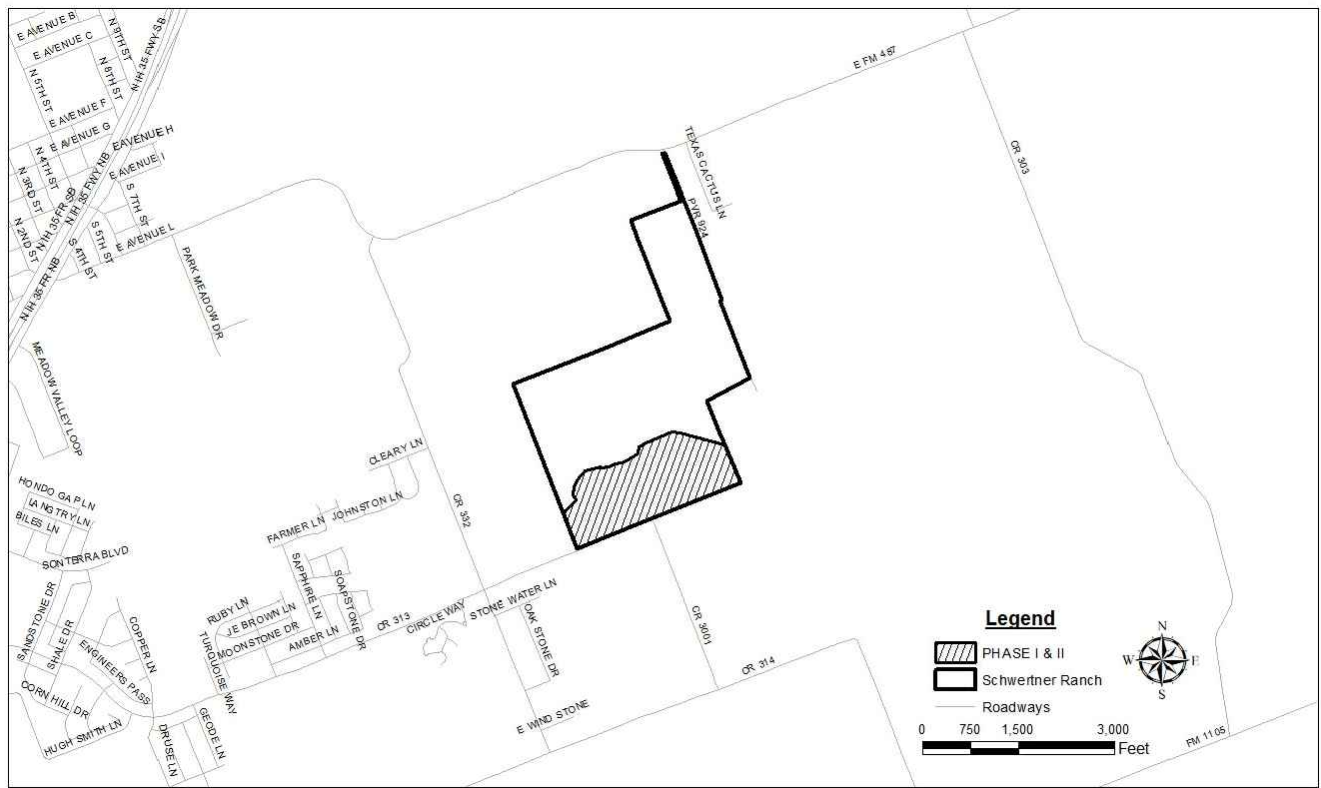


LINE	BEARING	DISTANCE
L1	S 22°13'12" E	58.34'
L2	S 10°54'36" E	50.99'
L3	S 14°08'09" E	39.87'
L4	N 21°53'05" W	50.00'
L5	N 05°11'07" W	52.20'
L6	N 31°34'23" W	33.90'
L7	N 66°05'05" W	38.59'

AE	ACCESS EASEMENT
NAE	NON-ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
LMDE	LIMITED MAINTENANCE DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD EASEMENT
UUE	UNDERGROUND UTILITY EASEMENT
	1" IRON ROD FOUND
	1" IRON ROD W/ CAP MARKED "YALGO 6200" SET
	CHANGE IN BEARING
	SEE GENERAL NOTE 3

- Notes:
1. Residential driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of the parcel frontage or 50 feet, whichever is less.
2. Driveways shall only connect to internal planned roadways and not to County Road 313, the adjacent county road.
3. All bearings and distances were recited from the grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Corner Factor (CCF) is 0.999852. Grid North = Ground Distance x CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein. All coordinates can be referenced to benchmark described as cotton spindle in the north margin of County Road 313, bearing N 68° 32' 31" W, 492.74 feet from the most southerly corner of this tract. Observed GPS coordinates for said "X" in concrete benchmark are N=10269021.77, E=3160972.32 Z=820.52" (NADVD88-Geoid12).
4. No buildings, fences, landscaping or other structures and / or obstructions which impede flow are permitted within the drainage easements shown.
5. Except in certain isolated areas required to meet accessibility requirements, 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.
6. 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 floodplains boundaries in this area.
7. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by regulatory authorities.
8. All easements on private property shall be maintained by the property owner or their assigns.
9. This subdivision is not located within the contributing zone of the Edwards Aquifer.
10. Building setback lines shall be in accordance with setbacks shown hereon, applicable owner restrictions recorded on county records or applicable ordinances.
11. No structure or improvement on any lot in this subdivision shall be occupied until connected to a water supply system approved by the Texas Commission on Environmental Quality.
12. No structure or improvement on any lot in this subdivision shall be occupied until connected to a wastewater collection system approved by the Texas Commission on Environmental Quality.
13. The County shall be responsible for the 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.
14. Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the design and construction standards of the Texas Commission on Environmental Quality or Williamson County. Plans and specifications shall be submitted to TCQE and the agencies as appropriate at the time such plans are prepared.
15. All sidewalks are to be maintained by each of the adjacent property owners.
16. All streets are to be dedicated for public use.
17. Lot 62 Block 1 shall be used as an amenities lot and owned and maintained by the Home Owner's Association.
18. Temporary turn arounds shall be provided with the construction of Rearden Boulevard and Ragnar Drive.

Name	Design Speed (mph)	Length (ft)	ROW Width (ft)	Pavement Width (ft)	Classification	Designation
Midas Lane	25	470	50	30	Local	Public
Akston Court	25	590	50	30	Local	Public
Rearden Boulevard	35	1060	60	37	Collector	Public
Atwood Loop	25	1547	50	30	Local	Public
Taggart Court	25	3666	50	30	Local	Public
Hammond Drive	25	754	50	30	Local	Public
Ragnar Court	25	757	50	30	Local	Public



LOCATION MAP

N.T.S

PRELIMINARY PLAT OF
SCHWERTNER RANCH
BEING PART OF THE G. Schneider Survey, Abstract No. 580
WILLIAMSON COUNTY, TEXAS

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Williamson County, Texas Dated September 26, 2008, panel numbers 48491C0540E and 48491C0545E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

PHASE 2 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CURVE LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00	5.10	5.07	N 31°57'21" W	192°816"
C2	8.31	8.61	8.60	N 58°31'14" W	33°59'36"
C3	60.00	50.63	49.14	S 51°10'30" E	48°21'00"
C4	60.00	36.93	36.35	S 09°22'04" E	35°15'53"
C5	60.00	35.45	34.94	S 25°11'35" W	33°31'24"
C6	60.00	42.91	42.00	S 62°36'32" W	40°58'29"
C7	35.45	34.45	34.00	N 70°58'52" W	33°59'36"
C8	60.00	35.45	34.94	N 46°07'07" W	33°51'24"
C9	60.00	51.08	49.55	N 04°48'00" W	48°46'50"
C10	60.00	21.33	21.22	S 09°46'54" E	20°22'18"
C11	60.00	16.28	15.49	S 08°52'16" W	62°10'55"
C12	50.00	17.46	17.32	N 52°29'03" W	70°59'32"
C13	60.00	4.28	4.28	N 89°17'28" E	4°05'07"
C14	60.00	67.25	63.79	S 56°33'06" E	64°13'25"
C15	60.00	35.82	35.29	S 07°20'07" E	34°13'23"
C16	60.00	49.43	48.05	S 33°22'21" W	47°12'16"
C17	60.00	35.82	35.82	S 74°04'42" W	34°03'39"
C18	60.00	35.82	35.29	N 71°42'44" W	34°13'23"
C19	60.00	36.62	36.05	N 37°07'24" W	34°58'07"
C20	60.00	42.15	41.29	N 00°29'14" E	40°15'09"
C21	15.00	11.21	10.95	S 00°48'12" E	42°50'00"
C22	50.00	78.54	70.75	N 23°06'55" E	90°00'00"
C23	50.00	11.24	69.79	N 22°22'17" E	88°50'43"
C24	225.00	32.00	31.97	S 78°44'46" E	8°08'53"
C25	225.00	119.98	118.56	N 81°54'13" E	30°33'10"
C26	200.00	184.26	177.81	N 48°16'42" E	52°41'35"
C27	180.00	91.31	90.33	S 07°12'09" E	29°02'00"
C28	60.00	62.27	60.00	S 14°12'37" E	15°20'56"
C29	225.00	60.00	60.00	S 14°12'37" E	15°20'56"
C30	180.00	116.91	114.86	S 03°16'42" E	37°12'45"
C31	25.00	39.27	35.36	S 23°06'55" W	90°00'00"
C32	15.00	13.62	13.16	S 85°52'29" E	52°01'15"
C33	50.00	7.68	7.67	S 64°15'11" E	8°41'24"
C34	60.00	48.00	46.17	S 83°50'13" E	52°59'58"
C35	50.00	33.98	33.33	S 63°51'58" E	38°56'33"
C36	50.00	33.98	33.33	N 02°04'35" W	38°56'33"
C37	50.00	45.69	44.41	N 47°43'34" W	52°17'26"
C38	13.54	11.54	11.53	S 15°17'54" E	45°14'27"
C39	15.00	17.78	17.78	S 25°17'18" E	6°48'26"
C40	25.00	38.62	34.89	N 22°22'17" E	88°50'43"
C41	15.00	12.59	12.22	N 49°53'59" W	48°05'26"
C42	50.00	37.23	36.33	S 25°16'54" E	48°59'33"
C43	50.00	36.73	35.97	S 10°14'20" E	32°36'37"
C44	50.00	33.98	33.33	S 30°164" E	38°56'33"
C45	50.00	44.66	43.19	S 75°201" W	51°10'28"
C46	50.00	15.50	15.44	N 70°11'40" W	17°45'50"
C47	15.00	14.67	14.67	S 89°1939" E	56°04'48"
C48	60.00	63.66	62.36	S 73°39'55" W	18°04'17"
C49	15.00	26.83	23.09	S 44°03'48" E	102°29'14"
C50	205.00	54.93	54.76	S 00°29'45" E	15°21'06"
C51	205.00	44.65	44.57	S 14°24'43" E	12°28'49"
C52	205.00	44.41	44.41	S 21°16'06" E	11°33'57"
C53	78.53	77.73	77.73	N 07°21'09" W	77°21'09"
C54	200.00	28.48	28.46	S 17°48'19" E	8°09'31"
C55	200.00	25.10	25.08	N 10°07'51" W	7°11'25"
C56	250.00	7.96	7.96	N 07°26'52" W	1°49'27"
C57	250.00	45.52	45.45	S 33°34'33" E	102°55'55"

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
2	UPDATE LOT COUNT FOR ENLARGED DETENTION POND	9/03/19	KAC	TOTAL SIZE: 61.89 ACRES TOTAL BLOCKS: 5 TOTAL RESIDENTIAL LOTS: 282 TOTAL NON-RESIDENTIAL: 7	Cotton spindle set in the north margin of County Road 313 - bearing S 68°12'37" E, 492.74 Feet from the most southerly corner of this tract.	Schwertner Farms, Inc. P.E. NO. 101956 Schwertner, TX 76573 254-527-3342 jimschwertner1@gmail.com	KEITH A. CALDWELL 4651 FM 487 YALGO ENGINEERING 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543	LUTHER E. FROBISH, R.P.L.S. Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057
1	ORIGINAL RELEASE	4/16/2019	BTW		Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 40206021.77 E: 31609772.32 Z: 820.52 (NAVD88-Geoid12B)			
PROJECT NUMBER: SW01		CLIENT NAME:		PRELIMINARY PLAT OF SCHWERTNER RANCH WILLIAMSON COUNTY, TEXAS				
APPROVED BY: KAC		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 108						
AUTHORIZED BY: WBW		CLIENT LOCATION: KILLEEN, TX						
				Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095				

PRELIMINARY PLAT OF
SCHWERTNER RANCH
WILLIAMSON COUNTY, TEXAS

Yalgo, LLC
1000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

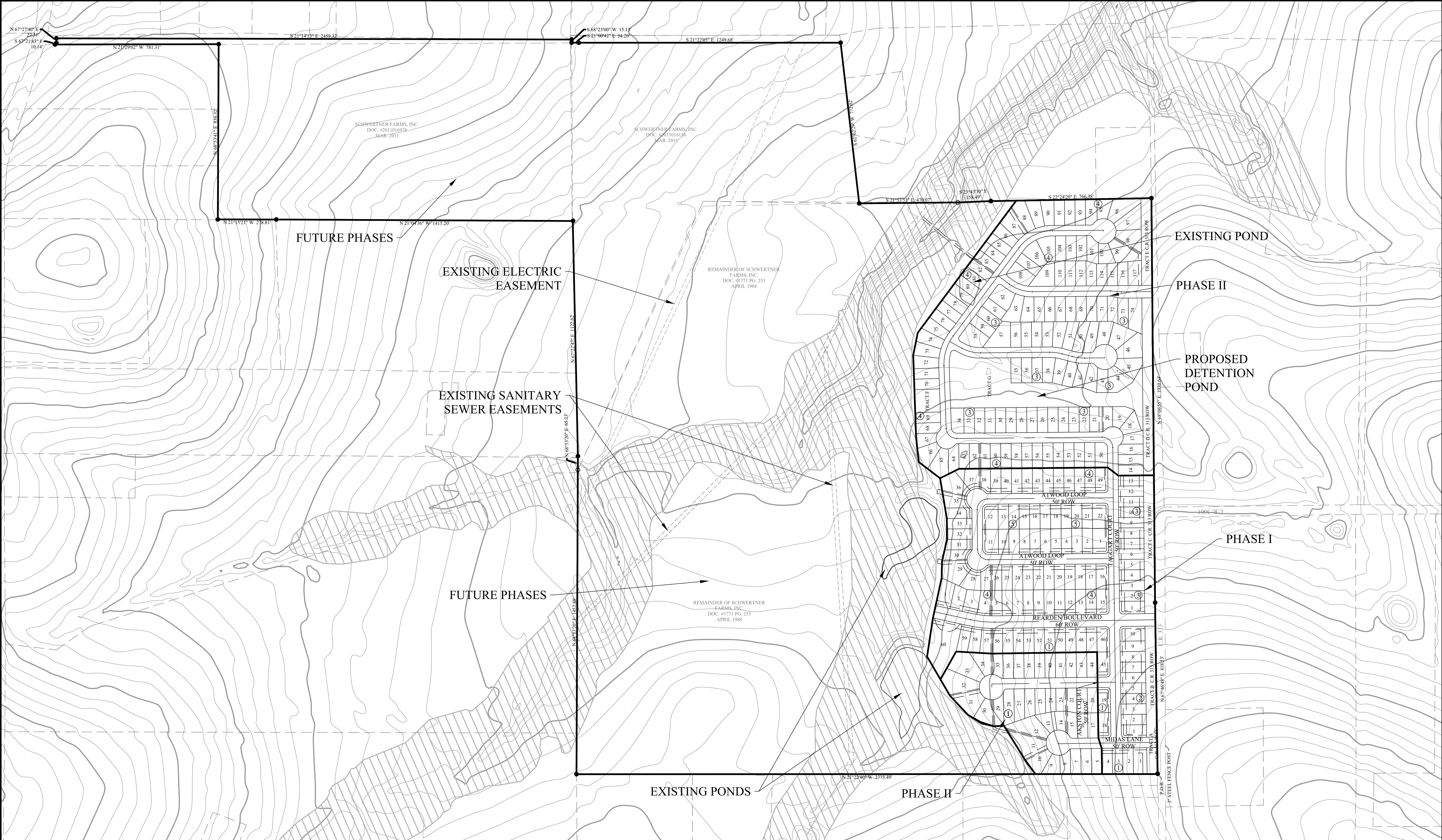
Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET
1
OF
3



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	PRELIMINARY PLAT OF SCHWERTNER RANCH WILLIAMSON COUNTY, TEXAS Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095 SHEET 2 OF 3
2	UPDATE LOT COUNT FOR ENLARGED DETENTION POND	9/03/19	KAC	TOTAL SIZE: 61.89 ACRES TOTAL BLOCKS: 5 TOTAL RESIDENTIAL LOTS: 282 TOTAL NON-RESIDENTIAL: 7	Cotton spindle set in the north margin of County Road 313 - bearing S 68°32'31" E, 492.74 feet from the most southerly corner of this tract	Schwertner Farms, Inc. 4651 FM 487 Schwertner, TX 76573 254-527-3342 jimschwertner1@gmail.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543	LUTHER E. FROBISH, R.P.L.S. YALGO ENGINEERING 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543	
1	ORIGINAL RELEASE	4/16/2019	BTW		Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 4029021.77 E: 3169972.32 Z: 820.52' (NAVD88-Geoid128)			GRAPHIC SCALE 0100'200'300' 01"2"3" IN FEET	
PROJECT NUMBER: SW01		CLIENT NAME:							
APPROVED BY: KAC		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 108							
AUTHORIZED BY: WBW		CLIENT LOCATION: KILLEEN, TX							



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	GRAPHIC SCALE 0 200' 400' 600' 0 1" 2" 3" IN FEET
				TOTAL SIZE: 61.89 ACRES TOTAL BLOCKS: 5 TOTAL RESIDENTIAL LOTS: 282 TOTAL NON-RESIDENTIAL: 7	Cotton spindle set in the north margin of County Road 313 - bearing S 68°32'31" E, 492.74 feet from the most southerly corner of this tract.	Schwertner Farms, Inc. 4651 FM 487 Schwertner, TX 76573 254-527-3342 jimschwertner1@gmail.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543	LUTHER E. FROBISH, R.P.L.S. YALGO ENGINEERING 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543	
2	UPDATE LOT COUNT FOR ENLARGED DETENTION POND	9/03/19	KAC						
1	ORIGINAL RELEASE	4/16/2019	BTW						
PROJECT NUMBER: SW01		CLIENT NAME:							
		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 108							
APPROVED BY: KAC		CLIENT LOCATION: KILLEEN, TX							
AUTHORIZED BY: WBW									

Yalgo, LLC

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PH (254) 953-5353

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Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET

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OF

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