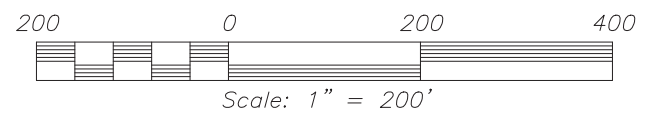


# Final Plat of The Ranches at Salado Brook



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: April 30, 2018

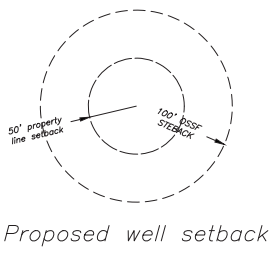
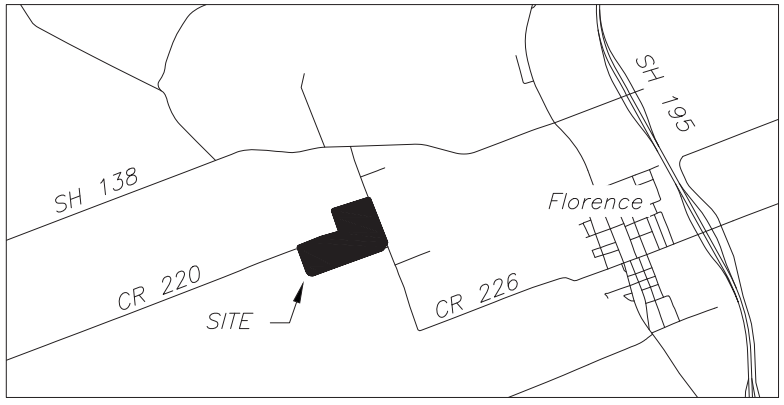
| Line Table |               |          |
|------------|---------------|----------|
| Line #     | Bearing       | Distance |
| L1         | N 72°18'20" E | 9.02'    |
| L2         | N 21°37'26" W | 30.07'   |
| L3         | N 21°37'26" W | 310.18'  |
| L4         | N 21°37'26" W | 30.07'   |
| L5         | N 21°37'26" W | 30.07'   |
| L6         | N 21°37'26" W | 213.65'  |
| L7         | N 21°15'58" W | 126.02'  |
| L8         | N 21°15'58" W | 30.13'   |
| L9         | S 21°15'58" E | 30.13'   |
| L10        | S 21°15'58" E | 30.13'   |
| L11        | S 21°15'58" E | 228.19'  |
| L12        | S 21°15'58" E | 221.99'  |
| L13        | S 21°15'58" E | 175.12'  |
| L14        | S 32°33'32" W | 11.15'   |
| L15        | S 32°33'32" W | 190.10'  |
| 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 54°23'20" W | 331.48'  |
| L45        | S 73°49'10" W | 357.94'  |
| L46        | S 75°55'17" W | 265.05'  |
| L47        | S 46°51'04" W | 233.12'  |
| 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 74°41'27" E | 248.35'  |
| L52        | N 73°48'22" E | 211.49'  |
| L53        | N 46°16'44" E | 409.00'  |
| L54        | N 20°41'25" E | 471.28'  |

| 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       |

Vicinity Map  
Scale 1:72,000



- 1/2 inch iron pin with yellow cap inscribed "WALKER 5283" found
- 1/2 inch iron pin 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)

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed 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 30, 2018

**WALKER**  
TEXAS SURVEYORS  
P.O. Box 324  
Cedar Park, Texas 78630-0324  
Phone (512) 259-3361  
TBPLS Firm #10103800  
Job #473003