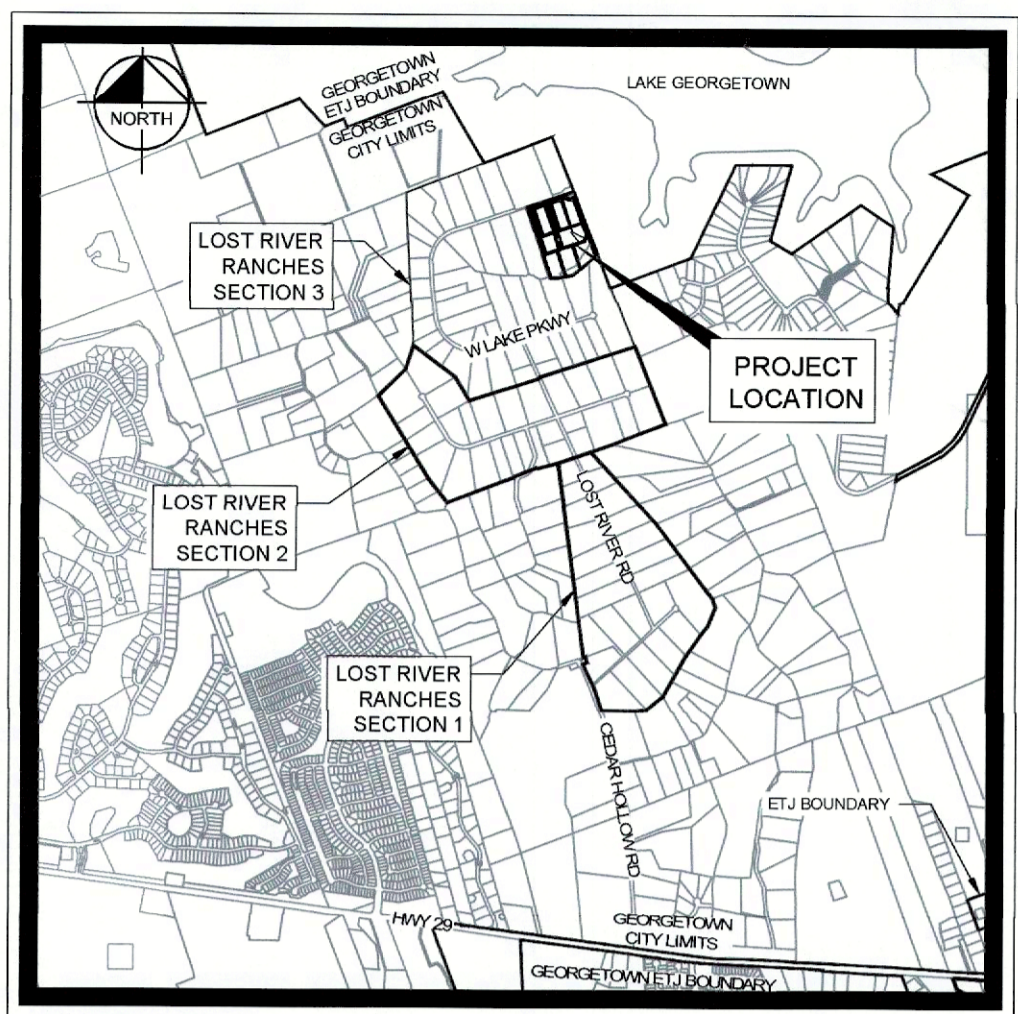


LINE TABLE		
LINE	LENGTH	BEARING
L1	781.58	N71°17'23.23"E
L2	75.01	S21°47'13.76"E
L3	191.68	S44°25'00.60"W
L4	157.15	S51°48'04.26"W
L5	21.07	S51°38'24.39"W
L6	147.80	S51°38'24.39"W
L7	156.51	S78°25'11.18"W
L8	91.59	N86°21'01.94"W
L9	24.96	N18°43'05.44"W
L10	50.00	N71°19'19.35"E
L11	50.00	S71°19'19.35"W
L12	180.00	S71°19'19.35"W
L13	50.00	S71°19'19.35"W
L14	50.00	S71°19'19.35"W
L15	180.00	S71°19'19.35"W
L16	73.98	S71°19'19.35"W
L17	68.99	N62°38'16.49"W
L18	53.69	S71°13'46.48"W
L19	50.07	S71°13'46.48"W
L20	645.97	N21°42'57.31"W
L21	40.00	S71°18'27.56"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	50.00'	177.39'	S37°03'23"W	97.95'	203°16'13"	242.82'
C2	12.50'	34.21'	N37°05'26"E	24.49'	156°47'57"	60.89'



**VICINITY MAP**  
SCALE: 1" = 3,000'

**BENCHMARKS:**  
 BM-11294: COTTON GEAR SPINDLE SET, APPROXIMATELY 0.7 FEET NORTH OF THE EDGE OF ASPHALT OF WEST LAKE PARKWAY, AND APPROXIMATELY 8.5 FEET SOUTH OF THE PROPOSED CENTERLINE OF WEST LAKE PARKWAY.  
 NORTHING: 10215008.644  
 EASTING: 3102719.586  
 ELEV: 952.227

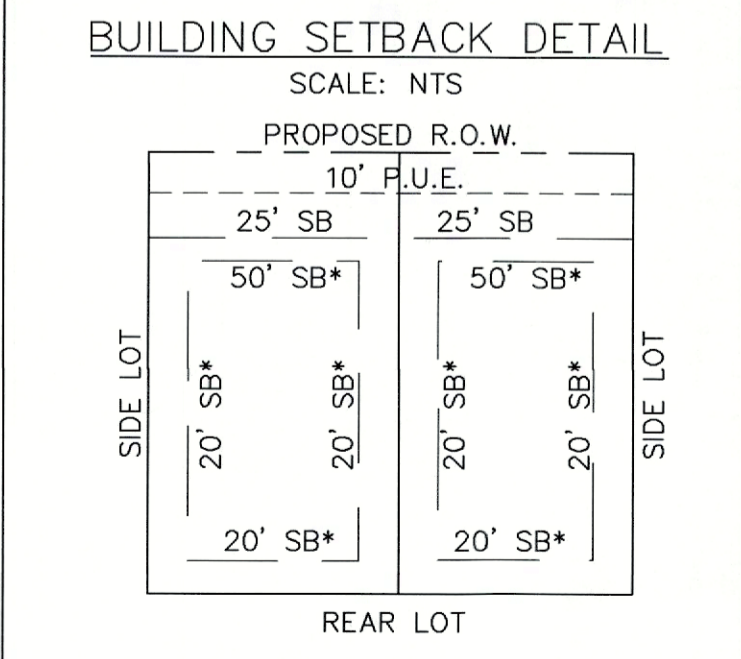
**PROJECT INFORMATION**  
 TOTAL NO. OF LOTS: 8  
 NO. OF BLOCKS: 1  
 NO. OF SINGLE FAMILY LOTS: 8  
 ACREAGE ENTIRE SUBDIVISION: 22.19  
 ORIGINAL SUBMITTAL DATE: OCTOBER 24TH 2025

**OWNER/DEVELOPER**  
 RHONDA & BRUCE A. CARNLEY  
 116 D.B. WOOD ROAD  
 GEORGETOWN, TX 78628  
 CONTACT: CLAYTON CARNLEY

**ENGINEER**  
 KIMLEY-HORN  
 501 S. AUSTIN AVENUE  
 SUITE 1310  
 GEORGETOWN, TEXAS 78626  
 PH. (512) 520-0768  
 CONTACT: ALEJANDRO E. GRANADOS RICO

**SURVEYOR**  
 BRYAN TECHNICAL SERVICES  
 911 N. MAIN  
 TAYLOR, TEXAS 76754  
 PH. (512) 352-9090  
 CONTACT: BRUCE L. BRYAN

LEGEND	
●	O.P.R.W.C.
●	P.O.B.
●	P.O.C.
●	IRFC
○	IRF
○	CSPS
▲	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
▲	POINT OF BEGINNING
▲	POINT OF COMMENCEMENT
▲	IRON ROD FOUND WITH CAP
▲	IRON ROD FOUND
▲	IRON ROD WITH CAP "BTS" SET
▲	COTTON GEAR SPINDLE SET IN ROCK
▲	CALCULATED POINT
▲	EXISTING WATER WALL
—	BOUNDARY LINE
---	PROPOSED LOT LINE
---	EASEMENT
---	ATLAS 14 100-YR FLOODPLAIN
---	EXISTING FEMA FLOOD ZONE A
---	BUILDING SETBACK
---	GEORGETOWN ETJ LIMITS
---	GEORGETOWN CITY LIMITS
---	BOUNDARY
---	TCEQ KARSTS BUFFER ZONE
---	OSSF BUFFER ZONE



"\*" DENOTES SETBACKS PER RESTRICTIVE COVENANTS - CABINET I, SLIDE 235, V.929/P.928, V.935/P.739, V.938/P.624, V.2568/P.460

OSSF NET AREA LOT TABLE				
LOT#	TOTAL AREA (ACRE)	TOTAL AREA (SF)	DEDUCTION AREA (SF)	NET AREA (SF)
1	2.02	88,182.00	-	88,182.00
2	2.02	88,147.00	-	88,147.00
3	2.00	87,150.00	-	87,150.00
4	2.06	89,554.00	-	89,554.00
5	3.32	144,749.00	15,375.80	129,373.20
6	3.20	139,408.00	13,084.00	126,324.00
7	3.47	151,330.00	19,343.20	131,986.80
8	3.50	152,307.00	34,695.00	117,612.00

**REPLAT OF LOT 20, 21, AND 22 SECTION 3 LOST RIVER RANCHES**  
 BEING 22.19 ACRE SUBDIVISION SITUATED IN THE A. H. PORTER SURVEY, ABSTRACT 490 WILLIAMSON COUNTY, TEXAS



501 S. AUSTIN AVENUE, SUITE 1310 STATE OF TEXAS TEL. NO. (512) 520-0768  
 GEORGETOWN, TEXAS 78626 REGISTRATION # F-928 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	AEG	AEG	02/26/2026	069412700	1 OF 2

DWG NAME: K:\GEO\_CIVIL\069412700 - LOST RIVER RANCHES\CAD\PRELIMINARY\PLANSHEET\SCARLETT\COVE FINAL.PLT U6.DWG PLOTTED BY GRANADOS, ALEX 2/26/2026 4:33 PM LAST SAVED 2/26/2026 3:31 PM

LEGAL DESCRIPTION:

DESCRIPTION OF A 22.19 ACRE TRACT OF LAND LOCATED IN THE A.H. PORTER SURVEY, ABSTRACT 490, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 20, 21, AND 22, LOST RIVER RANCHES SECTION 3 SUBDIVISION, RECORDED IN CABINET I, SLIDE 235, RECORDED AS DOCUMENT NO. 1987020024, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 22.19 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED CORNER IN THE CENTER OF WEST LAKE PARKWAY, SAME BEING THE NORTHWEST CORNER OF SAID "LOT 20" AND THE NORTHEAST CORNER OF A CALLED "LOT 19, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY, SAME BEING THE NORTHEAST CORNER OF SUBJECT TRACT:

THENCE NORTH 71° 17' 23" EAST, ALONG THE CENTER LINE OF WEST LAKE PARKWAY AND THE NORTH LINE OF SAID "LOTS 20, 21, 22", AT 259.81 FEET A FOUND 1/2" IRON ROD FOUND (CAPPED TLS) LIES 24.92 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION), AT 518.36 FEET A FOUND 1/2" IRON ROD FOUND LIES 25.32 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION), AT 633.99 FEET A FOUND 1/2" IRON ROD FOUND LIES 25.32 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION), AT 681.85 FEET A FOUND 1/2" IRON ROD FOUND (CAPPED TLS) LIES 75.00 FEET RIGHT (AS MEASURED IN A PERPENDICULAR FASHION) AND CONTINUING AN ADDITIONAL 99.73 FEET FOR A TOTAL DISTANCE OF 781.58 FEET, TO A CALCULATED CORNER BEING THE NORTHEAST CORNER OF SAID "LOT 22" AND AN EXTERIOR CORNER OF A TRACT CONVEYED TO THE UNITED STATES OF AMERICA CORPS OF ENGINEERS (PER WCAD), ALSO BEING THE NORTHEAST CORNER OF SUBJECT TRACT;

THENCE SOUTH 21° 47' 14" EAST, ALONG AN EXTERIOR LINE OF SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT AND THE EAST LINE OF SAID "LOT 22", PASSING A 1/2" IRON ROD FOUND (CAPPED TLS) AT A DISTANCE OF 75.00 FEET, CONTINUING FOR A TOTAL DISTANCE OF 544.06 FEET, TO A 1/2" IRON ROD FOUND IN AN EXTERIOR LINE OF A SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT AND THE EAST LINE OF SAID "TRACT 22", BEING AN EXTERIOR CORNER OF BOTH SAID "LOT 22" AND SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT, ALSO BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 21° 36' 55" EAST, ALONG AN EXTERIOR LINE OF SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT AND THE EAST LINE OF SAID "LOT 22", A DISTANCE OF 513.51 FEET, TO A 1/2" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID "LOT 22", AN EXTERIOR CORNER SAID UNITED STATES OF AMERICA CORPS OF ENGINEERS TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED "LOT 5, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY, ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE SOUTH 44° 25' 01" WEST, ALONG A SOUTHERN LINE OF SAID "LOT 22" AND THE NORTH LINE OF SAID "LOT 5", A DISTANCE OF 191.68 FEET, TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID "LOT 22" AND THE NORTHWEST CORNER OF SAID "LOT 5", SAME BEING THE NORTHEAST CORNER OF A CALLED "LOT 6, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY", ALSO BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 51° 48' 04" WEST, ALONG A SOUTHERN LINE OF "LOT 22" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF 157.15 FEET, TO A 1/2" IRON ROD FOUND (CAPPED TLS) BEING THE SOUTHWEST CORNER OF SAID "LOT 22" AND THE SOUTHWEST CORNER OF SAID "LOT 21" AND AN EXTERIOR CORNER OF SAID "LOT 6", SAME BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 51° 38' 24" WEST, ALONG A SOUTHERN LINE OF "LOT 21" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF 168.87 FEET, TO A 1/2" IRON ROD FOUND BEING AN EXTERIOR CORNER OF SAID "LOT 21" AND SAID "LOT 6", SAME BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 78° 31' 52" WEST, ALONG A SOUTHERN LINE OF "LOT 21" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF 100.08 FEET, TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID "LOT 20" AND THE SOUTHWEST CORNER OF SAID "LOT 21", SAME BEING AN EXTERIOR CORNER OF SAID "LOT 6" AND AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE SOUTH 78° 25' 11" WEST, ALONG A SOUTHERN LINE OF "LOT 20" AND A NORTHERN LINE OF SAID "LOT 6", PASSING THE NORTHWEST CORNER OF SAID "LOT 6" SAME BEING THE NORTHEAST FROM A CALLED "LOT 7, SECTION 3 OF LOST RIVER RANCHES, SECTION ONE, TWO, AND THREE", A SUBDIVISION IN WILLIAMSON COUNTY, RECORDED IN CABINET I, SLIDE 235, PLAT RECORDS OF WILLIAMSON COUNTY, AT A DISTANCE OF 68.92 FEET, CROSSING ONTO A NORTHERN LINE OF SAID "LOT 7" CONTINUING FOR A TOTAL DISTANCE OF 175.85 FEET, TO A 1/2" IRON ROD FOUND BEING AN EXTERIOR CORNER OF SAID "LOT 20" AND SAID "LOT 7", SAME BEING AN EXTERIOR CORNER OF SUBJECT TRACT;

THENCE NORTH 86° 21' 02" WEST, ALONG A SOUTHERN LINE OF "LOT 20" AND A NORTHERN LINE OF SAID "LOT 6", A DISTANCE OF 91.59 FEET, TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID "LOT 20" AND THE SOUTHWEST CORNER OF SAID "LOT 19", SAME BEING AN EXTERIOR CORNER OF SAID "LOT 7" AND THE SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE NORTH 18° 43' 05" WEST, ALONG THE EAST LINE OF SAID "LOT 19" AND THE WEST LINE OF SAID "LOT 21", PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 1157.69 FEET, CONTINUING FOR A TOTAL DISTANCE OF 1182.69 FEET, TO THE POINT OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 22.19 ACRES.

WATERSHED STATUS

THIS SITE IS LOCATED IN THE NORTH FORK OF THE SAN GABRIEL RIVER WATERSHED. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION

LOTS WITHIN THIS SUBDIVISION ARE ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INDICATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP #48491C0275E FOR WILLIAMSON COUNTY, EFFECTIVE DATE SEPTEMBER 26, 2008.

C10 - DEVELOPMENT NOTES:

C10.1 DRAINAGE MAINTENANCE 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.

C10.2 UTILITY SERVICE PROVIDERS: WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY

C10.3 IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

C10.4 RURAL MAILBOXES 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 HALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

C10.5 REPLATS EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF 20, 21, AND 22 OF SECTION 3, RECORDED IN CABINET I, SLIDE 235, RECORDED AS DOCUMENT NO. 1987020024 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

C10.6 SIGHT DISTANCE EASEMENTS NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

C10.7 SIDEWALK MAINTENANCE ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

C10.8 IMPERVIOUS COVER MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.

C10.9 MINIMUM FINISHED FLOOR ELEVATION THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.

C10.11 NATURAL DRAINAGE PATTERN/SHEET FLOW SUBDIVISIONS THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATES ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY. THIS REQUIREMENT APPLIES TO BLOCK A LOTS 1-8.

C10.12 DRIVEWAY MAINTENANCE DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

C11 - FLOODPLAIN NOTES

C11.1 FLOOD HAZARD AREA LOTS 4 AND 5 ARE ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) UNINUNATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. #48491C0275E, EFFECTIVE DATE SEPTEMBER, 2008 FOR WILLIAMSON COUNTY, TEXAS.

C11.2 NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

C12 - STORMWATER MANAGEMENT NOTES:

C12.3 THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.

OTHER NOTES:

- 1. DRIVEWAY SPACING TO ALL LOTS WITHIN THIS SUBDIVISION SHALL BE A MINIMUM OF 30-FEET MEASURED FROM EDGE OF DRIVEWAY TO EDGE OF DRIVEWAY.
2. IT IS THE RESPONSIBILITY OF THE OWNER, NO 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 REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. 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.
5. 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.
6. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

OWNER CERTIFICATION:

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, RHONDA AND BRUCE CARNLEY CO-OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022080320 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 "REPLAT OF LOT 20, 21 AND 22, SECTION 3 - LOST RIVER RANCHES"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 2026

[Signature of Rhonda Carnley]

NAME: RHONDA CARNLEY

NAME: BRUCE CARNLEY

ADDRESS: 116 DB WOODS ROAD, GEORGETOWN TEXAS, 78626

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED [Signature of Stephanie Miller], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March, 2026.

[Signature of Stephanie Miller]

MY COMMISSION EXPIRES ON: 6-19-2026



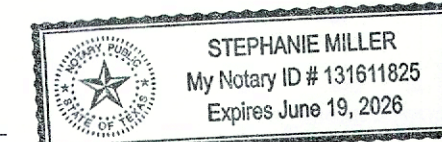
STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED [Signature of Rhonda Carnley], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March, 2026.

[Signature of Stephanie Miller]

MY COMMISSION EXPIRES ON: 6-19-2026



STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, BRUCE L. BRYAN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON, TEXAS, THIS

02 DAY OF MARCH, 2026

[Signature of Bruce L. Bryan]

BRUCE L. BRYAN, RPLS REGISTERED PROFESSIONAL SURVEYOR NO. 4249 STATE OF TEXAS



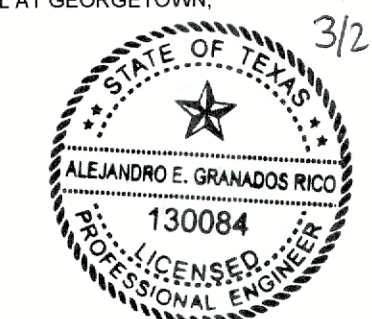
I, ALEJANDRO E. GRANADOS RICO, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON, TEXAS, THIS

2 DAY OF March, 2026

[Signature of Alejandro E. Granados Rico]

ALEJANDRO E. GRANADOS RICO, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 130084 STATE OF TEXAS



ON-SITE SEWAGE APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY 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 WITH IT.

[Signature of Adam D. Boatright]

ADAM D. BOATRIGHT, P.E. COUNTY ENGINEER

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON

CONSENT OF LIENHOLDER: MCB CRE, INC. LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022080320 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DO FURTHER HEREBY JOIN, APPROVE AND CONVEY TO ALL RESTRICTIONS LISTED HEREIN, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 20, 21 AND 22, SECTION 3 - LOST RIVER RANCHES"

LIENHOLDER NAME:

MCB CRE, INC.

BY: [Signature]

NAME: Brandon Bautek

TITLE: Chief Credit Officer

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS

THE 2 DAY OF March, 2026, PERSONALLY APPEARED [Signature of Stephanie Miller], AS CLO OF MCB CRE, INC., AN AUTHORIZED DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF March, 2026.

[Signature of Stephanie Miller]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: Stephanie Miller

MY COMMISSION EXPIRES ON: 6-19-2026



ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 3 DAY OF March, 2026 A.D.

[Signature of Cindy Bridges]

WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY JUDGE CERTIFICATION:

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS

COUNTY CLERK'S CERTIFICATION:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE DAY OF 2026, A.D., AT O'CLOCK, M., AND DULY RECORDED THIS

THE DAY OF 2026, A.D., AT O'CLOCK, M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

REPLAT OF LOT 20, 21, AND 22 SECTION 3 LOST RIVER RANCHES BEING 22.19 ACRE SUBDIVISION SITUATED IN THE A. H. PORTER SURVEY, ABSTRACT 490 WILLIAMSON COUNTY, TEXAS



501 S. AUSTIN AVENUE, SUITE 1310 STATE OF TEXAS TEL. NO. (512) 418-1771 GEORGETOWN, TEXAS 78626 REGISTRATION # F-928 WWW.KIMLEY-HORN.COM

Table with 6 columns: SCALE, DRAWN BY, CHECKED BY, DATE, PROJECT NO., SHEET NO. Values: N/A, AEG, AEG, 02/26/2026, 069412700, 2 OF 2

FILED NAME: K:\GEO\_CIVIL\069412700 - LOST RIVER RANCHES\CAD\PRELIMINARY\PLANS\REPLAT\06.DWG PLOTTED BY: GRANADOS, ALEX: 2/26/2026 4:33 PM LAST SAVED: 2/26/2026 3:31 PM