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY IN VOLUME 849, PAGE 160, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THIS PROPERTY IS SUBJECT TO A BLANKET TYPE WATER DISTRIBUTION LINES EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2225, PAGE 658, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- LOT 53, BLOCK L WILL BE PROHIBITED FROM OBTAINING AN OSSF PERMIT UNTIL A LOMR TO EXISTING FEMA MAP PANEL NO. 48491C0230F, EFFECTIVE DECEMBER 20, 2019 HAS BEEN APPROVED.

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).

BENCHMARK INFORMATION:

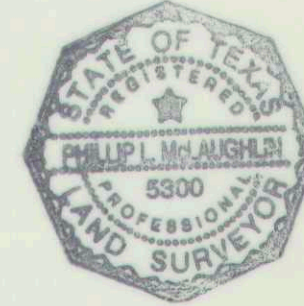
T.B.M #1 = PT. 513 - IRON ROD FOUND
N = 10231868.02
E = 3050120.68
ELEV. = 1015.51

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 AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE COMMITMENT PROVIDED BY INDEPENDENCE TITLE COMPANY, GF NO. 1932301-LND, ISSUED SEPTEMBER 27, 2019, HAVE BEEN SHOWN OR NOTED HEREON.

PHILLIP L. MCLAUGHLIN
06-18-20
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 A PORTION OF THIS SUBDIVISION IS WITHIN THE FEMA ZONE "AE" FLOODPLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48491C0230F EFFECTIVE DECEMBER 20, 2019.

LUKE CARAWAY, P.E.
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

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 01 DAY OF June, 2020 A.D.
Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

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 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 WITHIN IT.

Adam P. Boatright
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

June 24, 2020
DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

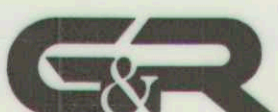
I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES SHOWN HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED 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



SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000
SHEET 7 OF 7