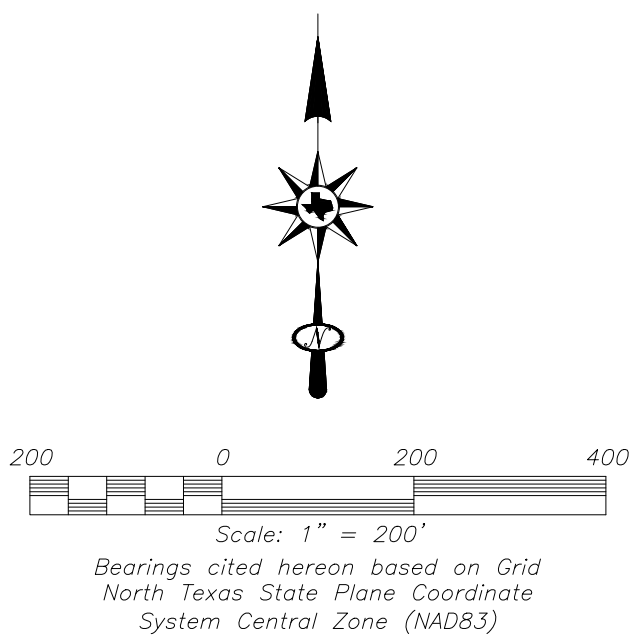
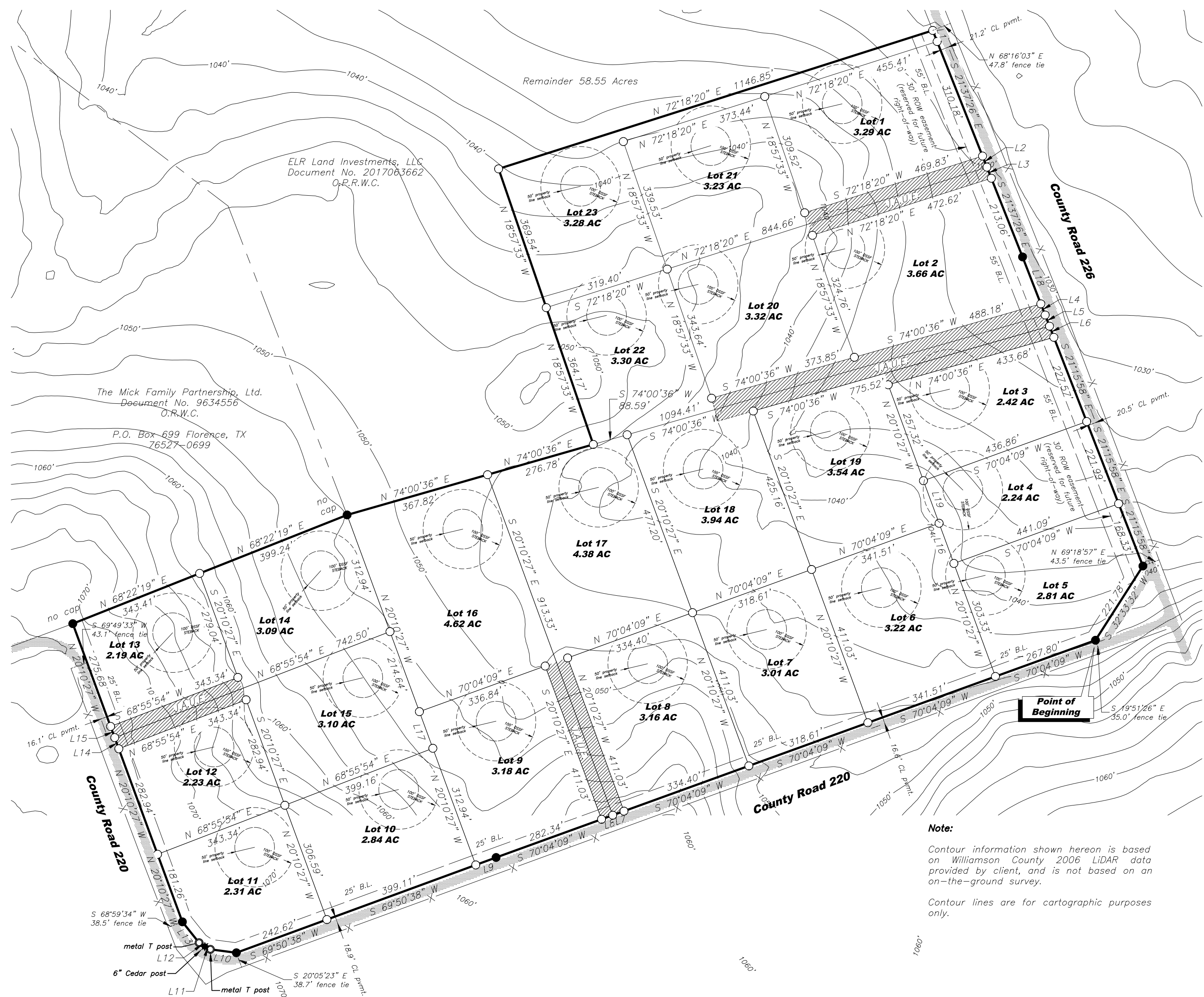


# Preliminary Plat of The Ranches at Salado Brook



Date: November 27, 2017

1. No lot in this subdivision is encroached by any special flood hazard areas inundated by 100 year flood as identified by the U.S. Federal Emergency Management Agency boundary map, (flood insurance rate map), community panel no. 48491C0100E, effective date September 26, 2008 for Williamson County, Texas. No structure or land on this plat shall hereafter be located or altered without first submitting a certificate of compliance to the Williamson County flood plain administrator.
2. Lots 14-23 may not be further subdivided.

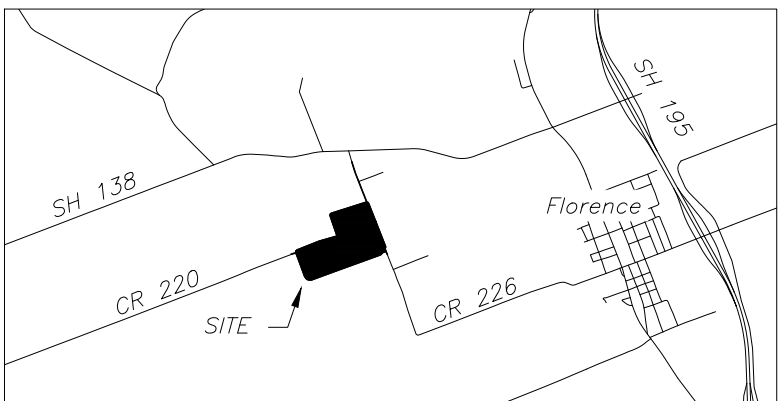
Line Table		
Line #	Bearing	Distance
L1	S 21°37'26" E	30.07'
L2	S 21°37'26" E	30.07'
L3	S 21°37'26" E	30.07'
L4	S 21°15'58" E	30.13'
L5	S 21°15'58" E	30.13'
L6	S 21°15'58" E	30.13'
L7	S 70°04'09" W	30.00'
L8	S 70°04'09" W	30.00'
L9	S 69°50'38" W	54.50'
L10	N 82°27'41" W	66.01'
L11	N 63°29'11" W	15.68'
L12	N 56°09'03" W	17.32'
L13	N 38°38'54" W	67.23'
L14	N 20°10'27" W	30.00'
L15	N 20°10'27" W	30.00'
L16	N 20°10'27" W	107.70'
L17	N 20°10'27" W	98.30'
L18	S 21°15'58" E	126.88'
L19	N 20°10'27" W	114.23'

#### Note:

Contour information shown hereon is based on Williamson County 2006 LiDAR data provided by client, and is not based on an on-the-ground survey.

Contour lines are for cartographic purposes only.

Vicinity Map  
Scale 1:72,000

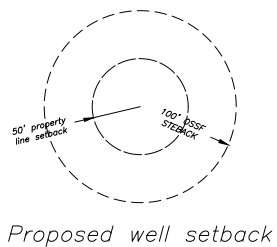


Sheet 1 of 2

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This document is a "Working Sketch" to show project progress.

Charles G. Walker, RPLS #5283  
Release Date December 13, 2017

- 1/2 inch iron pin with yellow cap inscribed "WALKER 5283" found
- 1/2 inch iron pin with yellow cap inscribed "WALKER 5283" set
- X- wire fence
- O.P.R.W.C. Official Public Records Williamson County
- O.R.W.C. Official Records Williamson County
- J.A.U.E. Joint Access & Utility Easement (hatched areas)





Preliminary Plat of
The Ranches At Salado Brook

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Edwin Roark, manager for ELR Land Investments LLC, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017063662 of the Official Public Records of Williamson County, Texas, do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as The Ranches At Salado Brook.

TO CERTIFY WHICH, WITNESS by my hand this day of , 20.

Edwin Roark
ELR Land Investments, LLC
3910 Sequoia Trail West
Georgetown, Texas 78628

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Edwin Roark, known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office on this the day of , 20.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, , Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017063662 of the Official Public Records of Williamson County, Texas, do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as The Ranches at Salado Brook.

TO CERTIFY WHICH, WITNESS by my hand this day of , 20.

Extraco Banks, N.A.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared , known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office on this the day of , 20.

NOTARY PUBLIC in and for the State of Texas

Surveyor's Certification

I, Charles G. Walker, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision.

TO CERTIFY WHICH, WITNESS by my hand this day of , 20.

Charles .G. Walker
Registered Professional Land Surveyor
No. 5283

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This document is a "Working Sketch" to show project progress.

Charles G. Walker, RPLS #5283
Release Date December 13, 2017

PERIMETER DESCRIPTION

Perimeter description of a 72.34 acre tract of land, out of the James McOuld Survey, Abstract Number 243, Williamson County, Texas, and being a portion of that certain tract described as 130.856 acres in a Special Warranty Weed to ELR Land Investments, LLC, dated July 6, 2017 and recorded in Document Number 2017063662 of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap inscribed "WALKER 5283" found near a fence corner post in the north margin of County Road 220, a 50' right-of-way, for the most southerly southeast corner of said 130.856 acre tract and this tract;

THENCE: with the north and east margin of said County Road 220, and with the south and west line of said 130.856 acre tract the following seven (7) courses:

- 1. S 70°04'09" W 1604.67 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" found,
- 2. S 69°50'38" W 696.23 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" found,
- 3. N 82°27'41" W 66.01 feet to a metal T post found,
- 4. N 63°29'11" W 15.68 feet to a 6 inch cedar fence post found,
- 5. N 56°09'03" W 17.32 feet to a metal T post found,
- 6. N 38°38'54" W 67.23 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" found,
- 7. N 20°10'27" W 799.89 feet to a 1/2 inch iron rod found in the south line of that certain tract of described as 289.32 acres in a Warranty Deed with Vendor's Lien to The Mick Family Partnership, Ltd., dated May 6, 1996 and recorded in Document Number 9634556 of the Official Records of Williamson County, Texas, for the most westerly corner of this tract;

THENCE: N 68°22'19" E 742.64 feet with the south line of said 289.32 acre tract, and with a lower northerly line of said 130.856 acre tract to a 1/2 inch iron rod found for an interior ell corner in the west line of said 130.856 acre tract, and for an angle point in the north line of this tract;

THENCE: across said 130.856 acre tract, and continuing with the north line of this tract the following three (3) courses:

- 1. N 74°00'36" E 644.61 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" set for an interior ell corner,
- 2. N 18°57'33" W 733.71 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" set for an angle point,
- 3. N 72°18'20" E 1146.85 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" set in the west margin of County Road 226, same being the east line of said 130.856 acre tract, for the northeast corner of this tract;

THENCE: with the west margin of county Road 226, and with the east line of said 130.856 acre tract the following two (2) courses:

- 1. S 21°37'26" E 613.45 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" found,
- 2. S 21°15'58" E 835.15 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" found,

THENCE: S 32°33'32" W 221.78 feet with a southeasterly line of said 130.856 acre tract to the Point of Beginning.

Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83).

Plat Notes:

- 1. Water service for this subdivision will be provided by private on-site wells.
- 2. Sewer service provided by onsite sewage facility.
- 3. A ten (10) foot public utility and drainage easement is hereby dedicated adjacent to all property lines unless otherwise noted on the plat. This easement may also be used by individual lot owners to install a water meter and/or water line as needed to access the public water system.
- 4. A ten (10) foot building line is located adjacent to all property lines unless otherwise noted on the plat.
- 5. No more than 3 lots may share use of a joint access driveway.
- 6. Driveway spacing along CR 220 and CR 226 shall be no closer than 100 feet measured center to center.
- 7. The driveway for lot 5 shall only take access to CR 220.

Williamson County 911 Addressing Coordinator

Road name and address assignments verified this the day of , 20 A.D.

Williamson County Addressing Coordinator

Williamson County & Cities Health District

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 blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

J. Terron Evertson, PE, DR, CFM
County Engineer

Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes 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.

Dan A. Gattis, County Judge
Williamson County, Texas

Date

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Nancy 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 , 20, A.D., at o'clock, .M., and duly recorded this the day of , 20, A.D., at o'clock, .M., in the Official Public Records of said County in Document No. .

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 Rister, Clerk County Court
of Williamson County, Texas

By: , Deputy

Sheet 2 of 2

