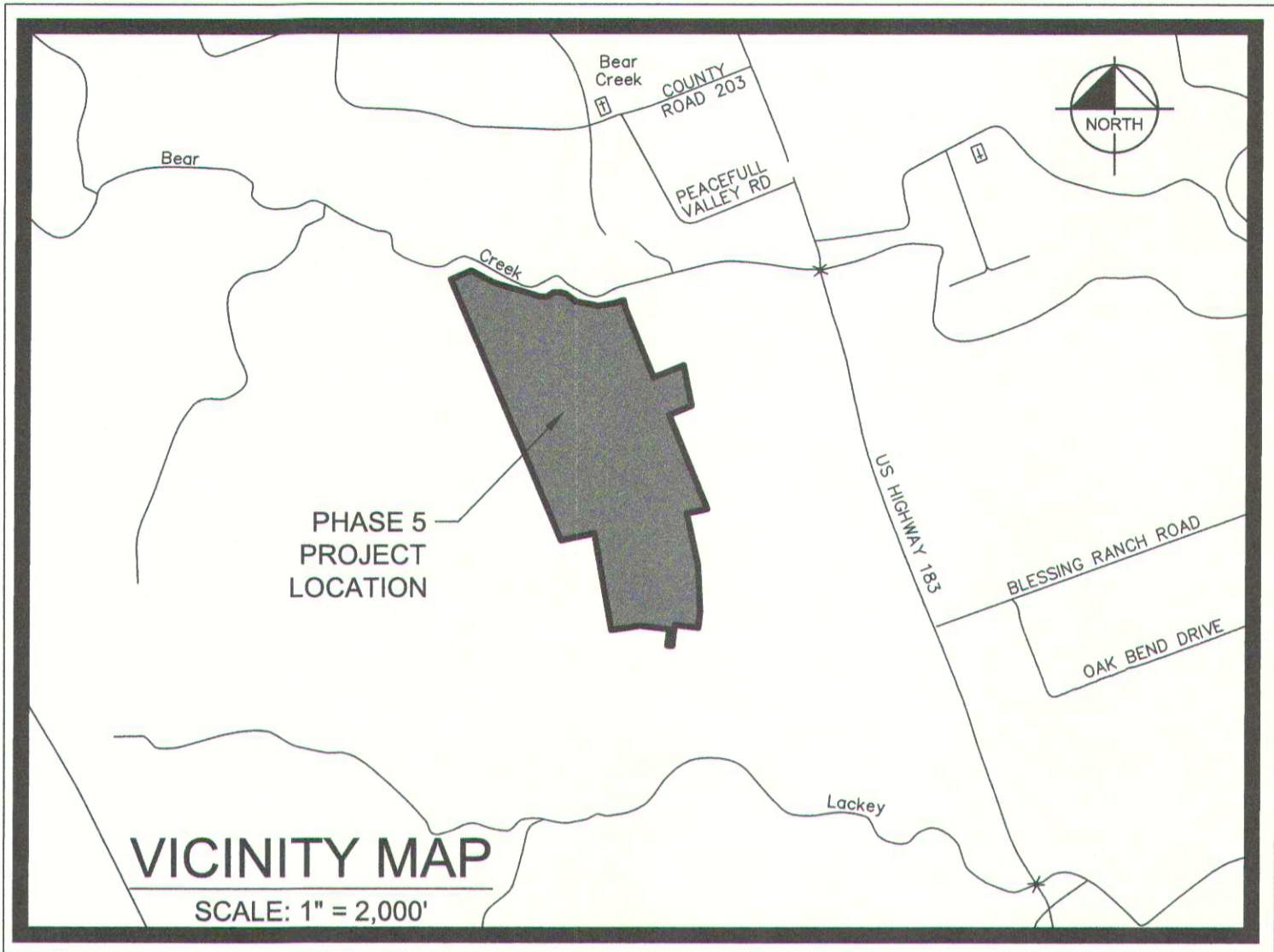


SHEET KEY: NOT TO SCALE

OWNER/DEVELOPER:
CLEARWATER 5, LLC, A TEXAS
LIMITED LIABILITY COMPANY
14000 HERO WAY, LEANDER
LEANDER, TEXAS 78641

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. 10194624
PH: (512) 572-6674
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (737) 241-8107 FAX: (512) 418-1791
CONTACT: WILLIAM BUZZELLI, P.E.



STREET NAME	R.O.W. WIDTH	LINEAR FEET	DESIGN SPEED
WONDERSTRUCK	60' R.O.W.	5374.33'	25 MPH
NIGHTHORSE	60' R.O.W.	1894.16'	25 MPH
STARDUSTY	60' R.O.W.	748.35'	25 MPH
RUSTY COLT	60' R.O.W.	1543.10'	25 MPH
RANCHO DELUXE	60' R.O.W.	1595.91'	25 MPH
FANCY FILLY	60' R.O.W.	336.59'	25 MPH

FINAL PLAT
CLEARWATER RANCH -
PHASE FIVE
BEING 169.463 ACRES
COMPRISED OF A CALLED 169.463 ACRE TRACT OF LAND
CONVEYED TO CLEARWATER 5, LLC,
IN DOCUMENT NO. 2021110551, OFFICIAL PUBLIC RECORDS
IRWIN ADDISON SURVEY, ABSTRACT 22
WILLIAM GRAY SURVEY, ABSTRACT 251
WILLIAMSON COUNTY, TEXAS

Kimley»Horn					
10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759			Tel. No. (512) 418-1771 www.kimley-horn.com		
FIRM # 10194624					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTF	ZKP	6/1/22	068686323	1 OF 9

CALLLED 217.93 ACRES
RAYMOND ELROY FOUST
VOL. 700, PG. 267
OPRWC
(UNPLATTED)



GRAPHIC SCALE IN FEET
1" = 100' @ 24X36

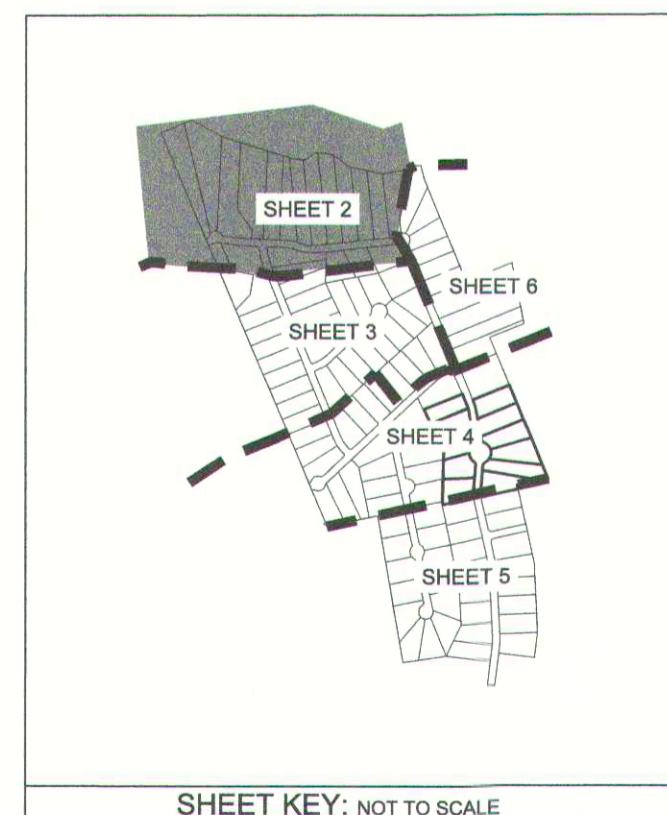
CALLLED 217.93 ACRES
RAYMOND ELROY FOUST
VOL. 700, PG. 267
OPRWC
(UNPLATTED)

REMAINDER OF A
CALLLED 135.730 ACRES
CWR 5 LLC.
DOC. NO. 2006033834
OPRWC

CALLLED 130.11 ACRES
CHARLES E. FOUST
VOL. 435 PG. 283
DRWC
(UNPLATTED)

LEGEND	
○ IRSC	1/2" IRON ROD W/ "WM" CAP SET
○ IRFC	USED TO SHOW GEOMETRIC BREAKS
MNF	1/2" IRON ROD FOUND W/ CAP
TXDOT	CONCRETE MONUMENT FOUND
OPRWC	TEXAS DEPARTMENT OF TRANSPORTATION
WCCC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
DRWC	WILLIAMSON COUNTY COMMISSIONER'S COURT
P.O.B.	DEED RECORDS OF WILLIAMSON COUNTY
R.O.W.	POINT OF BEGINNING
D.E.	RIGHT OF WAY
S.D.E.	DRAINAGE EASEMENT
W.W.E.	SIGHT DISTANCE EASEMENT
	WASTEWATER EASEMENT
—	ULTIMATE FLOODPLAIN
- - -	EXISTING FLOODPLAIN
- . - .	FEMA FLOOD ZONE
—	MATCH LINE
—	PHASE 5 BOUNDARY LINE
—	RIGHT-OF-WAY CENTER LINE
—	PHASE 5 LOT LINE
—	EASEMENT LINE
+	BENCHMARK

OWNER/DEVELOPER:
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LIMITED LIABILITY COMPANY
14000 HERO WAY,
LEANDER, TEXAS 78641
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (737) 241-8107 FAX: (512) 418-1791
CONTACT: WILLIAM BUZZELLI, P.E.
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. 10194624
PH: (512) 572-6674
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.,
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769



FINAL PLAT CLEARWATER RANCH - PHASE FIVE

BEING 169.463 ACRES

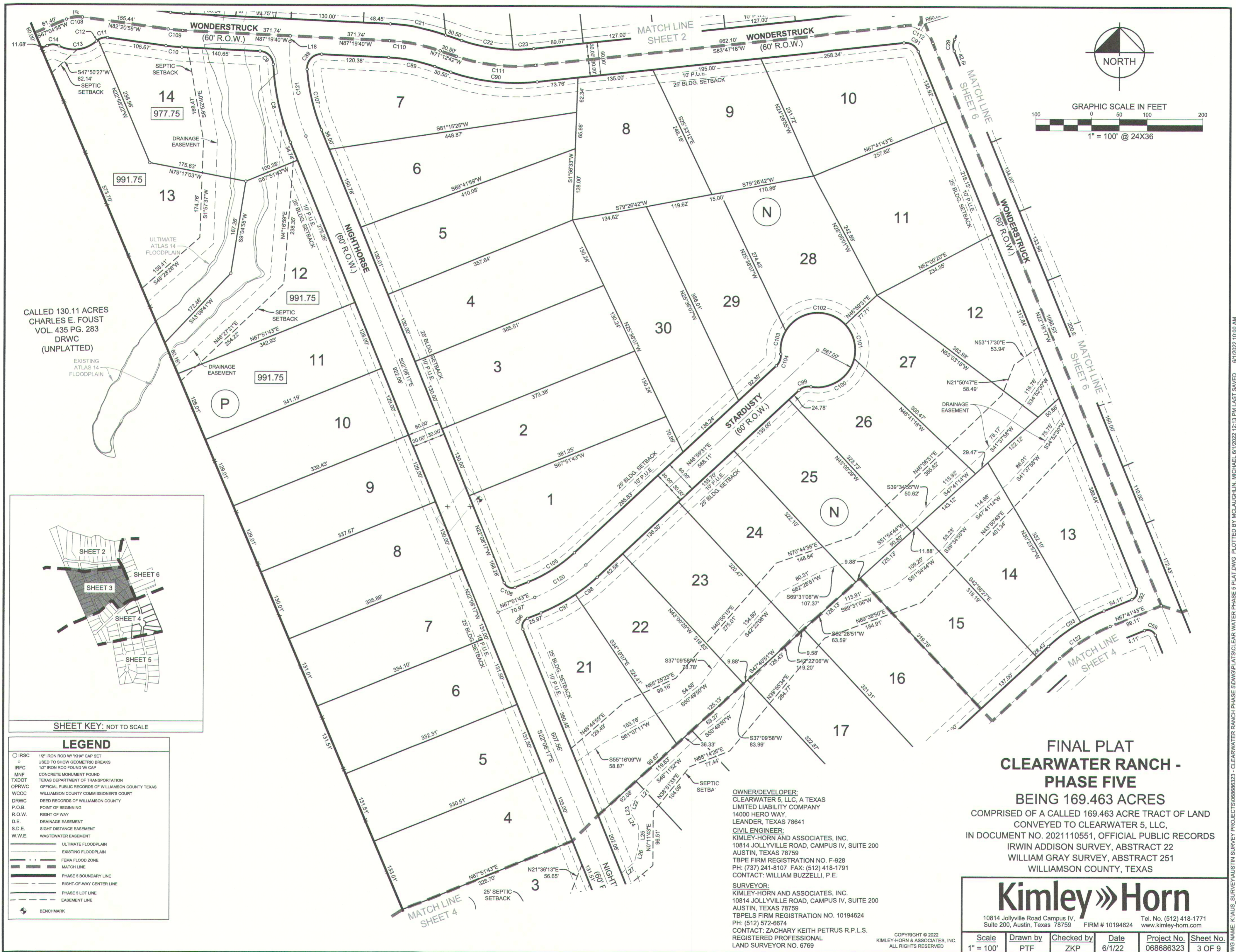
COMPRISED OF A CALLED 169.463 ACRE TRACT OF LAND
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WILLIAMSON COUNTY, TEXAS

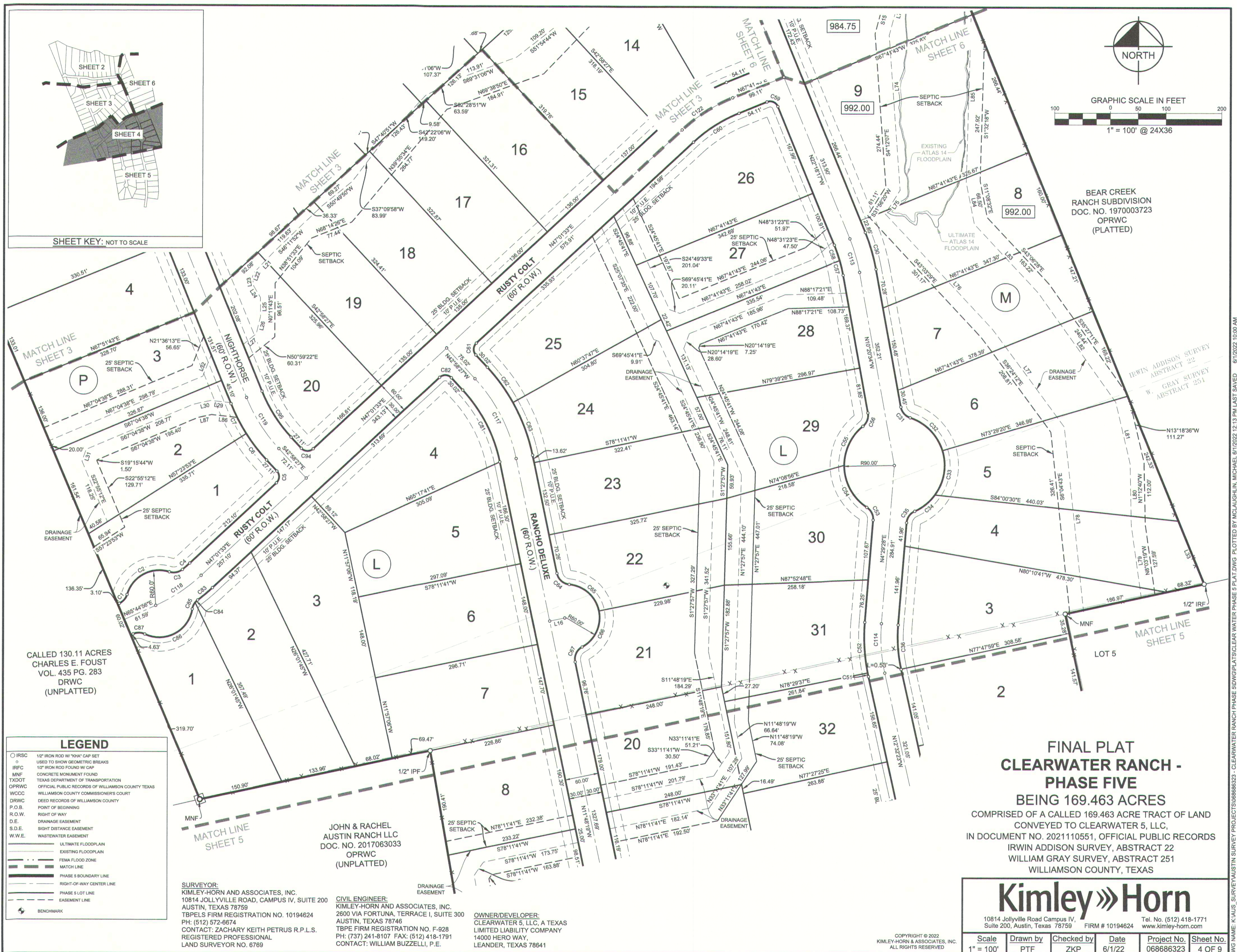
Kimley»Horn

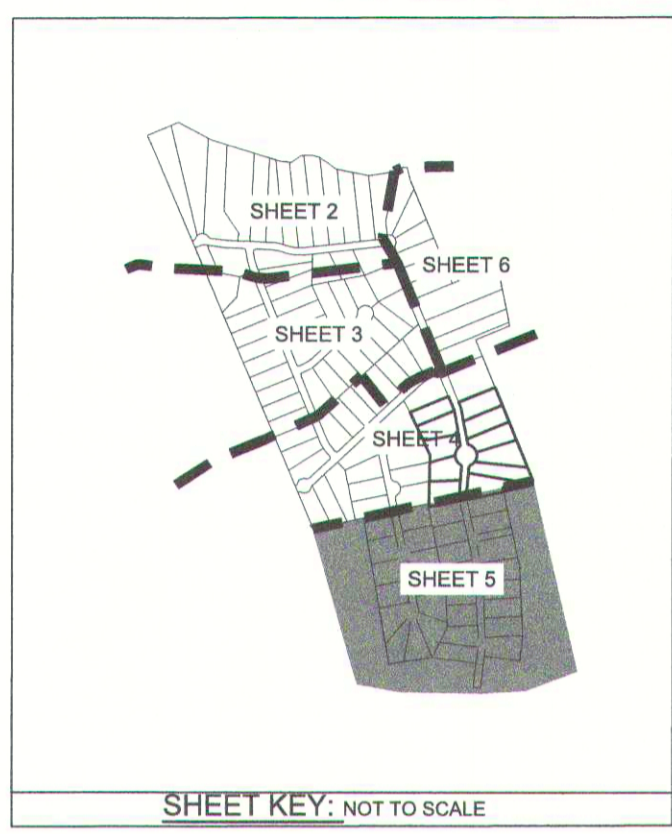
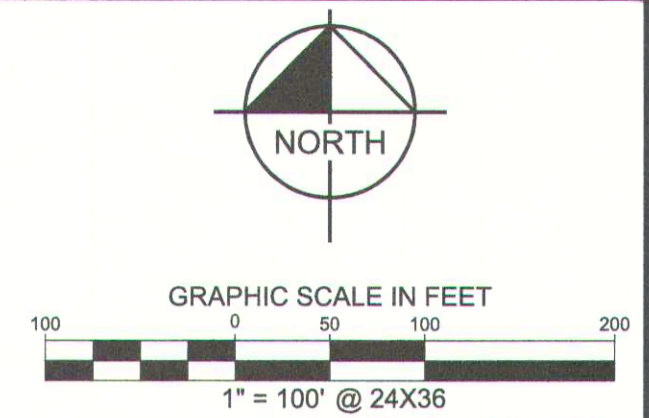
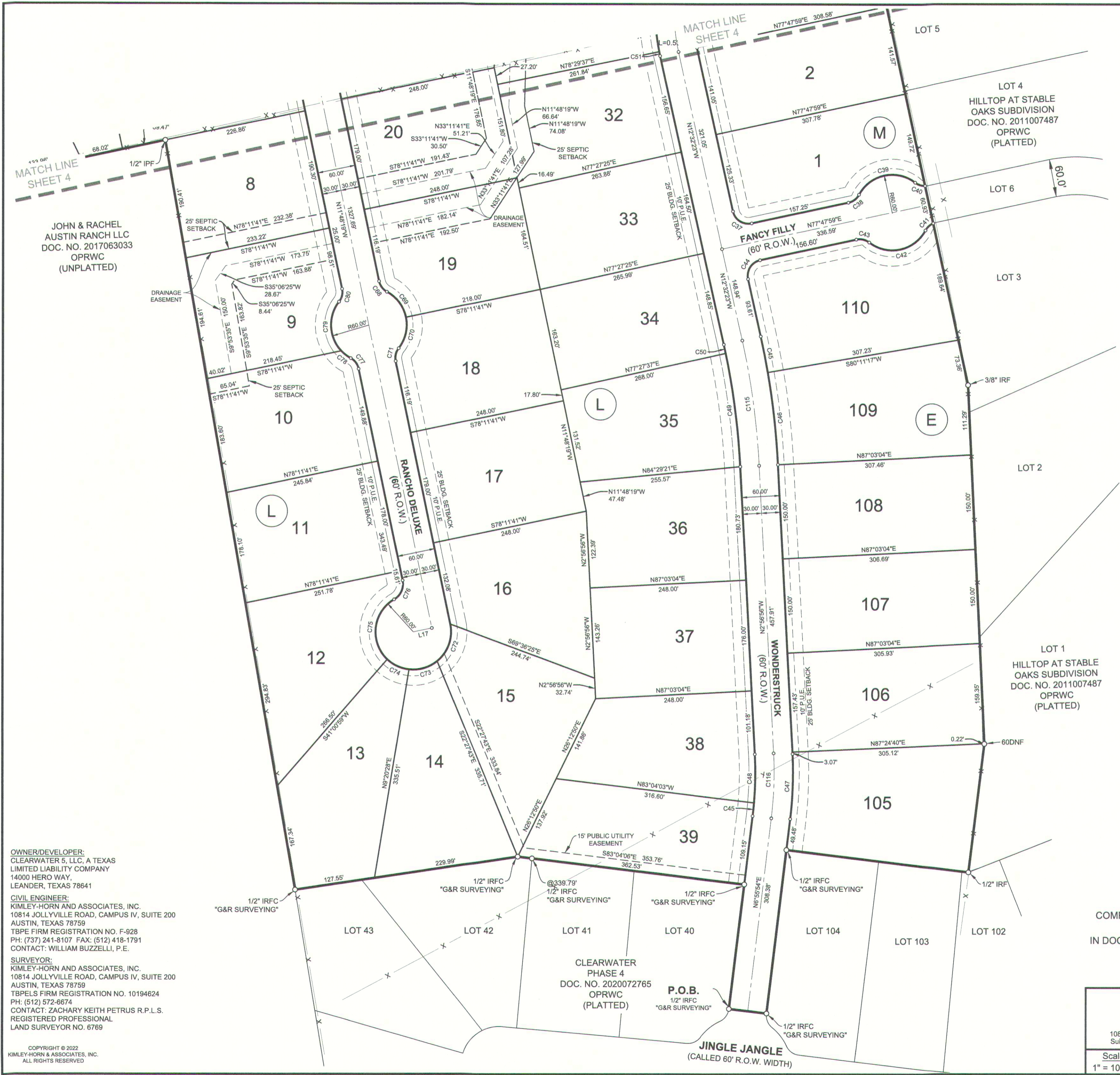
10814 Jollyville Road Campus IV,
Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	6/1/22	068686323	2 OF 9

C8J-2018-0091.2A







LEGEND	
○ IRSC	1/2" IRON ROD W/ "H" CAP SET
○ IRFC	USED TO SHOW GEOMETRIC BREAKS
○ IRFD	1/2" IRON ROD FOUND W/ CAP
○ MNF	CONCRETE MONUMENT FOUND
○ TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
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—	ULTIMATE FLOODPLAIN
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—	MATCH LINE
—	PHASE 5 BOUNDARY LINE
—	RIGHT-OF-WAY CENTER LINE
—	PHASE 5 LOT LINE
—	EASEMENT LINE
●	BENCHMARK

**FINAL PLAT
CLEARWATER RANCH -
PHASE FIVE**
BEING 169.463 ACRES
COMPRISED OF A CALLED 169.463 ACRE TRACT OF LAND
CONVEYED TO CLEARWATER 5, LLC,
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IRWIN ADDISON SURVEY, ABSTRACT 22
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OWNER/DEVELOPER:
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LEANDER, TEXAS 78641

CIVIL ENGINEER:
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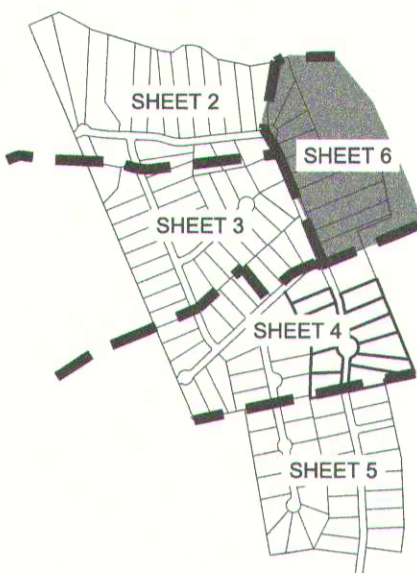
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CLEARWATER
PHASE 4
DOC. NO. 2020072765
OPRWC
(PLATTED)

P.O.B.
1/2" IRFC
"G&R SURVEYING"

JINGLE JANGLE
(CALLED 60' R.O.W. WIDTH)

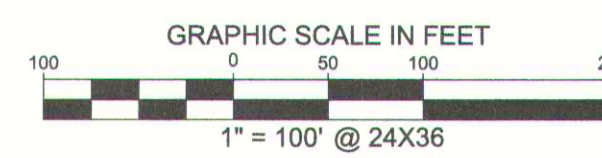
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SHEET KEY: NOT TO SCALE

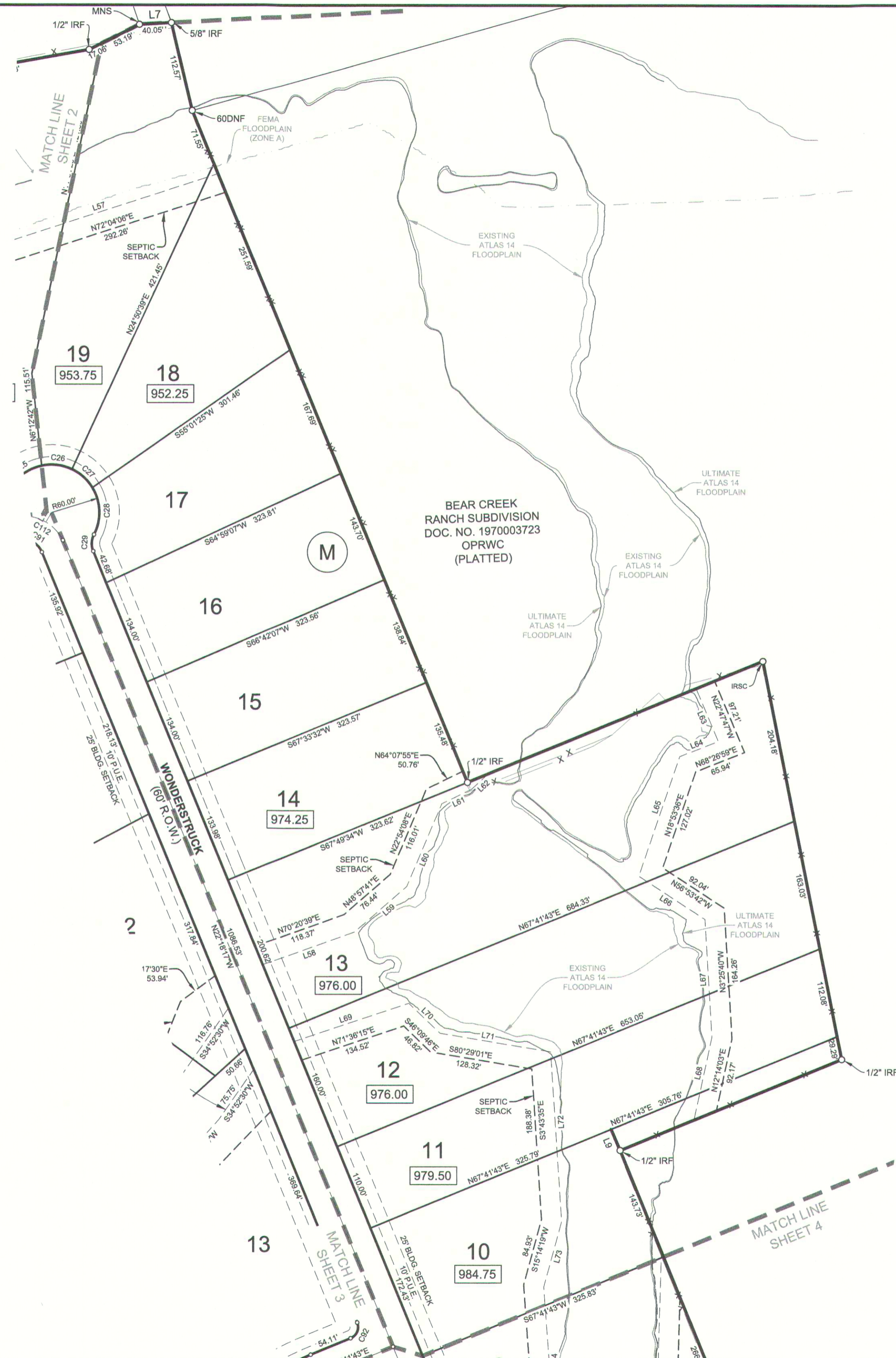
LEGEND

- IRSC
- IRFC
- MNF
- TXDOT
- OPRWC
- WCCC
- DRWC
- P.O.B.
- R.O.W.
- D.E.
- S.D.E.
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LAND SURVEYOR NO. 6769

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FINAL PLAT CLEARWATER RANCH - PHASE FIVE

BEING 169.463 ACRES

COMPRISED OF A CALLED 169.463 ACRE TRACT OF LAND
CONVEYED TO CLEARWATER 5, LLC,
IN DOCUMENT NO. 2021110551, OFFICIAL PUBLIC RECORDS
IRWIN ADDISON SURVEY, ABSTRACT 22
WILLIAM GRAY SURVEY, ABSTRACT 251
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV,
Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771
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C8J-2018-0091.2A

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\CLEARWATER RANCH PHASE 5 PLAT.DWG PLOTTED BY: MCLAUGHLIN, MICHAEL 6/1/2022 10:00 AM

LEGAL DESCRIPTION OF:
A 169.463 ACRE TRACT

BEING A 169.463 ACRE TRACT OF LAND LOCATED IN THE IRWIN ADDISON SURVEY, ABSTRACT NO. 22, AND THE WILLIAM GRAY SURVEY, ABSTRACT NO. 251, CITY OF LIBERTY HILL, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 135.730 ACRE TRACT OF LAND DESCRIBED TO LOOKOUT PARTNERS L.P. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NUMBER 2006033834 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND A PORTION OF A CALLED 254.42 ACRE TRACT OF LAND DESCRIBED TO LOOKOUT PARTNERS L.P. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NUMBER 9731438 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF JINGLE JANGLE (CALLED 60' RIGHT-OF-WAY WIDTH), AND THE EAST BOUNDARY LINE OF LOT 40 OF THE CLEARWATER PHASE 4 SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 2020072765 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 06°55'54" EAST, ALONG THE EAST LINE OF SAID LOT 40, A DISTANCE OF 199.23 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" FOUND AT THE NORTHEAST CORNER OF SAID LOT 40, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 83°04'06" WEST, AT 339.79 FEET PASSING A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" FOUND AT THE NORTHWEST CORNER OF LOT 41 OF SAID CLEARWATER PHASE 4 SUBDIVISION AND THE NORTHEAST CORNER OF LOT 42 OF SAID CLEARWATER PHASE 4 SUBDIVISION, THEN CONTINUING FOR A TOTAL DISTANCE OF 362.53 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" FOUND AT THE NORTH CORNER OF SAID LOT 42, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 81°30'18" WEST, A DISTANCE OF 357.54 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" FOUND IN THE EAST BOUNDARY LINE OF A CALLED 352.74 ACRE TRACT OF LAND DESCRIBED TO JOHN & RACHEL AUSTIN RANCH, LLC., AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NUMBER 2017063033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AT THE NORTHWEST CORNER OF LOT 43 OF SAID CLEARWATER PHASE 4 SUBDIVISION, FOR A SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 09°53'35" WEST, A DISTANCE OF 1208.89 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 352.74 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 77°56'06" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID 352.74 ACRE TRACT, A DISTANCE OF 422.35 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF A CALLED 130.11 ACRE TRACT OF LAND DESCRIBED TO CHARLES E. FOUST AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 435, PAGE 283 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 22°55'12" WEST, ALONG THE EAST BOUNDARY LINE OF SAID 130.11 ACRE TRACT, A DISTANCE OF 3489.36 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID 130.11 ACRE TRACT AND AN ANGLE CORNER IN THE SOUTH BOUNDARY LINE OF A CALLED 217.93 ACRE TRACT OF LAND DESCRIBED TO RAYMOND ELROY FOUST AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 700, PAGE 267 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID 217.93 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- NORTH 66°54'12" EAST, A DISTANCE OF 271.39 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 62°01'31" EAST, A DISTANCE OF 308.62 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 73°02'45" EAST, A DISTANCE OF 590.85 FEET TO A 60 D NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 84°20'46" EAST, A DISTANCE OF 90.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 54°34'27" EAST, A DISTANCE OF 97.02 FEET TO A PK NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 87°53'50" EAST, A DISTANCE OF 84.15 FEET TO A 1/2 INCH IRON WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 76°42'12" EAST, A DISTANCE OF 68.88 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 53°57'35" EAST, A DISTANCE OF 167.25 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 79°04'12" EAST, A DISTANCE OF 199.74 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 77°02'24" EAST, A DISTANCE OF 76.42 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 80°00'06" EAST, A DISTANCE OF 211.73 FEET TO 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- NORTH 63°29'25" EAST, A DISTANCE OF 70.25 FEET TO A CONCRETE MONUMENT FOUND AT A SOUTHEAST CORNER OF SAID 217.93 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE NORTH 86°47'18" EAST, A DISTANCE OF 40.05 FEET TO A 5/8 INCH IRON ROD FOUND IN THE WEST BOUNDARY LINE OF THE BEAR CREEK RANCH SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 1970003723 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID BEAR CREEK RANCH SUBDIVISION THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- SOUTH 13°23'36" EAST, A DISTANCE OF 112.57 FEET TO A 60D NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 22°19'43" EAST, A DISTANCE OF 908.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
- NORTH 67°37'21" EAST, A DISTANCE OF 399.87 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A NORTHEAST CORNER OF THIS TRACT;
- SOUTH 11°14'42" EAST, A DISTANCE OF 508.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHEAST CORNER OF THIS TRACT;
- SOUTH 67°42'15" WEST, A DISTANCE OF 300.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
- SOUTH 22°16'06" EAST, A DISTANCE OF 1247.24 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH BOUNDARY LINE OF THE HILLTOP AT STABLE OAKS SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 2011007487 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND AT A SOUTHWEST CORNER OF SAID BEAR CREEK RANCH SUBDIVISION, FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 77°48'33" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID HILLTOP AT STABLE OAKS SUBDIVISION, A DISTANCE OF 255.29 FEET TO A CONCRETE MONUMENT FOUND AT A NORTHWEST CORNER OF SAID HILLTOP AT STABLE OAKS SUBDIVISION, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE ALONG THE WEST BOUNDARY LINE OF THE HILLTOP AT STABLE OAKS SUBDIVISION THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 12°12'46" EAST, A DISTANCE OF 650.50 FEET TO A 3/8 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 02°39'25" EAST, A DISTANCE OF 570.86 FEET TO A 60D NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- SOUTH 07°00'30" WEST, A DISTANCE OF 205.92 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID HILLTOP AT STABLE OAKS SUBDIVISION, AN ANGLE CORNER OF THE NORTH BOUNDARY LINE OF LOT 102 OF SAID CLEARWATER PHASE 4 SUBDIVISION, FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 83°01'45" WEST, A DISTANCE OF 291.25 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" FOUND AT THE NORTHWEST CORNER OF LOT 104 OF SAID CLEARWATER PHASE 4 SUBDIVISION, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 06°55'54" WEST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 104 OF SAID CLEARWATER PHASE 4 SUBDIVISION, A DISTANCE OF 261.49 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "G&R SURVEYING" FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JINGLE JANGLE, FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 83°04'06" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JINGLE JANGLE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 169.463 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN ARE ON THE GRID AND SHOWN IN U.S. SURVEY FEET.

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14000 HERO WAY,
LEANDER, TEXAS 78641

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LAND SURVEYOR NO. 6769

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<div><div><div>Kimley»Horn</div><div>10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759</div></div><div><div>FIRM # 10194624</div><div>Tel. No. (512) 418-1771 www.kimley-horn.com</div></div></div>					
Scale NA	Drawn by PTF	Checked by ZKP	Date 6/1/22	Project No. 068686323	Sheet No. 7 OF 9

C8J-2018-0091.2A

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\068686323 - CLEARWATER RANCH PHASE 5\DWG\PLAT\CLEAR WATER PHASE 5 PLAT.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 6/1/2022 12:14 PM LAST SAVED 6/1/2022 10:00 AM

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, CWR 5 LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2006033834 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE AR NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS CLEARWATER RANCH PHASE 5.

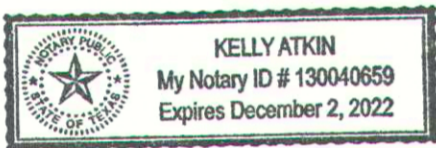
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22nd DAY OF June, 2022

BY: [Signature]
NAME: BRIAN SHIELDS
TITLE: PRESIDENT
COMPANY: CLEARWATER 5, LLC,
ADDRESS: 14000 HERO WAY, LEANDER, TX 78641

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF June, 2022 BY Brian Shields AS President OF Clearwater 5, LLC ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER
MY COMMISSION EXPIRES: 12-2-2022
COUNTY OF WILLIAMSON
THE STATE OF TEXAS



THE 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.

[Signature]
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

7/7/2022 DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 7 DAY OF July, 2022 A.D.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

FINAL PLAT CLEARWATER RANCH - PHASE FIVE

BEING 169.463 ACRES

COMPRISED OF A CALLED 169.463 ACRE TRACT OF LAND
CONVEYED TO CLEARWATER 5, LLC,
IN DOCUMENT NO. 2021110551, OFFICIAL PUBLIC RECORDS
IRWIN ADDISON SURVEY, ABSTRACT 22
WILLIAM GRAY SURVEY, ABSTRACT 251
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	PTF	ZKP	6/1/22	068686323	9 OF 9

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. 10194624
PH: (512) 572-6674
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD,
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (737) 241-8107 FAX: (512) 418-1791
CONTACT: WILLIAM BUZZELLI, P.E.

OWNER/DEVELOPER:
CLEARWATER 5, LLC, A TEXAS
LIMITED LIABILITY COMPANY
14000 HERO WAY,
LEANDER, TEXAS 78641

GENERAL 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. FLOODPLAIN 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.
- THIS PLAT WAS PREPARED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO.2119138-LND (ISSUE DATE: MAY 6, 2021, EFFECTIVE DATE: MAY 19, 2021) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. KIMLEY-HORN DID NOT ABSTRACT THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" AND ZONE "AE" AS IDENTIFIED ON FEMA MAP PANEL NO. 48491C0230F, EFFECTIVE DECEMBER 20, 2019. A PORTION OF LOTS 18-32 OF BLOCK M ARE WITHIN FEMA ZONE "A" LOTS 8-14 OF BLOCK M, AND LOTS 11-14 OF BLOCK P ARE WITHIN FEMA ZONE "AE" AND ARE ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD EVENT AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0230F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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 MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 8-14 & 18-32 OF BLOCK M, AND LOTS 11-14 OF BLOCK P, AS SHOWN ON THIS PLAT, WERE DETERMINED BY ADDING ONE (1) FOOT OR MORE TO THE BASE FLOOD ELEVATION (BFE). 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 WAYS THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SERVICES.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVED BY ON-SITE SEWAGE FACILITIES.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOTS 8-14 & 18-32 OF BLOCK M, AND LOTS 11-14 OF BLOCK P. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 8-14 & 18-32 OF BLOCK M, AND LOTS 11-14 OF BLOCK P PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- OBSTRUCTION OF FLOW WITHIN THE DRAINAGE EASEMENTS IS PROHIBITED.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, ZACHARY KEITH PETRUS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. PLAT COMPLIES WITH ALL WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

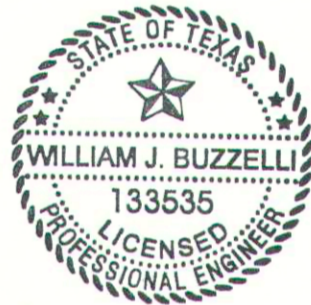
[Signature]
ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. PLAT COMPLIES WITH ALL WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

ENGINEERED BY: [Signature]
WILLIAM BUZZELLI, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 133535
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759



THIS TRACT IS NOT LOCATED WITHIN THE
EDWARDS AQUIFER RECHARGE ZONE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS:

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES 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 DATE
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. 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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

DEPUTY

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\068686323 - CLEARWATER RANCH PHASE 5 PLAT.DWG PLOTTED BY MCLAUGHLIN, MICHAEL 6/1/2022 12:14 PM LAST SAVED 6/1/2022 10:00 AM