

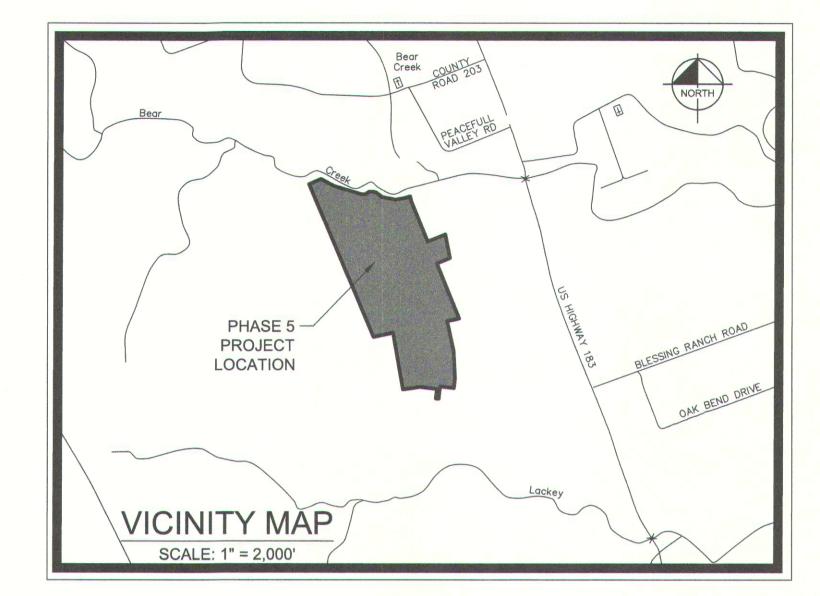
OWNER/DEVELOPER: CLEARWATER 5, LLC, A TEXAS LIMITED LIABILITY COMPANY 14000 HERO WAY, LEANDER LEANDER, TEXAS 78641

LAND SURVEYOR NO. 6769

KIMLEY-HORN & ASSOCIATES, INC. ALL RIGHTS RESERVED

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

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.



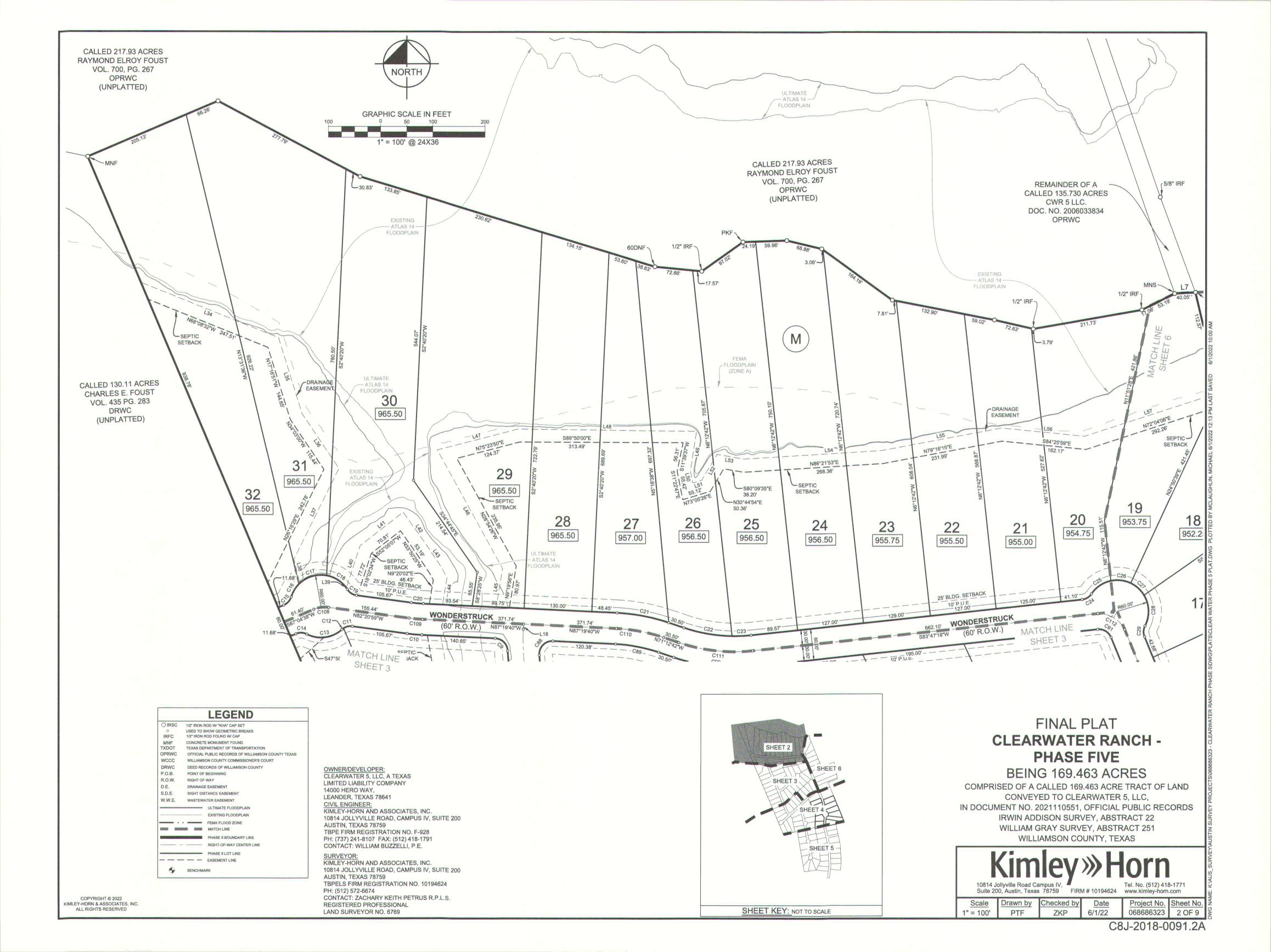
STREET NAME	R.O.W. WIDTH	LINEAR FEET	DESIGN SPEED
WONDERSTRUCK	60' R.O.W.	5374.33'	25 MPH
NIGHTHORSE	60' R.O.W.	1894.16'	25 MPH
STARDUSTY	60' R.O.W.	748.35'	25 MPH
RUSTY COLT	60' R.O.W.	1543.10'	25 MPH
RANCHO DELUXE	60' R.O.W.	1595.91'	25 MPH
FANCY FILLY	60' R.O.W.	336.59'	25 MPH

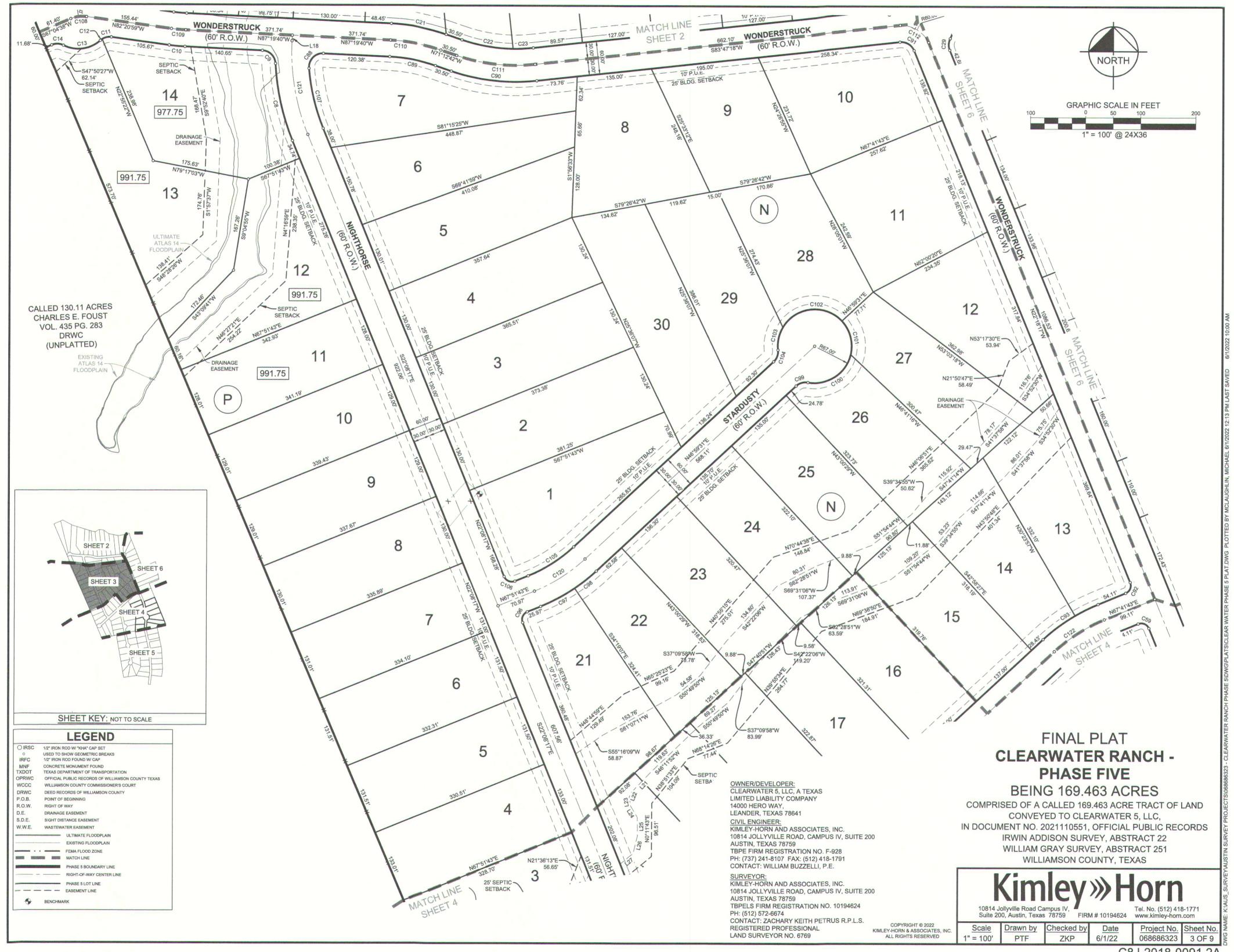
FINAL PLAT **CLEARWATER RANCH -PHASE FIVE**

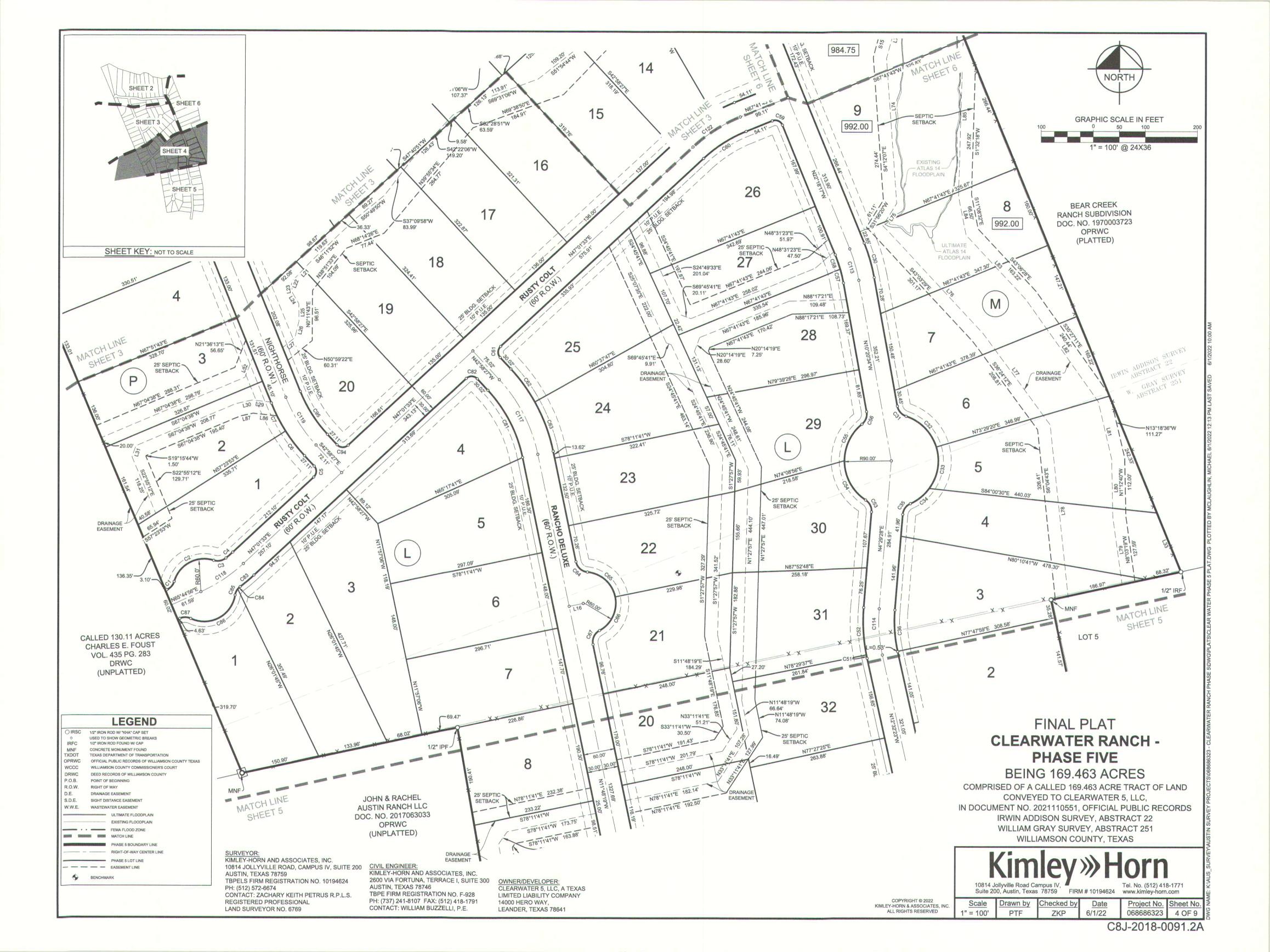
BEING 169.463 ACRES

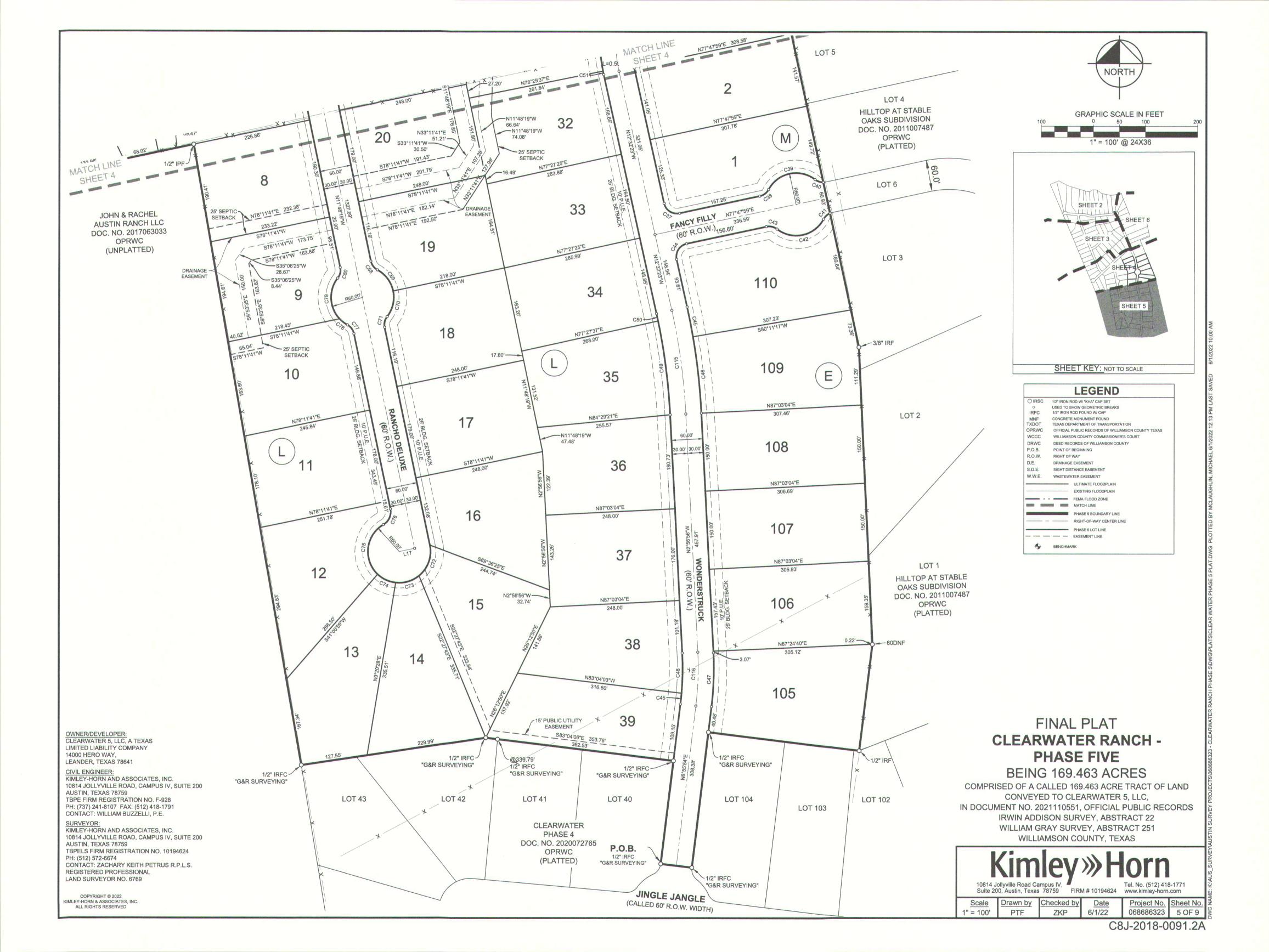
COMPRISED OF A CALLED 169.463 ACRE TRACT OF LAND CONVEYED TO CLEARWATER 5, LLC, IN DOCUMENT NO. 2021110551, OFFICIAL PUBLIC RECORDS IRWIN ADDISON SURVEY, ABSTRACT 22 WILLIAM GRAY SURVEY, ABSTRACT 251 WILLIAMSON COUNTY, TEXAS

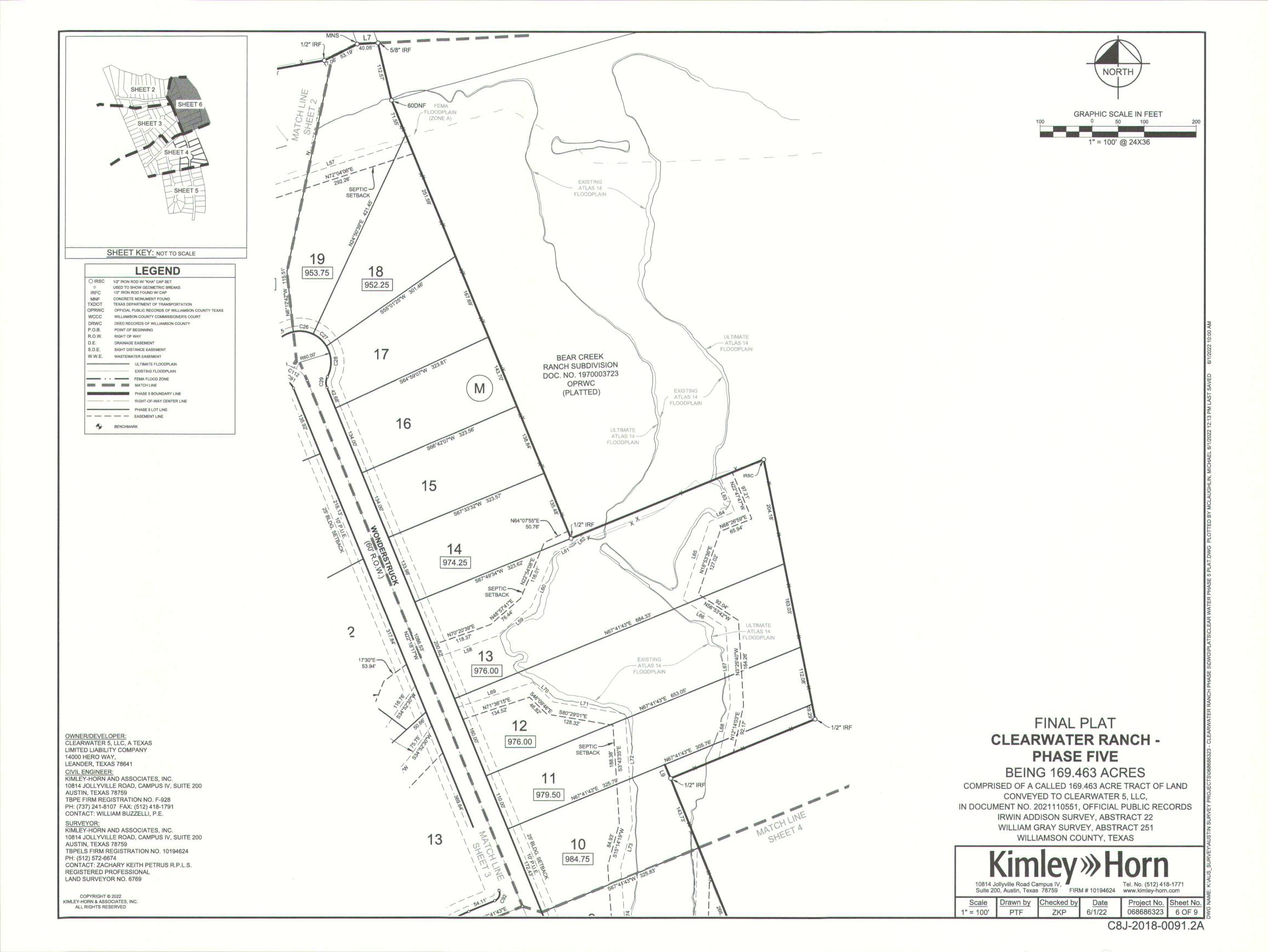
Suite 200, Austin, Texas 78759 FIRM # 10194624 www.kimley-horn.com Drawn by Checked by N/A ZKP 6/1/22 068686323 PTF 1 OF 9











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:

- 1. 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:
- 2. 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;
- 3, SOUTH $73^{\circ}02'45"$ EAST, A DISTANCE OF 590.85 FEET TO A 60 D NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- 4. 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;
- 5. NORTH 54°34'27" EAST, A DISTANCE OF 97.02 FEET TO A PK NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- 6. 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;
- 7. 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:
- 8. 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:
- 9. 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.
- 10. 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;
- 11. 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;
- 12. 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:

- 1. SOUTH 13°23'36" EAST, A DISTANCE OF 112.57 FEET TO A 60D NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- 2. 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;
- 3. 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;
- 4. 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;
- 5. 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;
- 6. 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:

- 1. 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;
- 2. SOUTH 02°39'25" EAST, A DISTANCE OF 570.86 FEET TO A 60D NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
- 3. 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.

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



Suite 200, Austin, Texas 78759 FIRM # 10194624 www.kimley-horn.com

Scale Drawn by Checked by Date Project No. Shows NA PTF ZKP 6/1/22 068686323 7

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

CONTACT: ZACHARY KEITH PETRUS R.P.L.S.

OWNER/DEVELOPER: CLEARWATER 5, LLC, A TEXAS

LIMITED LIABILITY COMPANY

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REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 6769

PH: (512) 572-6674

Sheet No.

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LOT TA	ABLE		LOT T	ABLE	
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK L	1.170	50,960	LOT 1 BLOCK M	1.005	43,771
LOT 2 BLOCK L	1.293	56,306	LOT 2 BLOCK M	1.002	43,630
LOT 3 BLOCK L	1.035	45,066	LOT 3 BLOCK M	1.271	55,378
LOT 4 BLOCK L	1.039	45,259	LOT 4 BLOCK M	1.320	57,490
LOT 5 BLOCK L	1.009	43,941	LOT 5 BLOCK M	1.356	59,053
LOT 6 BLOCK L	1.006	43,807	LOT 6 BLOCK M	1.231	53,625
LOT 7 BLOCK L	1.005	43,777	LOT 7 BLOCK M	1.226	53,416
LOT 9 BLOCK L	1.016	44,269	LOT 8 BLOCK M	1.223	53,254
LOT 10 BLOCK L	1.017	44,288	LOT 10 BLOCK M	1.290	56,191
LOT 11 BLOCK L	1.050	45,744	LOT 11 BLOCK M	1.622	70,653
LOT 12 BLOCK L	1.035	45,073	LOT 12 BLOCK M	2.456	106,990
LOT 13 BLOCK L	1.018	44,363	LOT 13 BLOCK M	3.235	140,911
LOT 14 BLOCK L	1.070	46,589	LOT 14 BLOCK M	1.001	43,598
LOT 15 BLOCK L	1.061	46,225	LOT 15 BLOCK M	1.013	44,137
LOT 16 BLOCK L	1.019	44,392	LOT 16 BLOCK M	1.031	44,915
LOT 17 BLOCK L	1.005	43,760	LOT 17 BLOCK M	1.002	43,641
LOT 18 BLOCK L	1.005	43,760	LOT 18 BLOCK M	1.008	43,891
LOT 19 BLOCK L	1.019	44,392	LOT 19 BLOCK M	1.516	66,026
LOT 20 BLOCK L	1.032	44,972	LOT 20 BLOCK M	1.769	77,072
LOT 21 BLOCK L	1.004	43,731	LOT 21 BLOCK M	1.575	68,606
LOT 22 BLOCK L	1.009	43,946	LOT 22 BLOCK M	1.716	74,733
LOT 23 BLOCK L	1.145	49,868	LOT 23 BLOCK M	1.961	85,434
LOT 24 BLOCK L	1.199	52,217	LOT 24 BLOCK M	2.159	94,044
LOT 25 BLOCK L	1.222	53,226	LOT 25 BLOCK M	2.110	91,895
LOT 26 BLOCK L	1.014	44,172	LOT 26 BLOCK M	1.818	79,173
LOT 27 BLOCK L	1.177	51,286	LOT 28 BLOCK M	2.108	91,811
LOT 28 BLOCK L	1.049	45,687	LOT 29 BLOCK M	3.409	148,500
LOT 29 BLOCK L	1.049	45,679	LOT 30 BLOCK M	3.286	143,154
LOT 30 BLOCK L	1.109	48,308	LOT 31 BLOCK M	3.534	153,962
LOT 31 BLOCK L	1.001	43,602	LOT 32 BLOCK M	2.737	119,212
LOT 32 BLOCK L	1.001	43,582	LOT	ΓABLE	
LOT 33 BLOCK L	1.000	43,578	LOT NO.	ACRES	SQ. FT.
LOT 34 BLOCK L	1.001	43,588	LOT 1 BLOCK P	1.002	43,635
LOT 35 BLOCK L	1.001	43,618	LOT 2 BLOCK P	1.004	43,728
LOT 36 BLOCK L	1.002	43,648	LOT 3 BLOCK P	1.006	43,842
LOT 37 BLOCK L	1.002	43,626	LOT 4 BLOCK P	1.006	43,838
LOT 38 BLOCK L	1.015	44,226	LOT 5 BLOCK P	1.000	43,581
LOT 54 BLOCK L	1.014	44,189	LOT 6 BLOCK P	1.006	43,817
LOT 1	TABLE		LOT 7 BLOCK P	1.007	43,885
LOT NO.	ACRES	SQ. FT.	LOT 8 BLOCK P	1.005	43,781
LOT 105 BLOCK E	1.222	53,252	LOT 9 BLOCK P	1.003	43,672
LOT 106 BLOCK E	1.111	48,392	LOT 10 BLOCK P	1.008	43,900
LOT 107 BLOCK E	1.055	45,946		1.005	43,784
LOT 108 BLOCK E	1.057	46,061	LOT 12 BLOCK P	1.385	60,340
LOT 109 BLOCK E	1.177	51,279	LOT 13 BLOCK P	1.738	75,692
LOT 110 BLOCK E	1.237		LOT 14 BLOCK P	1.437	62,595

LOT TAI	BLE		LOT 1	TABLE		LOT	TABLE			LINE TABL	.E		LINE TABL	E	CURVE TABLE			CORVE TABLE						OOKVE TABLE								
LOT NO. A	CRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
LOT 1 BLOCK L 1	1.170	50,960	LOT 1 BLOCK M	1.005	43,771	LOT 1 BLOCK N	1.234	53,740	L1	S84°20'46"E	90.23'	L47	N75°23'50"E	159.78'	C1	49°45'02"	25.00'	21.71'	N40°52'25"E	21.03'	C42	99°21'34"	60.00'	104.05'	N77°47'59"E	91.49'	C82	90°00'00"	15.00'	23.56'	N87°58'27"W	21.21'
LOT 2 BLOCK L	1.293	56,306	LOT 2 BLOCK M	1.002	43,630	LOT 2 BLOCK N	1.126	49,051	L2	N54°34'27"E	97.02'	L48	S89°18'48"E	342.42'	C2	91°35'24"	60.00'	95.91'	N61°47'37"E	86.02'	C43	49°41'08"	25.00'	21.68'	N77°21'48"W	21.01'	C83	6°00'10"	330.00'	34.57'	S50°01'38"W	34.56'
LOT 3 BLOCK L	1.035	45,066	LOT 3 BLOCK M	1.271	55,378	LOT 3 BLOCK N	1.103	48,028	L3	N87°53'50"E	84.15'		S08°34'03"W	77.89'	C3	56°53'31"	25.00'	24.82'	N79°08'33"E	23.82'	C44	90°20'22"	25.00'	39.42'	S32°37'48"W	35.46'	C84	14°59'26"	25.00'	6.54'	S45°32'00"W	6.52'
LOT 4 BLOCK L	1.039	45,259	LOT 4 BLOCK M	1.320	57,490	LOT 4 BLOCK N	1.079	47,005	L4	S76°42'12"E	68.88'		S11°22'47"E	22.78'	C4	3°40'15"	270.00'	17.30'	N48°51'40"E	17.29'	C45	2°06'50"	570.00'	21.03'	N05°52'29"E	21.03'	C85	29°13'51"	25.00'	12.75'	\$23°25'22"W	12.62'
LOT 5 BLOCK L	1.009	43,941	LOT 5 BLOCK M	1.356	59,053	LOT 5 BLOCK N	1.091	47,541	L5	S77°02'24"E	76.42'	L51	N73°05'26"E	17.90'	C5	90°00'00"	15.00'	23.56'	N02°01'33"E	21.21'	C45		1230.00'	58.56'	N11°10'33"W	58.55'	C86	106°33'02"	60.00'	111.58'	S62°04'58"W	96.18'
LOT 6 BLOCK L	1.006	43,807	LOT 6 BLOCK M	1.231	53,625	LOT 6 BLOCK N	1.042	45,380	L6	N63°29'25"E	70.25'		N30°44'54"E	57.89'	C6	10°22'20"	330.00'	59.74'	N37°47'17"W	59.66'	C46		1230.00'	147.33'	N06°22'50"W	147.25'	C87	49°36'32"	25.00'	21.65'	N89°26'48"W	20.98'
LOT 7 BLOCK L	1.005	43,777	LOT 7 BLOCK M	1.226	53,416	LOT 7 BLOCK N	1.215	52,940	L7	N86°47'17"E	40.05'		S80°09'35"E	52.46'	C7	10°27'50"	330.00'	60.27'	N27°22'12"W	60.18'	C47	9°52'50"	600.00'	103.47'	N01°59'29"E	103.34'		97°28'25" 16°06'59"	25.00' 300.00'	42.53' 84.38'	N43°56'07"E S79°16'11"E	84.11'
LOT 9 BLOCK L	1.016	44,269	LOT 8 BLOCK M	1.223	53,254	LOT 8 BLOCK N	1.092	47,576	L8	S13°23'36"E	112.57'		N86°21'53"E	263.85'	C8	19°09'01"	430.00'	143.72'	N12°33'47"W	143.05'	C48	7°46'01"	570.00'	77.27' 181.49'	N00°56'04"E N07°23'34"W	77.21'	C89	25°00'00"	360.00'	157.08	S83°42'42"E	155.84'
LOT 10 BLOCK L	1.017	44,288	LOT 10 BLOCK M	1.290	56,191	LOT 9 BLOCK N	1.004	43,734		N22°34'08"W	28.71'		N79°16'15"E S84°25'59"E	234.02' 160.55'	C9	84°20'24"	25.00'	36.80' 28.67'	N45°09'28"W N84°50'20"W	33.57' 28.66'	C49		1170.00'	14.35'	N12°11'18"W	14.35'	C91	73°54'25"	25.00'	32.25'	S59°15'29"E	30.06'
LOT 11 BLOCK L	1.050	45,744	LOT 11 BLOCK M	1.622	70,653	LOT 10 BLOCK N	1.156	50,362		N83°04'06"W N30°44'31"E	13.83'	L56	N72°04'06"E	285.16'	C10	4°58'41" 40°22'05"	330.00' 25.00'	17.61'	S77°27'58"W	17.25'	C51	1°11'44"	330.00'	6.89'	N11°56'31"W	6.89'	C92	90°00'00"	15.00'	23.56'	S22°41'43"W	21,21'
LOT 12 BLOCK L	1.035	45,073	LOT 12 BLOCK M	2.456	106,990	LOT 11 BLOCK N	1.298	56,523		S78°11'41"W	30.00'	-	N70°20'39"E	121.93'	C12	9°18'42"	25.00'	4.06'	S52°37'35"W	4.06'	C52		330.00'	91.20'	N03°25'35"W	90.91'	C93	12°34'30"	330.00'	72.43'	S53°18'48"W	72.28'
LOT 13 BLOCK L	1.018	44,363	LOT 13 BLOCK M	3.235	140,911	LOT 12 BLOCK N	1.058	46,093		N78°11'41"E	30.00'		N48°57'41"E	86.95'		34°23'36"	60.00'	36.02'	N80°26'22"W	35.48'	-	61°25'40"	25.00'	26.80'	N26°13'23"W	25.54'	C94	90°00'00"	15.00'	23.56'	N87°58'27"W	21.21'
LOT 14 BLOCK L	1.070	46,589	LOT 14 BLOCK M	1.001	43,598	LOT 13 BLOCK N	1.150	50,112		S02°40'20"W	10.13'		N22°54'08"E	112.39'		24°50'24"	25.00'	10.84'	S79°29'50"W	10.75'	-	56°59'34"	90.00'	89.52'	N28°26'26"W	85.88'	C95	20°50'10"	270.00'	98.19'	N32°33'22"W	97.65'
LOT 15 BLOCK L	1.061	46,225	LOT 15 BLOCK M	1.013	44,137	LOT 14 BLOCK N	1.005	43,788		S22°18'17"E	55.18'		N64°07'55"E	41.36'		49°40'47"	25.00'	21.68'	N42°14'15"E	21.00'	-	51°01'46"	90.00'	80.16'	N25°34'14"E	77.53'	C96	90°00'00"	15.00'	23.56'	N22°51'43"E	21.21'
LOT 16 BLOCK L	1.019	44,392	LOT 16 BLOCK M	1.031	44,915	LOT 15 BLOCK N	1.003	43,700		S22°18'17"E	28.11'	L62	S47°12'44"W	27.95'	C16	27°37'49"	60.00'	28.93'	N31°12'46"E	28.65'	C56	61°25'40"	25.00'	26.80'	N20°22'17"E	25.54'	C97	12°10'49"	330.00'	70.15'	N61°46'18"E	70.02'
	1.005	43,760	LOT 17 BLOCK M	1.002	43,641	LOT 16 BLOCK N	1.001	43,593	L21	S43°47'12"W	51.42'	L63	N22°47'47"W	71.85'	C17	55°22'58"	60.00'	58.00'	N72°43'10"E	55.77'	C57	5°46'35"	270.00'	27.22'	N13°13'51"W	27.21'	C98	8°41'22"	330.00'	50.05'	N51°20'12"E	50.00'
	1.005	43,760	LOT 18 BLOCK M	1.008	43,891	LOT 17 BLOCK N	1.006	43,804	L22	S21°17'44"W	8.19'	L64	N68°26'59"E	51.93'	C18	46°55'09"	60.00'	49.13'	S56°07'47"E	47.77'	C58	6°11'08"	270.00'	29.15'	N19°12'43"W	29.13'	C99	53°17'08"	25.00'	23.25'	N73°38'05"E	22.42'
	1.019	44,392	LOT 19 BLOCK M	1.516	66,026	LOT 18 BLOCK N	1.003	43,692	L23	S08°50'10"E	16.66'	L65	N18°53'36"E	158.02'	C19	49°40'47"	25.00'	21.68'	S57°30'36"E	21.00'	C59	90°00'00"	15.00'	23.56'	N67°18'17"W	21.21'	C100	86°59'21"	67.00'	101.72'	N56°46'59"E	92.23'
	1.032	44,972	LOT 20 BLOCK M	1.769	77,072	LOT 19 BLOCK N	1.008	43,900	L24	S30°40'44"E	23.83'	L66	N56°53'42"W	98.91'	C20	4°58'39"	270.00'	23.46'	S84°50'21"E	23.45'	C60	20°40'11"	270.00'	97.40'	S57°21'38"W	96.88'	C101	56°17'48"	67.00'	65.83'	N14°51'35"W	63.22'
	1.004	43.731	LOT 21 BLOCK M	1.575	68,606	LOT 20 BLOCK N	1.116	48,610	L25	S00°22'42"E	33.50'	L67	N03°25'40"W	148.23'	C21	16°06'59"	360.00'	101.26'	S79°16'11"E	100.93'	C61	90°00'00"	15.00'	23.56'	S02°01'33"W	21.21'	C102	106°32'36"	67.00'	124.59'	S83°43'14"W	107.40'
		43,946	LOT 22 BLOCK M	1.716	74,733	LOT 21 BLOCK N	1.173	51,114	L26	S13°38'48"W	32.55'	L68	N12°14'03"E	105.93'	C22	18°01'31"	300.00'	94.38'	S80°13'27"E	93.99'	C62	13°36'14"	330.00'	78.35'	S36°10'20"E	78.17'	C103	36°44'33"	67.00'	42.97'	S12°04'39"W	42.23'
	-	49,868	LOT 23 BLOCK M			LOT 22 BLOCK N	1.003	43,710	L27	S50°22'26"W	30.53'	L69	N71°36'15"E	151.32'	C23	6°58'29"	300.00'	36.52'	N87°16'33"E	36.50'	C63	17°33'54"	330.00'	101.17'	S20°35'16"E	100.77'	C104	53°17'08"	25.00'	23.25'	S20°20'57"W	22.42'
			LOT 24 BLOCK M			LOT 23 BLOCK N	1.000	43,569	L29	N83°50'31"W	35.65'	L70	S46°09'46"E	54.19'	C24	49°40'47"	25.00'	21.68'	N58°56'55"E	21.00'	C64	72°53'43"	25.00'	31.81'	S48°15'11"E	29.70'	C105	20°52'12"	270.00'	98.35'	S57°25'37"W	97.80'
		53,226	LOT 25 BLOCK M			LOT 24 BLOCK N	1.001	43,599	L30	S77°32'12"W	31.96'	L71	S80°29'01"E	140.40'	C25	44°01'39"	60.00'	46.11'	N56°07'21"E	44.98'	C65	72°53'43"	60.00'	76.34'	S48°15'11"E	71.29'	C106	90°00'00"	15.00'	23.56'	N67°08'17"W	21.21'
			LOT 26 BLOCK M			LOT 25 BLOCK N	1.001	43,594	L31	S19°15'44"W	22.23'	L72	S03°43'35"E	212.35'	C26	37°08'35"	60.00'	38.90'	S83°17'32"E	38.22'	C66	72°53'43"	60.00'	76.34'	S24°38'33"W	71.29'	C107	17°20'12"	370.00'	111.95'	N13°28'11"W	111.53'
		51,286	LOT 28 BLOCK M			LOT 26 BLOCK N	1.012	44,077	L32	N21°36'13"E	41.01'	L73	S15°14'19"W	84.82'	C27	33°25'21"	60.00'	35.00'	S48°00'34"E	34.51'	C67	72°53'43"	25.00'	31.81'	S24°38'33"W	29.70'	C108	30°34'22"	55.00'	29.35'	S82°21'49"W	29.00'
		45,687	LOT 29 BLOCK M			LOT 27 BLOCK N	1.045	45,518	L33	S22°16'06"E	122.31'	L74	S04°12'07"E	278.31'	C28	58°40'24"	60.00'	61.44'	S01°57'41"E	58.79'	C68	49°40'47"	25.00'	21.68'	S36°38'43"E	21.00'	C109		300.00'	26.07'	N84°50'20"W	26.06'
	-	45,679	LOT 30 BLOCK M	-		LOT 28 BLOCK N	1.017	44,318	L34	N68°08'32"W	284.21'	L75	S31°56'20"W	50.09'	-	49°40'47"	25.00'	21.68'	S02°32'07"W	21.00'	C69	49°40'47"	60.00'	52.02'	S36°38'43"E	50.41'	C110		336.33'	92.81'	N79°16'11"W	92.52'
	-	48,308	LOT 31 BLOCK M		-	LOT 29 BLOCK N	1.022	44,520	L35	N17°16'51"W	152.85'	+	S43°03'29"E	283.45'	C30	11°57'43"	330.00'	68.90'	S16°19'25"E	68.77'	C70	49°40'47"	60.00'	52.02'	S13°02'05"W	50.41'	C111	25°00'00"	330.00'	143.99'	N83°42'42"W	142.85'
		43,602	LOT 32 BLOCK M	-		LOT 30 BLOCK N	1.265	55,101	L36		126.29'	-	S36°24'12"E	217.04'	-	61°25'41"	25.00'	26.80'	S41°03'25"E	25.54'	C71	49°40'47"	25.00'	21.68'	S13°02'05"W	21.00'	C112		55.00'	70.95'	N59°15'29"W	66.13'
	1.001				119,212	LOT 30 BLOCK N	1.203	30,101	L37	N26°16'29"E	194.62'	-	S06°04'43"E	333.18'	-	54°26'51"	90.00'	85.53'	S44°32'49"E	82.34'	C72		60.00'	65.50'	S19°28'12"W	62.30'	C113		300.00'	62.63'	N16°19'25"W	62.52' 88.85'
		43,582	LOT	TABLE					L38	N13°53'16"W	47.20'	-	S08°03'19"E	129.09'	-	53°19'54"	90.00'	83.77'	S09°20'33"W	80.78'	-	45°44'24"	60.00'	47.90'	S73°36'55"W	46.64'	C114	17°01'51"	300.00'	89.17'	N04°01'27"W N07°44'40"W	200.63'
		43,578	LOT NO.	ACRES	SQ. FT.				L39		1.92'	-	S01°12'40"E	110.85'		29°54'39"	90.00'	46.98'	S50°57'50"W	46.45'	+	36°55'43"	60.00'	38.67'	N65°03'02"W	38.01'	C115	9°35'27" 9°52'50"	1200.00'	103.47'	N01°59'29"E	103.34'
		43,588	LOT 1 BLOCK P	1.002	43,635					S18°02'34"W	82.85'	-	S13°18'36"E	113.55'	-	61°25'40"	25.00'	26.80'	S35°12'19"W		-	105°59'41"	60.00'	111.00'	N06°24'41"E N23°48'06"E	95.83' 33.19'	C117	31°10'08"	300.00'	163.20'	N27°23'23"W	161.20'
		43,618	LOT 2 BLOCK P	1.004	43,728					S52°05'07"W	104.56'		S35°27'11"E S43°06'28"E	240.59' 168.71'		16°55'08"	270.00'	79.73'	N03°58'06"W		-	71°12'51" 49°43'17"	28.50'	35.42' 21.68'	N36°38'43"W	21.00'	C117		300.00'	98.03'	N56°23'14"E	97.60'
		43,648	LOT 3 BLOCK P	1.006	43,842					N35°26'33"W	74.25'	-	S11°08'32"E	76.44'	-	89°39'30"	25.00'	39.12'	S57°22'16"E			18°21'42"			N52°18'15"W	19.15'	C119		300.00'	109.10'	S32°33'22"E	108.50'
		43,626	LOT 4 BLOCK P	1.006	43,838				L43	N33°50'25"W N09°20'02"E	54.95'	-	S01°32'18"W	307.37'		49°40'47" 99°21'34"	25.00'	21.68'	N52°57'35"E N77°47'59"E		-	80°59'53"	60.00'	19.23' 84.82'	N02°37'28"W	77.93'	C120	20°52'12"	300.00'	109.10	N57°25'37"E	108.67'
		44,226	LOT 5 BLOCK P	1.000	43,581	CHAIR IS TO THE	OPER			N09°20'02"E	75.23'	-	N83°50'31"W	46.27'	-	38°36'29"	60.00'	104.05'	S71°49'28"E	16.53'	-		25.00'	21.68'	N13°02'05"E	21.00'	C121		400.00'	173.21'	S09°43'59"E	171.86'
LOT 54 BLOCK L	1.014	44,189	LOT 6 BLOCK P	1.006	43,817	OWNER/DEVEL CLEARWATER	5, LLC, A T			N28°54'26"W	259.46'	L87		25.58'	C40		25.00' 25.00'	16.86	N47°26'22"E	16.53	C81		270.00'	146.88'	N27°23'23"W	145.08'	-	20°40'11"	300.00'	108.23'	N57°21'38"E	107.64'
LOT TA	ABLE		LOT 7 BLOCK P	1.007	43,885	LIMITED LIABIL 14000 HERO W	AY,	ANY	L40	1420 04 20 44	2.00.40	201	011 02 12 VV	20.00	J	30 30 20	25.00	10.00	1477 2022 E	10.04	1001	01 1000	270.00	1-10.00	2020 11	. 10.00	3.22		230.00			
LOT NO.	ACRES	SQ. FT.	LOT 8 BLOCK P	1.005	43,781	LEANDER, TEX																										
LOT 105 BLOCK E	1.222	53,252	LOT 9 BLOCK P	1.003	43,672	KIMLEY-HORN 10814 JOLLYVII	AND ASSC			TE 200																						
LOT 106 BLOCK E	1.111	48.392	LOT 10 BLOCK P	1.008	43,900	AUSTIN, TEXAS		OAIVIF US	v, 3011																							

CURVE TABLE

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

LINE TABLE

LOT TABLE

LINE TABLE

BLOCK	LOT	CULVERT
M	8	(3) 36" RCP
M	31	(1) 18" RCP
M	32	(1) 18" RCP

FOR ALL OTHER LOTS, A STRAIGHT TIE IN DRIVEWAY WILL BE INSTALLED

		ACF	REAGE DEDUCTION	TABLE	
BLOCK	LOT	TOTAL AREA (ACRE)	TOTAL AREA (SF)	DEDUCTION AREA (SF)	NET AREA (SF)
M	8	1.22	53143.20	6567.7	46575.50
М	9	1.99	86684.40	37464.33	49220.07
М	10	1.49	64904.40	20846.69	44057.71
M	11	1.62	70567.20	21719.33	48847.87
M	12	2.46	107157.60	57747.6	49410.00
M	13	3.24	141134.40	91561.92	49572.48
M	14	1.00	43597.89	0	43597.89
М	15	1.01	44136.88	0	44136.88
M	16	1.03	44915.28	0	44915.28
M	17	1.00	43640.71	0	43640.71
M	18	1.01	43891.24	0	43891.24
M	19	1.52	66211.20	14549.39	51661.81
М	20	1.77	77101.20	31535.95	45565.25
M	21	1.57	68389.20	24695.87	43693.33

		ACF	REAGE DEDUCTION	TABLE	
BLOCK	LOT	TOTAL AREA (ACRE)	TOTAL AREA (SF)	DEDUCTION AREA (SF)	NET AREA (SF)
M	22	1.72	74923.20	30877.14	44046.06
M	23	1.96	85377.60	41460.99	43916.61
М	24	2.16	94089.60	50127.25	43962.35
M	25	2.11	91911.60	47985.97	43925.63
М	26	1.82	79279.20	35655.46	43623.74
M	27	1.56	67953.60	23917.59	44036.01
M	28	2.11	91911.60	46081.73	45829.87
M	29	3.41	148539.60	103592.13	44947.47
M	30	3.29	143312.40	97737.77	45574.63
M	31	3.53	153766.80	103829.14	49937.66
M	32	2.74	119354.40	57585.16	61769.24
Р	12	1.39	60340.42	16727.15	43613.27
Р	13	1.77	77188.07	11863.21	65324.86
Р	14	1.44	62635.71	15534.26	47101.45

FINAL PLAT **CLEARWATER RANCH -PHASE FIVE**

CURVE TABLE

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

Checked by

ZKP

Kim	ey» ł	Horn
10814 Jollyville Road Cam Suite 200, Austin, Texas 7		Tel. No. (512) 418-1771 www.kimley-horn.com

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CURVE TABLE

<u>Date</u> 6/1/22 068686323 8 OF 9 C8J-2018-0091.2A

Project No. Sheet No.

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

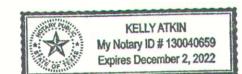
NAME: BRIAN SHIELDS PRESIDENT COMPANY: CLEARWATER 5, LLC

ADDRESS: 14000 HERO WAY, LEANDER, TX 78641

THE STATE OF TEXAS

COUNTY OF WILLIAMSON THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22 DAY OF JUNE, 2021 BY ISTIAN Shields, AS President of Clear Water 5, LLCON BEHALF OF SAID

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



THE STATE OF TEXAS COUNTY OF WILLIAMSON

THE STATE OF TEXAS

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 Hickmanse for COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE

Project No.

068686323

Sheet No

9 OF 9

Unay brages

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.
- 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
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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
- 8. 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.
- 9. 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.
- 10. 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.
- 11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 12. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SERVICES
- 13. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVED BY ON-SITE SEWAGE FACILITIES.
- 14. 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.
- 15. 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
- 16. 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.
- 17. 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.
- 18. 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,

ZACHARY KEITH PETRU 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: 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 WILLIAMSON COUNTY, TEXAS

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

Suite 200, Austin, Texas 78759 FIRM # 10194624 www.kimley-horn.com

6/1/22

Checked by

ZKP

CLASSIFICATION STREET NAME R.O.W. WIDTH LINEAR FEET | PAVEMENT WIDTH **DESIGN SPEED** DESIGNATION RANCHO DELUXE **PUBLIC** RUSTY COLT 1543.10' 26' **25 MPH** LOCAL **PUBLIC** 60.00 WONDERSTRUCK 5374.33' 26' **25 MPH** LOCAL **PUBLIC** 60.00 **FANCY FILLY** 26' LOCAL **PUBLIC** 60.00' 336.59 25 MPH **NIGHTHORSE** 60.00' 1894.16' 26' 25 MPH LOCAL **PUBLIC** STARDUSTY 60.00 748.35 **PUBLIC**

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

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

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 , 20__, A.D. AT _____ O'CLOCK __.M., DULY RECORDED ON THE __

____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 NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

DEPUTY

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