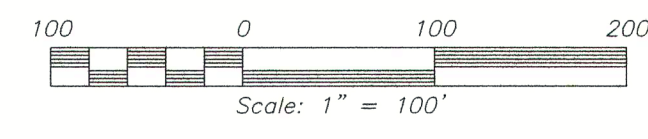


Final Plat of Dog Creek Overlook

21.06 Acres out of the Thomas F. Gray Survey, Abstract No. 250,
Williamson County, Texas



Bearings and coordinates shown hereon
based on Texas State Plane Coordinate
System Central Zone (NAD83). Distances
shown hereon are surface distances.
Combined Scale Factor = 0.99984640

Owner: ELR Land Investments, LLC
3910 Sequoia Trail West
Georgetown, Texas 78628

Acreage: 21.06 Acres

Engineer: Smith Western Engineering, Inc.
3613 Williams Drive Ste 901
Georgetown, Texas 78628

Surveyor: Walker Texas Surveyors
P.O. Box 324
Cedar Park, Texas 78630-0324

Survey: Thomas F. Gray Survey, Abstract No. 250

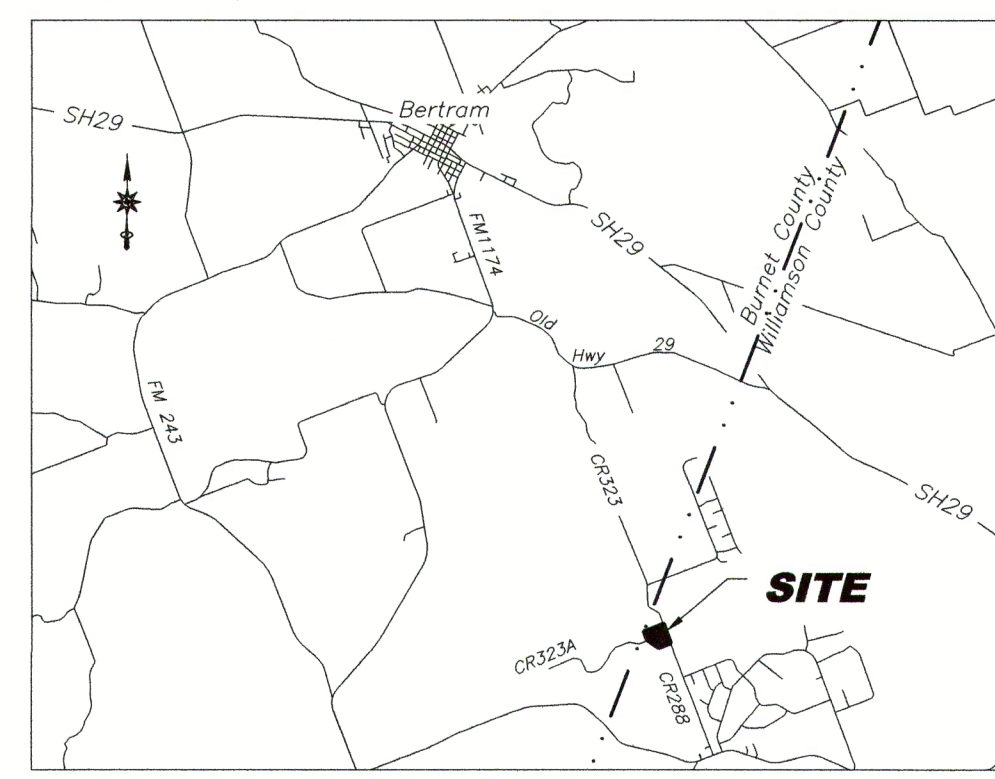
Number of Blocks: 1

Total Number of Lots: 8

Linear Feet of New Streets: 0'

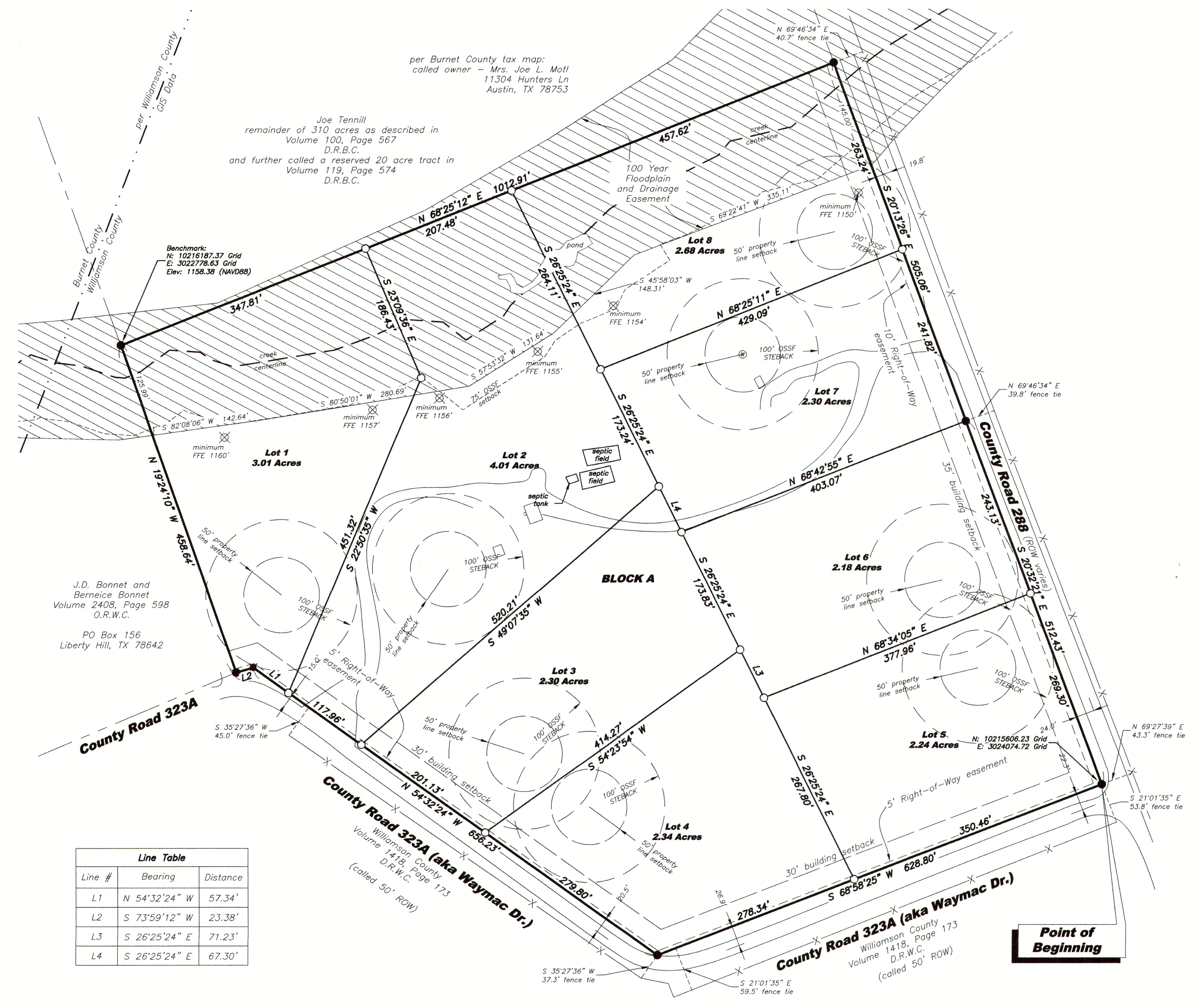
Date: March 6, 2018

Location Map
Scale: 1" = 10,000'



Culvert Table	
Lot #	Culvert Size
1	Straight Tie-In
2	Straight Tie-In
3	Dip drive
4	Design 2 elliptical culvert
5	Dip drive
6	Dip drive
7	Dip drive
8	Dip drive

Culverts shall have a minimum length of 22'
and include a safety end treatment.



Line Table		
Line #	Bearing	Distance
L1	N 54°32'24" W	57.34'
L2	S 73°59'12" W	23.38'
L3	S 26°25'24" E	71.23'
L4	S 26°25'24" E	67.30'

- 1/2 inch iron pin found (unless otherwise noted)
- 1/2 inch iron pin with yellow cap inscribed "WALKER" set well
- ⊗ D.R.W.C. Deed Records Williamson County
- D.R.W.C. Official Records Williamson County
- X- wire fence

WALKER
TEXAS SURVEYORS
P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800
Job #473006

Final Plat of Dog Creek Overlook

21.06 Acres out of the Thomas F. Gray Survey, Abstract No. 250,
Williamson County, Texas

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

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. 2017058982 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 **Dog Creek Overlook**.

TO CERTIFY WHICH, WITNESS by my hand this 7th day of March, 2018.



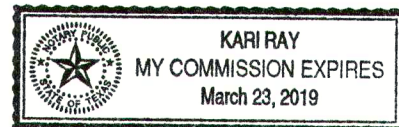
Edwin Roark
ELR Land Investments, LLC
3910 Sequoia Trail West
Georgetown, Texas 78628

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

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 7th day of March, 2018.



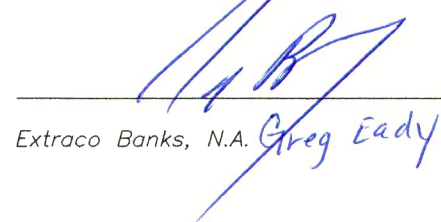
NOTARY PUBLIC in and for the State of Texas



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

I, Greg Eady, Extraco Banks N.A., Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017058982 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 **Dog Creek Overlook**.

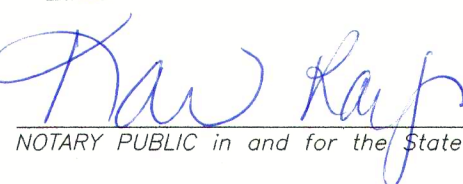
TO CERTIFY WHICH, WITNESS by my hand this 7th day of March, 2018.



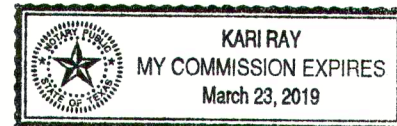
Extraco Banks, N.A. Greg Eady

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Greg Eady, 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 7th day of March, 2018.



NOTARY PUBLIC in and for the State of Texas



Engineer's Certification

I, Phil Smith, Registered Professional Engineer in the State of Texas, do hereby certify that this (Dog Creek Overlook) is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone "A" Flood Area, as denoted herein, and is defined by the Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0225E effective date September 26, 2008 and that each lot conforms to the Williamson County Subdivision Regulations. The culvert sizing and boundary of the floodplain as determined by an engineering study are shown herein.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS by my hand this 7th day of March, 2018.



Robert Phillip Smith
Registered Professional Engineer
No. 40030

Surveyor's Certification

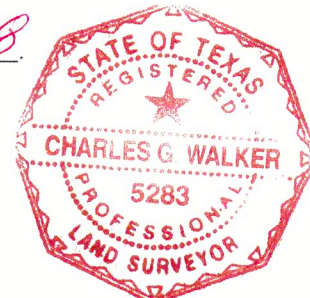
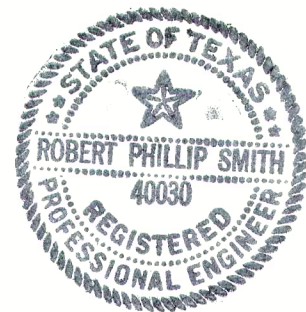
I, Charles G. Walker, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, 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 7th day of March, 2018.



Charles G. Walker
Registered Professional Land Surveyor
No. 5283

March 7, 2018
Survey Date



PERIMETER DESCRIPTION OF A 21.06 ACRE TRACT OF LAND, OUT OF THE THOMAS F. GRAY SURVEY, ABSTRACT NO. 250 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS 21.06 ACRES IN A WARRANTY DEED TO ELR LAND INVESTMENTS, LLC, DATED JUNE 27, 2017 AND RECORDED AS DOCUMENT NUMBER 2017058982 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 found near a 10 inch cedar fence corner post in the west margin of County Road 288, and in the north margin of County Road 323A (a.k.a Waymac Drive) for the southeast corner of said 21.06 acre tract and this tract;

THENCE: with the northerly and northeasterly margins of said County Road 323A, the following three (3) courses:

1. S 68°58'25" W 628.80 feet with the south line of said 21.06 acre tract to a 1/2 inch iron rod found for the southwest corner of this tract,
2. N 54°32'24" W 656.23 feet with a westerly line of said 21.06 acre tract to a 2 inch steel fence corner post found for an interior ell corner of this tract;
3. S 73°59'12" W 23.38 feet to a 1/2 inch iron rod found for the southeast corner of that certain tract described as 6.64 acres in a Deed of Trust by J.D. Bonnet and Berneice Bonnet, dated October 25, 1993 and recorded in Volume 2408, Page 598 of the Official Records of Williamson County, Texas, and for an angle point in this tract;

THENCE: N 19°24'10" W 458.64 feet leaving the north margin of County Road 323A and continuing with the east line of said Bonnet tract and the west line of said 21.06 acre tract to a 1/2 inch iron rod found for an interior ell corner of that certain tract described as 290 acres in a Deed to Oscar Roesz, et ux., dated May 22 1958, and recorded in Volume 119, Page 574, Deed Records Burnet County, Texas, same being the southwest corner of that certain 20 acre tract reserved by Mrs. Clara Tenhill as described in said Roesz deed, and for the northwest corner of said 21.06 acre tract and this tract;

THENCE: N 68°25'12" E 1012.91 feet with the north line of said 21.06 acre tract to a 1/2 inch iron rod found in the west margin of County Road 288 for the northeast corner of said 21.06 acre tract and this tract;

THENCE: with the west margin of County Road 288 and the east line of said 21.06 acre tract the following two (2) courses:

1. S 20°13'26" E 505.06 feet to a 1/2 inch iron rod found,
2. S 20°32'21" E 512.43 feet 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.
4. A ten (10) foot building line is located adjacent to all property lines unless otherwise noted on the plat.
5. The minimum first floor elevations shown on this plat were determined by adding one (1) foot to the base flood elevation (BFE) as determined by a study prepared by Smith Western Engineering, Inc., Project called "Flood Plain Analysis for 21.06 acres out of the Thomas F. Gray Survey, Abstract No. 250, Williamson County, Texas", dated February 7, 2018.
6. The minimum lowest 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 one foot above the BFE, whichever is higher.
7. Final Floodplain Study date: February 7, 2018.
8. Any driveways on Lot 5 shall be located no closer than 100' from the intersection of CR 288 and CR 323A.
9. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement, or maintenance of the adjacent or future roadway.
10. 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 improvements will be responsible for the relocation and/or replacement of the improvement.
11. 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 representations by other parties in this plat. Floodplain data, in particular, may change. 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 roads in the subdivision have finally been accepted for maintenance by the County.
12. 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.
13. A de facto certificate of compliance is hereby issued for all lots within this subdivision except for Lots 1, 2 & 8. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area. A floodplain development permit must be obtained from the Williamson County Floodplain Administrator for Lots 1, 2 & 8 prior to any construction or development on these lots.

Williamson County 911 Addressing Coordinator

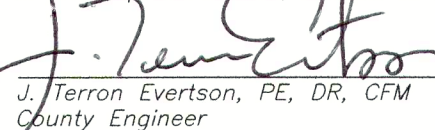
Road name and address assignments verified this the 7th day of March, 2018 A.D.



Williamson County Addressing Coordinator

Williamson County OSSF

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

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

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 § KNOW ALL MEN BY THESE PRESENTS;

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

