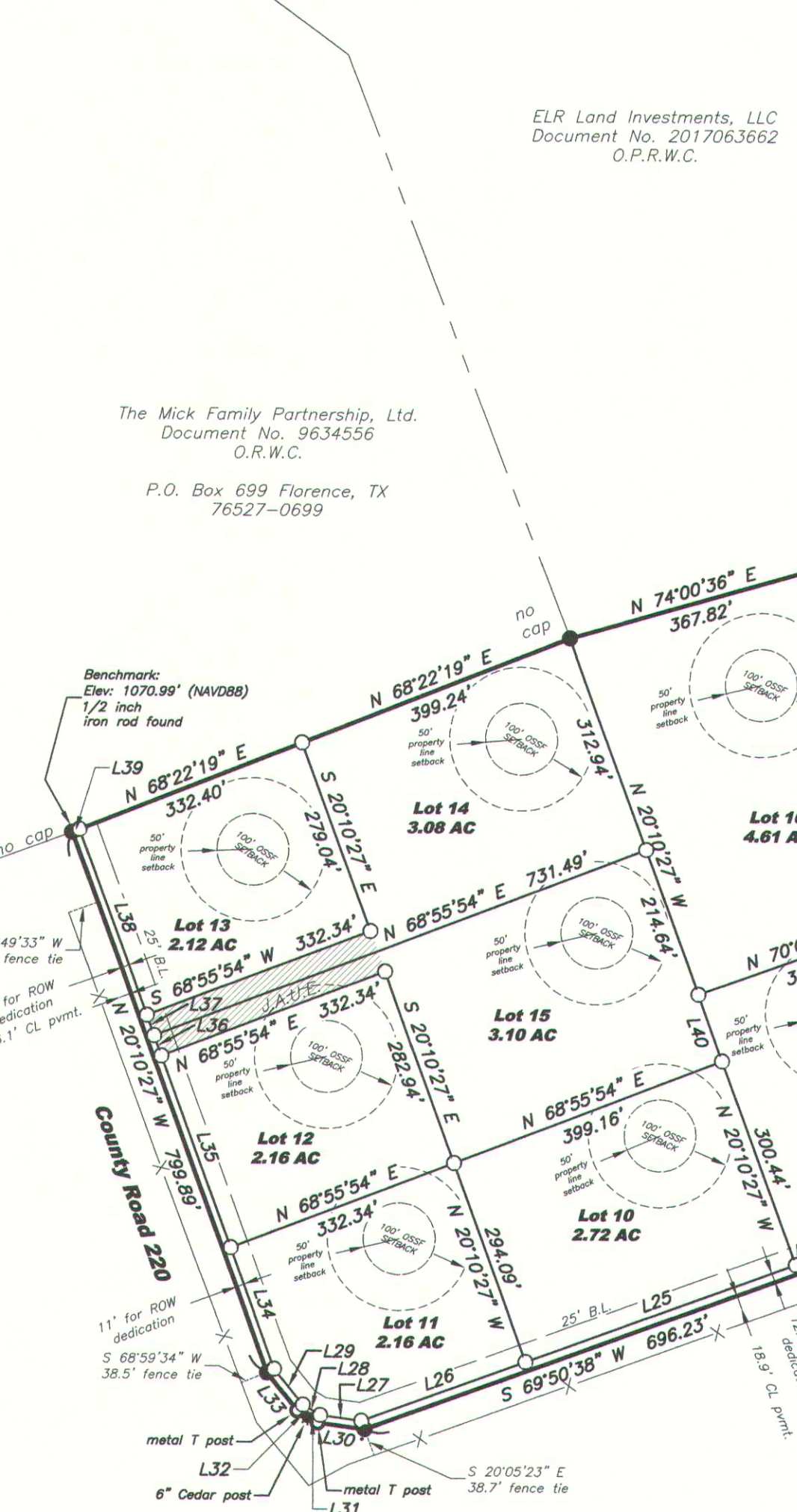
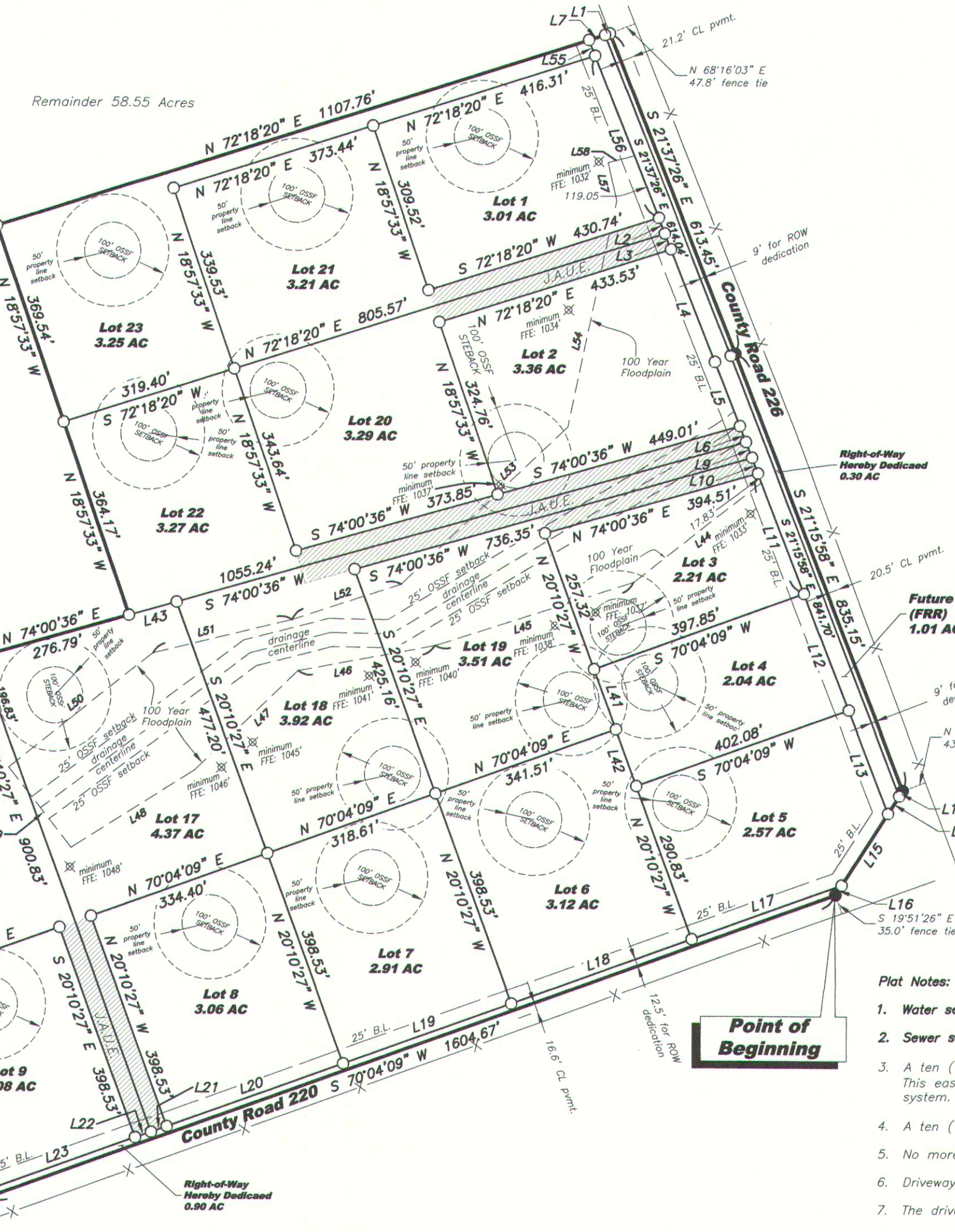
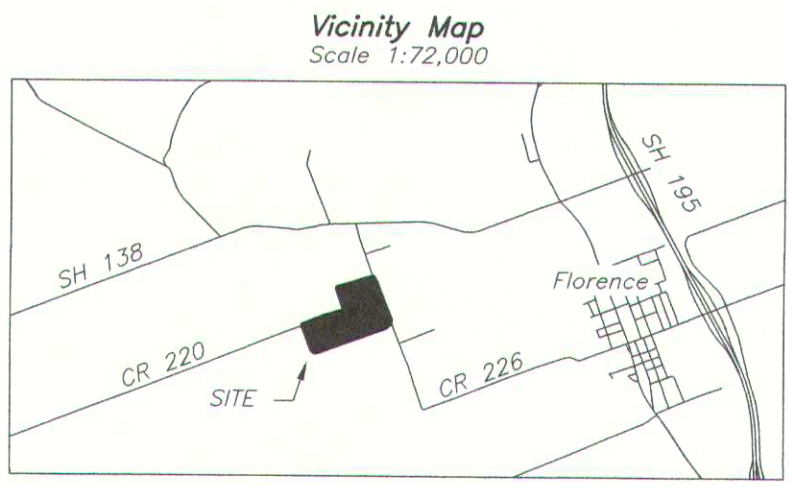


Culvert Table	
Lot #	Driveway Type
1-4	Dip Style
5-9	Straight Tie-In
10-11	Dip Style
12-17	Straight Tie-In
18-23	Dip Style



- 1/2 inch iron rod with yellow cap inscribed "WALKER 5283" found
- 1/2 inch iron rod with yellow cap inscribed "WALKER 5283" set
- X- wire fence
- ROW Right of Way
- OSSF on site sewage facility
- 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)



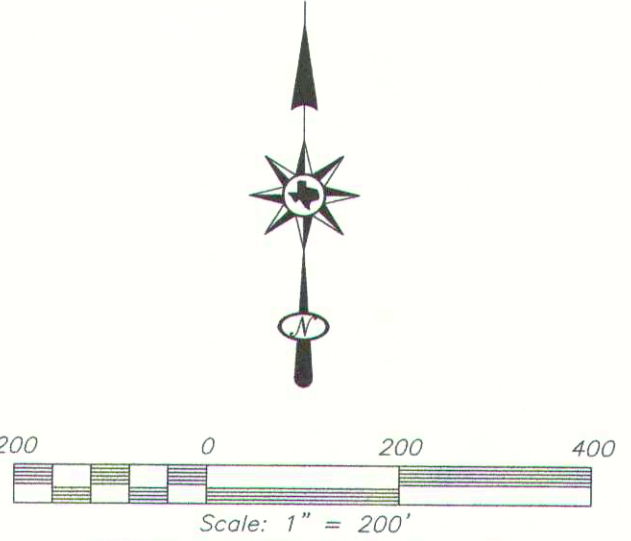
Line Table		
Line #	Bearing	Distance
L1	N 72°18'20" E	9.02'
L2	S 21°37'26" E	30.07'
L3	S 21°37'26" E	30.07'
L4	S 21°37'26" E	215.62'
L5	S 21°15'58" E	123.16'
L6	S 21°15'58" E	30.13'
L7	N 72°18'20" E	30.07'
L8	S 32°33'32" W	37.16'
L9	S 21°15'58" E	30.13'
L10	S 21°15'58" E	30.13'
L11	S 21°15'58" E	230.26'
L12	S 21°15'58" E	221.99'
L13	S 21°15'58" E	197.75'
L14	S 32°33'32" W	11.15'
L15	S 32°33'32" W	152.94'
L16	S 32°33'32" W	20.53'
L17	S 70°04'09" W	284.14'
L18	S 70°04'09" W	341.51'
L19	S 70°04'09" W	318.61'
L20	S 70°04'09" W	334.40'

Line Table		
Line #	Bearing	Distance
L21	S 70°04'09" W	30.00'
L22	S 70°04'09" W	30.00'
L23	S 70°04'09" W	282.31'
L24	S 69°50'38" W	54.53'
L25	S 69°50'38" W	399.11'
L26	S 69°50'38" W	242.76'
L27	N 82°27'41" W	58.23'
L28	N 59°35'04" W	28.01'
L29	N 38°38'54" W	63.75'
L30	N 82°27'41" W	66.01'
L31	N 63°29'11" W	15.68'
L32	N 56°09'03" W	17.32'
L33	N 38°38'54" W	67.23'
L34	N 20°10'27" W	179.64'
L35	N 20°10'27" W	282.94'
L36	N 20°10'27" W	30.00'
L37	N 20°10'27" W	30.00'
L38	N 20°10'27" W	275.79'
L39	N 68°22'19" E	11.00'
L40	N 20°10'27" W	98.30'

Line Table		
Line #	Bearing	Distance
L41	N 20°10'27" W	114.23'
L42	N 20°10'27" W	107.70'
L43	S 74°00'36" W	88.59'
L44	S 51°44'55" W	289.08'
L45	S 72°04'22" W	371.84'
L46	S 79°22'21" W	249.42'
L47	S 45°39'21" W	254.52'
L48	S 57°31'29" W	261.71'
L49	N 38°01'35" W	181.44'
L50	N 51°11'16" E	328.44'
L51	N 76°16'27" E	255.20'
L52	N 71°48'21" E	204.98'
L53	N 46°16'44" E	409.00'
L54	N 11°55'28" E	412.67'
L55	S 21°37'26" E	30.07'
L56	S 21°37'26" E	310.18'
L57	N 12°45'15" W	70.23'
L58	N 75°29'37" E	48.75'

Final Plat of The Ranches at Salado Brook

72.34 Acres out of the James McOuld Survey, Abstract No. 423
Williamson County, Texas



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

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

Acreage: 72.34 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: James McOuld Survey, Abstract No. 423

Number of Blocks: 1

Total Number of Lots: 23

Linear Feet of New Streets: 0'

Date: August 27, 2018

Plat Notes:

- Water service for this subdivision will be provided by private on-site wells.
- Sewer service provided by onsite sewage facility.
- 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.
- A ten (10) foot building line is located adjacent to all property lines unless otherwise noted on the plat.
- No more than 3 lots may share use of a joint access driveway.
- Driveway spacing along CR 220 and CR 226 shall be no closer than 100 feet measured center to center.
- The driveway for lot 5 shall only take access to CR 220.
- Lots 14-23 may not be further subdivided.
- 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., dated August 16, 2018.
- 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.
- Final Floodplain Study date: August 16, 2018.
- 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.
- 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.
- A de facto certificate of compliance is hereby issued for all lots within this subdivision except for Lots 1, 2, 3, 17, 18, and 19. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area. A development permit must be obtained from the Williamson County Floodplain Administrator for Lots 1, 2, 3, 17, 18, and 19 prior to any construction or development on these lots.
- The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change.
- 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.

P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800
Job #473004

Final Plat of The Ranches At Salado Brook

72.34 Acres out of the James McOuld Survey, Abstract No. 423
Williamson County, Texas

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
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**.

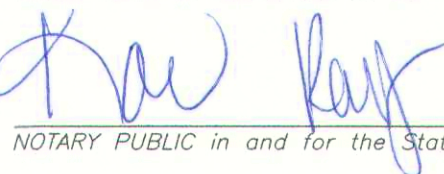
TO CERTIFY WHICH, WITNESS by my hand this 27th day of August, 2018.

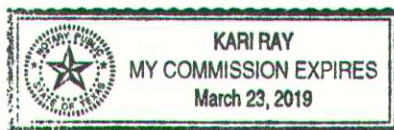


Edwin Roark
ELR Land Investments, LLC
3910 Sequoia Trail West
Georgetown, Texas 78628

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 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 27th day of August, 2018.

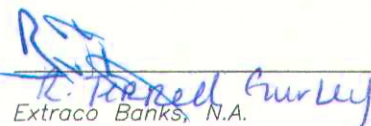

NOTARY PUBLIC in and for the State of Texas



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

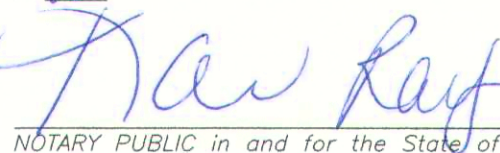
I, Extraco Bank, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2017063662 of the Official Public Records of Williamson County, Texas, do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, 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 27th day of August, 2018.


R. Terrell Gurley
Extraco Banks, N.A.

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 R. Terrell Gurley, 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 27th day of August, 2018.


NOTARY PUBLIC in and for the State of Texas

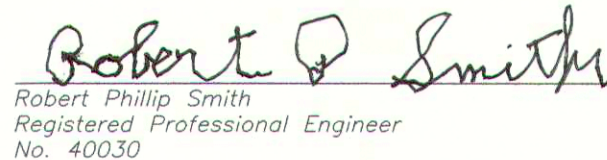


Engineer's Certification

I, Phil Smith, Registered Professional Engineer in the State of Texas, do hereby certify that this (The Ranches at Salado Brook) 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 48491C0100E 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 28 day of August, 2018.

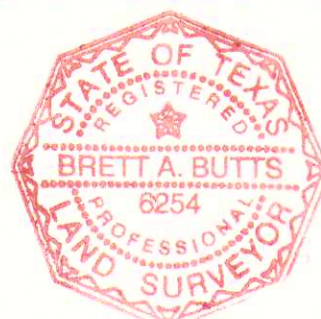

Robert Phillip Smith
Registered Professional Engineer
No. 40030

Surveyor's Certification

I, Brett A. Butts, 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 27th day of AUGUST, 2018.


Brett A. Butts
Registered Professional Land Surveyor
No. 6254
Date of Survey = August 27, 2018



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:

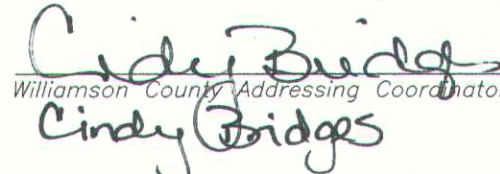
1. S 21°37'26"E 613.45 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" found,
2. S 21°15'58"E 835.15 feet to a 1/2 inch iron rod with cap inscribed "WALKER 5283" found,

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).

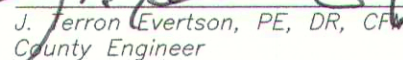
Williamson County 911 Addressing Coordinator

Road name and address assignments verified this the 27th day of August, 2018 A.D.


Cindy Bridges
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 Everton, PE, DR, CFM
County Engineer

Date 8/30/18

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, 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, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

Sheet 2 of 2

