

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

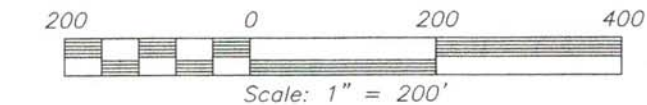
# Final Plat of The Ranches at Salado Brook

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

ELR Land Investments, LLC  
Document No. 2017063662  
O.P.R.W.C.

The Mick Family Partnership, Ltd.  
Document No. 9634556  
O.R.W.C.

P.O. Box 699 Florence, TX  
76527-0699



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.

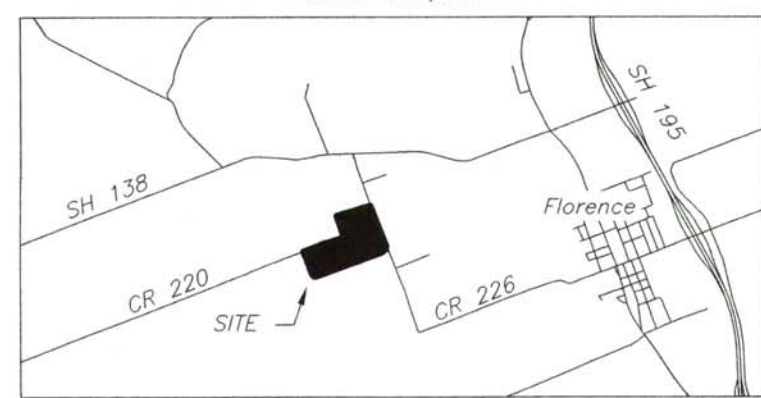
Line #	Bearing	Distance
L1	N 72°18'20" E	9.02'
L2	S 21°37'26" E	30.07'
L3	S 21°37'26" E	30.07'
L4	S 21°37'26" E	215.62'
L5	S 21°15'58" E	123.16'
L6	S 21°15'58" E	30.13'
L7	N 72°18'20" E	30.07'
L8	S 32°33'32" W	37.16'
L9	S 21°15'58" E	30.13'
L10	S 21°15'58" E	30.13'
L11	S 21°15'58" E	230.26'
L12	S 21°15'58" 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 #	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 #	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'

- 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)

Vicinity Map  
Scale 1:72,000



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