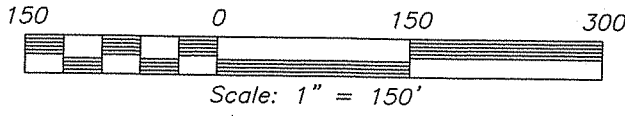


**Final Plat of
Walburg Ranchettes**
49.66 Acres out of the Bluford S. Bybee Survey, Abstract No. 90,
and the Eli W. Lawler Survey, Abstract No. 392,
Williamson County, Texas

BLUFORD S. BYBEE SURVEY
ABSTRACT NO. 90

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

4601 FM 972, GEORGETOWN, TX 78626



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

**Point of
Beginning**

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

4601 FM 972, GEORGETOWN, TX 78626

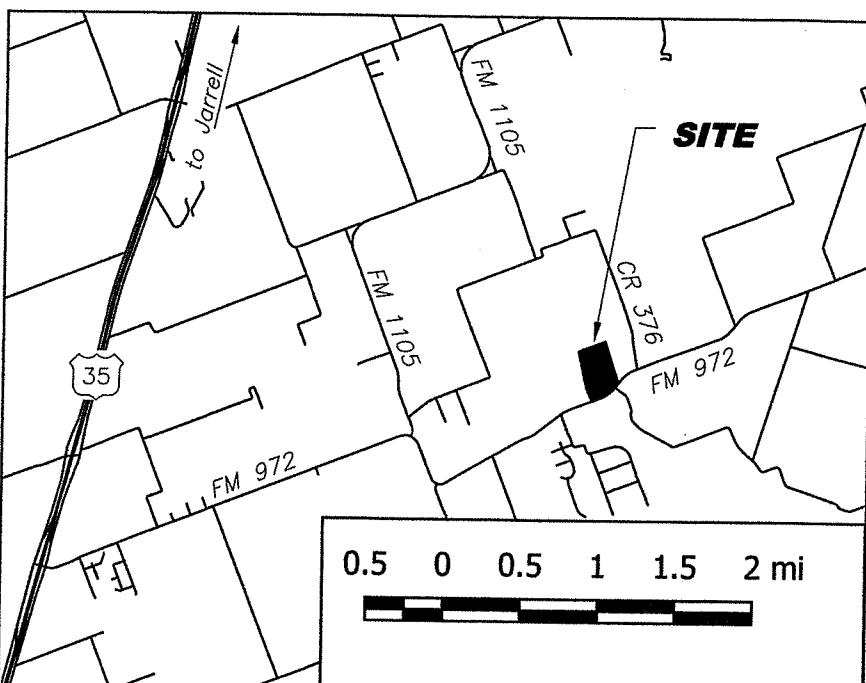
Zone "A"
FEMA FIRM Map No. 48491C0325E
Dated September 28, 2008

ELI W. LAWLER SURVEY
ABSTRACT NO. 392

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

PO BOX 157 SPICEWOOD, TX 78669

Location Map



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: June 22, 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)
- FFE finished floor elevation
- 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

(Called 1.42 Acres)
Jon Kasper
Document No. 2016110254
O.P.R.W.C.

PO BOX 34 WALBURG, TX 78673

THOMAS J. GARDNER SURVEY
ABSTRACT NO. 262
Based on Williamson Co.
GIS Data
ELI W. LAWLER SURVEY
ABSTRACT NO. 392

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'

Plot 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).
- 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.
- 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.
- A de facto certificate of compliance is hereby issued for all lots within this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- Except in certain isolated areas required to meet 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 one foot above the BFE, whichever is higher.
- 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.
- 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.

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

**Final 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**

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

I, Susanna Robertson, Authorized Agent of Boyd Development, Inc., manager for Walburg Ranchettes LLC, the owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017058346 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 **Walburg Ranchettes**.

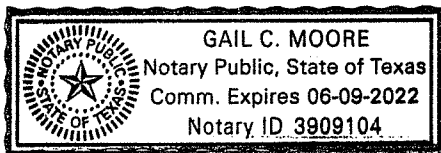
TO CERTIFY WHICH, WITNESS by my hand this 28 day of June, 2018.

Susanna Robertson
Susanna Robertson, Authorized Agent
Boyd Development, Inc.

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Gavin Boyd, 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 28 day of June, 2018.

Gail C. Moore
NOTARY PUBLIC in and for the State of Texas



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

I, Benjamin Williams, manager for SR 1 Fund, LLC and Nareshabe, LLC, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017058346 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 **Walburg Ranchettes**.

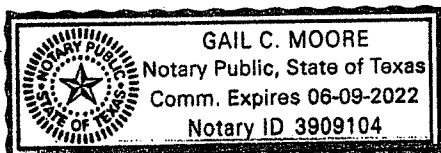
TO CERTIFY WHICH, WITNESS by my hand this 28 day of June, 2018.

Benjamin Williams
Benjamin Williams, Manager
SR1 Fund, LLC
Nareshabe, LLC

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Benjamin Williams, 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 28 day of June, 2018.

Gail C. Moore
NOTARY PUBLIC in and for the State of Texas



Engineer's Certification

I, Greg Ulcak, Registered Professional Engineer in the State of Texas, do hereby certify that this tract is not in the Edwards Aquifer Recharge Zone and that portions of this plat are encroached by Zone "A" Flood Area, as denoted herein, and is defined by the Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0325E effective date September 26, 2008, and that each lot conforms to the Williamson County Subdivision Regulations.

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 28th day of JUNE, 2018.

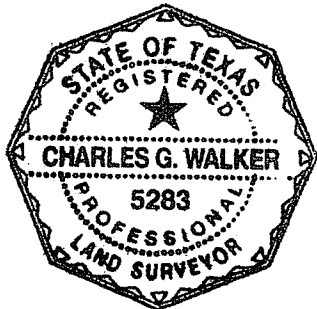
Gregory Ulcak
Greg Ulcak
Registered Professional Engineer No. 91201
Firm #10523



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, or conflicts, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision. Date of Survey: February 8, 2018

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



Field Notes:

Perimeter description of a 49.66 acre tract of land, out of the Bluford S. Bybee Survey, Abstract No. 90, and the Eli W. Lawler Survey, Abstract No. 392, and being that same tract described as 49.66 acres in a General Warranty Deed with Vendor's Lien to Walburg Ranchettes, LLC, dated June 23, 2017 and recorded as Document No. 2017058346 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 for an interior ell corner in a southerly line of that tract described as 117 acres in a Warranty Deed to Genelle D. Kalambach and Winfred A. Kalambach, dated December 8, 1976 and recorded in Volume 654, Page 269 of the Deed Records of Williamson County, Texas, and for the northwest corner of said Walburg Ranchettes tract and this tract;

THENCE: N 68°22'00"E along or near a wire fence, and with a southerly line of said Kalambach tract, and with the north line of said Walburg Ranchettes tract and this tract, passing iron rods set on line, for a total distance of 1075.00 feet to a 1/2 inch iron rod with cap inscribed "Forest 1847" found for the northwest corner of that certain tract described as 29.78 acres in a Special Warranty Deed to Marvin Bert Kelm and Kenneth Lee Kelm, dated August 12, 2010 and recorded as Document No. 2010068255 of said official public records, and for the northeast corner of said Walburg Ranchettes tract and this tract;

THENCE: with the east line of said Walburg Ranchettes tract and this tract the following two (2) courses:

1. S 16°36'53" E 1403.92 feet with the west line of said Kelm tract to a 1/2 inch iron rod with cap inscribed "Forest 1847" found for the southwest corner of said Kelm tract, and for the northwest corner of that certain tract described as 1.42 acres in a Partition Deed to Jon Kasper, dated November 8, 2016 and recorded as Document No. 2016110254 of said official public records;
2. S 21°30'38" E 199.50 feet with the west line of said Kasper tract to a 1/2 inch iron rod with cap inscribed "Forest 1847" found in the north right-of-way line of F.M. 972 as described in said Walburg Ranchettes deed, for the most easterly southeast corner of said Walburg Ranchettes tract, for reference a disturbed TxDOT Type 1 concrete monument found bears S 20°54'59" E 59.50 feet;

THENCE: with the north right-of-way line of F.M. 972 as described in said Walburg Ranchettes tract, and with the south line of this tract the following four (4) courses:

1. S 24°01'23"W 211.94 feet to a 1/2 inch iron rod found,
2. S 37°54'12"W 80.52 feet to a 1/2 inch iron rod with cap inscribed "BGE INC" found,
3. 604.34 feet with a curve to the right, having a radius of 1106.28 feet, and a chord that bears S 53°33'09"W 596.85 feet to a broken TxDOT Type 1 concrete monument found;
4. S 69°12'36"W 402.06 feet to a 1/2 inch iron rod found in the east line of the remainder of that certain tract as described in a Quitclaim Deed to Johnny R. Smith dated October 21, 2015 and recorded as Document No. 2015094324, said Smith tract being further described as 44 acres in a deed to Fritz Domel dated February 13, 1924 and recorded in Volume 215, Page 274 of said deed records, for the southwest corner of said Walburg Ranchettes tract and this tract;

THENCE: N 21°34'41"W 562.74 feet with the east line of said Smith Tract, and with the west line of said Walburg Ranchettes tract to a 1/2 inch iron rod found for the northeast corner of said Smith tract and for the lower southeast corner of said Kalambach tract;

THENCE: with an easterly line of said Kalambach tract, and with the west line of said Walburg Ranchettes tract the following two (2) courses:

1. N 11°34'24"W 512.07 feet to a 1/2 inch iron rod with cap inscribed "Forest 1847" found,
2. N 11°17'12"W 881.07 feet to the Point of Beginning.

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

Williamson County 911 Addressing Coordinator

Road name and address assignments verified this the 28th day of June, 2018 A.D.

Cindy Bridges
Williamson County Addressing Coordinator
Cindy Bridges

Williamson County

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.

Roger Hildner PE, For Terron Evertson
J. Terron Evertson, PE, DR, CFM
County Engineer
Roger Hildner
6/29/18 Date

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
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
Dan A. Gattis, County Judge
Williamson County, Texas
Date

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
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
Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

Sheet 2 of 2

