

**Preliminary Plat of  
Walburg Ranchettes**  
49.66 Acres out of the Bluford S. Bybee Survey, Abstract No. 90,  
and the Eli W. Lawler Survey, Abstract No. 392,  
Williamson County, Texas

BLUFORD S. BYBEE SURVEY  
ABSTRACT NO. 90

Ginelle D Kalambach  
Volume 654, Peg 269  
D.R.W.C.

4601 FM 972, GEORGETOWN, TX 78626

Owner: Walburg Ranchettes, LLC  
507 Denali Pass, Suite 101  
Cedar Park, Texas 78613

Acreage: 49.66 Acres

Engineer: Civil Land Group, LLC  
Firm #10523  
206 W. Main Street  
Suite 101  
Round Rock, Texas 78664  
512-992-0118 ofc  
512-246-1856 fax

Surveyor: Walker Texas Surveyors  
P.O. Box 324  
Cedar Park, Texas 78630  
512-259-3361

Survey: Bluford S. Bybee Survey, Abstract No. 90  
Eli W. Lawler Survey, Abstract No. 392

Number of Blocks: 1

Total Number of Lots: 9

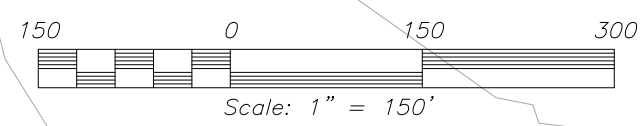
Linear Feet of New Streets: 0'

Date: April 25, 2018

Marvin Bert Kelm and  
Kenneth Lee Kelm  
Document No. 2010068255  
O.P.R.W.C.

PO BOX 103 WALBURG, TX 78673

- 1/2 inch iron rod found (unless otherwise noted)
- 1/2 inch iron rod with yellow cap inscribed "WALKER" set
- ⊙ 1/2 inch iron rod with cap found (inscription noted)
- ⊠ TXDOT Type 1 concrete monument found (disturbed)
- D.R.W.C. Deed Records Williamson County
- O.P.R.W.C. Official Public Records Williamson County
- B.L. & P.U.E. build line and public utility easement



Bearings cited hereon based on Grid  
North Texas State Plane Coordinate  
System Central Zone (NAD83)

**Point of Beginning**

Ginelle D Kalambach  
Volume 654, Peg 269  
D.R.W.C.

4601 FM 972, GEORGETOWN, TX 78626

Zone "A"  
FEMA FIRM Map No. 48491C0325E  
Dated September 28, 2008

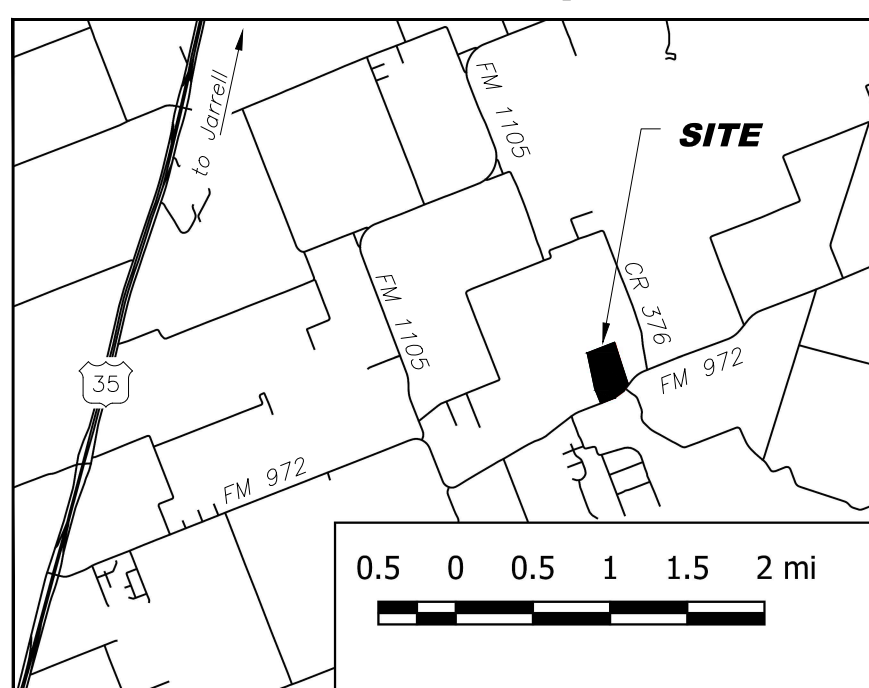
Johnny R. Smith  
Document No. 2015094324  
O.P.R.W.C.

PO BOX 157 SPICEWOOD, TX 78669

Preliminary, this document shall not be recorded for any purpose and shall not be used 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 April 25, 2018

**Location Map**



**Plat Notes:**

- Water service for this subdivision will be provided by Jonah Water Special Utility District.
- Sewer service for this subdivision will be provided by On-Site Sewage Facilities. (Williamson County OSSF).
- Contour lines shown hereon are interpolated, and are based on data from Texas Natural Resources Information System StratMap Elevation Contours available for the Weir Quadrangle.
- FEMA floodplain information shown hereon is based on graphical plotting of FEMA Flood Rate Insurance Map.
- Lots 1, 4 & 7 - Shared Access Easement #1
- Lots 2, 5 & 8 - Shared Access Easement #2
- Lots 3, 6 & 9 - Shared Access Easement #3
- Lots 4-9 may not be further subdivided.
- The 30' wide portion of Lots 4-9 shall be reserved for Public Utility Easement.

Curve Table					
Curve #	Delta	Length	Radius	Chord Bearing	Distance
C1	7°27'16"	143.93'	1106.28'	S 41°37'48" W	143.83'
C2	1°35'14"	30.65'	1106.28'	S 46°09'03" W	30.65'
C3	1°34'44"	30.48'	1106.28'	S 47°44'02" W	30.48'
C4	18°51'40"	364.18'	1106.28'	S 57°57'14" W	362.53'
C5	1°34'17"	30.34'	1106.28'	S 68°10'12" W	30.34'
C6	0°14'47"	4.76'	1106.28'	S 69°04'44" W	4.76'

Line Table		
Line #	Bearing	Distance
L1	S 24°01'23" W	42.04'
L2	S 24°01'23" W	42.04'
L3	S 24°01'23" W	127.86'
L4	S 37°54'12" W	80.52'
L5	S 69°12'36" W	25.67'
L6	S 11°41'55" E	47.46'
L7	N 30°25'05" W	5.68'
L8	N 11°40'26" W	43.04'

Sheet 1 of 2

**WALKER**  
TEXAS SURVEYORS  
P.O. Box 324  
Cedar Park, Texas 78630-0324  
Phone (512) 259-3361  
TBPLS Firm #10103800  
Job #496001

