

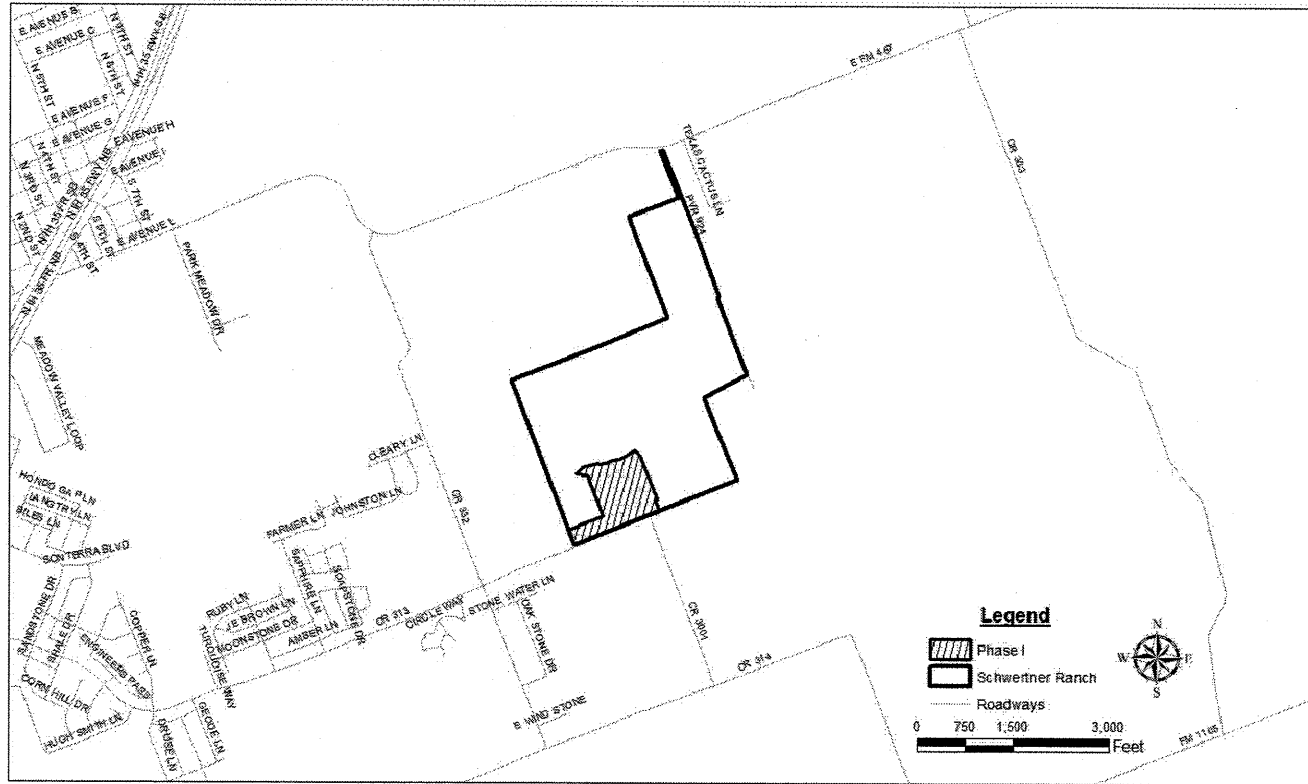
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	S 22°46'48" W	90°00'00"
C2	15.00'	23.56'	21.21'	S 67°13'12" E	90°00'00"
C3	15.00'	23.56'	21.21'	N 22°46'36" E	90°00'25"
C4	15.00'	23.56'	21.21'	S 67°13'12" E	90°00'00"
C5	15.00'	23.56'	21.21'	S 67°13'12" E	90°00'00"
C6	15.00'	23.56'	21.21'	N 22°46'48" E	90°00'00"
C7	15.00'	23.56'	21.21'	N 22°46'48" E	90°00'00"
C8	15.00'	23.56'	21.21'	S 67°13'12" E	90°00'00"
C9	15.00'	23.56'	21.21'	N 23°06'55" E	90°00'00"
C10	15.00'	23.56'	21.21'	N 66°53'05" W	90°00'00"
C11	15.00'	23.56'	21.21'	S 23°06'55" W	90°00'00"
C12	15.00'	23.56'	21.21'	N 66°53'05" W	90°00'00"
C13	500.00'	115.20'	114.95'	S 15°37'10" E	13°12'04"
C14	530.00'	12.80'	12.80'	N 21°31'41" W	1°23'01"
C15	530.00'	47.76'	47.75'	N 18°15'16" W	5°09'49"
C16	530.00'	47.76'	47.75'	N 13°05'27" W	5°09'49"
C17	530.00'	13.79'	13.79'	N 09°45'50" W	1°29'25"
C18	470.00'	23.63'	23.62'	S 10°27'32" E	2°52'49"
C19	470.00'	66.59'	66.53'	S 15°57'28" E	8°07'03"
C20	470.00'	18.08'	18.07'	S 21°07'05" E	2°12'13"
C24	50.00'	78.54'	70.71'	N 23°06'55" E	90°00'00"
C25	50.00'	78.54'	70.71'	N 66°53'05" W	90°00'00"
C26	15.00'	13.62'	13.16'	N 47°53'41" W	52°01'12"
C27	50.00'	30.58'	30.10'	N 56°23'09" W	35°02'17"
C28	50.00'	46.17'	44.55'	N 12°24'42" W	52°54'37"
C29	50.00'	45.64'	44.07'	N 40°11'29" E	52°17'44"
C30	50.00'	46.95'	45.24'	S 86°45'46" E	53°47'47"
C31	15.00'	10.82'	10.59'	S 80°31'32" E	41°19'20"
C32	15.00'	2.80'	2.80'	N 73°27'52" E	10°41'53"
C33	15.00'	10.53'	10.31'	N 48°00'27" E	40°12'57"
C34	15.00'	3.09'	3.08'	N 21°59'50" E	11°48'15"
C35	50.00'	56.71'	53.72'	N 48°35'13" E	64°59'00"
C36	50.00'	33.98'	33.33'	S 79°27'01" E	38°56'33"
C37	50.00'	48.48'	46.60'	S 32°12'11" E	55°33'07"
C38	50.00'	30.16'	29.71'	S 12°51'15" W	34°33'45"
C39	15.00'	13.62'	13.16'	S 04°07'31" W	52°01'12"
C40	25.00'	39.27'	35.36'	S 66°53'05" E	90°00'00"
C41	25.00'	39.27'	35.36'	N 23°06'55" E	90°00'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 22°13'12" W	60.00'
L2	N 22°13'12" W	60.00'
L3	N 17°17'29" W	66.64'
L4	N 03°13'37" E	61.40'
L5	N 03°13'37" E	41.81'

FINAL PLAT
SCHWERTNER RANCH PHASE I
BEING PART OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

LEGEND

AE	PEDESTRIAN ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
POB	POINT OF BEGINNING
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD OR UNDERGROUND EASEMENT
UE	UTILITY EASEMENT
WWE	WATER AND WASTEWATER EASEMENT
FWLE	FENCE WALL AND LANDSCAPE EASEMENT
BFE	BASE FLOOD ELEVATION
FFE	FINISHED FLOOR ELEVATION
F	FENCE EASEMENT
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
+	CHANGE IN BEARING
NO. #	
EL. ##	
⊙	BENCHMARK
▨	LOTS WITH MINIMUM FFE (SEE BFE/FFE TABLE)

BFE / FFE TABLE

LOT #	BLOCK #	BFE (ft)	MIN FFE (ft)
60	1	790.37	792.37
1	4	784.98	786.98
29	4	783.78	785.78
30	4	783.66	785.66
31	4	782.56	784.56
32	4	782.28	784.28
33	4	782.88	784.88
34	4	782.88	784.88
35	4	781.01	783.01
36	4	784.42	786.42

FIELD NOTES

Being all that certain tract of land situated in the G. SCHNEIDER SURVEY, Abstract No. 579, Williamson County, Texas, and being all of a called 24.42 acre tract of land as described by a deed to WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107, recorded Document No. 202002153, Official Public Records of Williamson County, Texas, and part of a called 7.52 acre tract of land described as TRACT 1 by a deed to WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107, recorded in Document No. 2020073916 of said Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the north margin of County Road 313 for the most southerly corner of said 24.42 acre tract and at a southeasterly corner of a called 10.68 acre tract of land as described by a deed to PATRICK N. RILEY, recorded in Document No. 2017071908, of said Public Records, for the most southerly corner of the herein described tract;

THENCE N 21° 22' 40" W, 265.03 feet, with the west line of said 24.42 acre tract and east line of said 10.68 acre tract, to an iron rod with cap found for a common corner of said 24.42 acre tract and said TRACT 1, for the most westerly corner of the herein described tract;

THENCE with the common boundary line of said 24.42 acre tract and said TRACT 1 for the following calls:

- N 67° 46' 48" E, 122.96 feet, to an iron rod with cap found;
- N 51° 04' 51" E, 52.20 feet, to an iron rod with cap found;
- N 67° 46' 48" E, 410.00 feet, to an iron rod with cap found;
- N 22° 13' 12" W, 502.30 feet, to an iron rod with cap found;
- N 18° 04' 09" W, 117.58 feet, to an iron rod with cap set;

THENCE N 84° 22' 55" W, 209.41 feet, across and upon said TRACT 1, to an iron rod with cap set at the common boundary line of said TRACT 1 and the remainder of a called 230.22 acre tract of land as described by a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 111, recorded in Document No. 2019092046, of said Public Records;

THENCE N 38° 19' 15" E, at 65.50 feet passing an iron rod with cap found for a westerly corner of said 24.42 acre tract, continuing the same course for a total distance of 192.00 feet, to an iron rod with cap found;

THENCE with the common boundary line of said 24.42 acre tract and the remainder of said 230.22 acre tract of land for the following calls:

- N 77° 14' 24" E, 186.72 feet, to an iron rod with cap found;
- N 80° 58' 52" E, 195.19 feet, to an iron rod with cap found;
- N 69° 48' 38" E, 79.82 feet, to an iron rod with cap found;
- N 81° 37' 28" E, 106.67 feet, to an iron rod with cap found;
- N 68° 06' 55" E, 100.00 feet, to an iron rod with cap found;
- N 59° 02' 31" E, 194.84 feet, to an iron rod with cap found for the most northerly corner of the herein described tract and the most westerly corner of a called 29.94 acre tract of land described as TRACT 2 by a deed to WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107, recorded in Document No. 2020073916 of said Public Records;

THENCE with the common boundary line of said 29.94 acre tract and said TRACT 2 for the following calls:

- S 47° 49' 51" E, 100.90 feet, to an iron rod with cap found;
- S 21° 53' 05" E, 710.00 feet, to an iron rod with cap found;
- S 16° 14' 27" W, 63.56 feet, to an iron rod with cap found;
- S 21° 53' 05" E, 170.00 feet, to an iron rod with cap found the north line of dirt road called a 1.250 acre tract described in a deed to WESS JR. & HELEN CASSENS, recorded in Volume 533, Pages 440-447, of said Deed Records, for the most southeasterly corner of the herein described tract;

THENCE with south line of said 24.42 acre tract for the following calls:

- S 68° 06' 55" W, 607.92 feet, to a 1/2 inch iron rod found in the north margin of said County Road 313; S 67° 46' 48" W, 818.53 feet, continuing along the north margin of said County Road 313, to the **POINT OF BEGINNING** and containing **24.64 acres** of land, more or less.

Note:

The bearings and distances recited hereon are grid bearings and grid distances based on the NAD83 (2011) State Plane Texas Central Coordinate System, as derived from GPS observations. The Combined Correction Factor (CCF) for this project is 0.9998522. Ground distance = Grid distance/CCF. Permanent iron rods set for corner are 1/2 inch in diameter with a cap marked "YALGO 6200".

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	
				TOTAL SIZE: 24.64 ACRES TOTAL BLOCKS: 5 TOTAL RESIDENTIAL LOTS: 115 TOTAL NON-RESIDENTIAL: 4	Cotton spindle set in the north margin of County Road 313 - bearing N 68°32'31" E, 492.74 feet from the most southerly corner of this tract: Observed GPS coordinates based on NAD83 (2011) State Plane Coordinate System, Texas Central Zone No. 4203 N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)	WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543 254-953-5353	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	
3	UPDATED FIELD NOTES	7/1/2020	KAC						
2	CHANGES PER CITY COMMENTS	8/1/2019	BTW						
1	ORIGINAL RELEASE	4/15/2019	BTW						
PROJECT NUMBER: SW01		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 107							
APPROVED BY: KAC		CLIENT LOCATION: KILLEEN, TX							
AUTHORIZED BY: WBW									

Yalgo, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

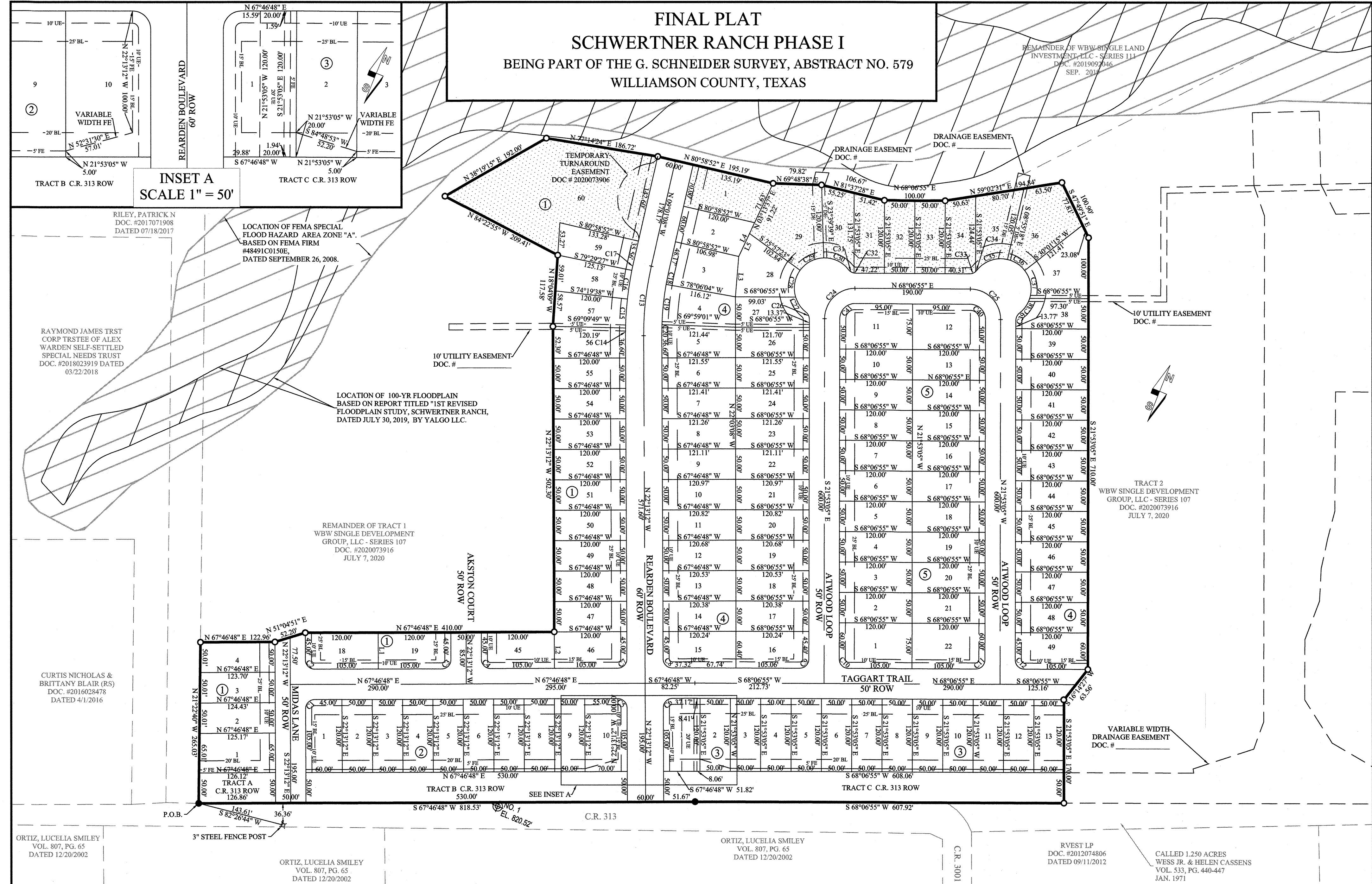
Texas Registered
Surveying Firm 10194095

SHEET

1

OF

3



PRINTED ON July 14, 2020

REV.	DESCRIPTION		DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	<div>Yalgo, LLC</div> <div>3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057</div> <div>Texas Registered Engineering Firm F-10264</div> <div>Texas Registered Surveying Firm 10194095</div>	SHEET 2 OF 3
4	INCREASED SIZE OF AMENITY LOT AND ADDED FENCE EASEMENT		05/06/2020	NMP	TOTAL SIZE: 24.64 ACRES TOTAL BLOCKS: 5 TOTAL RESIDENTIAL LOTS: 115 TOTAL NON-RESIDENTIAL: 4	Cotton spindle set in the north margin of County Road 313 - bearing N 68°32'31" E, 492.74 feet from the most southerly corner of this tract:	WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543 254-953-5353	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		
3	UPDATED 100-YR FLOODPLAIN		7/31/2019	BTW							
2	CHANGES PER CITY COMMENTS		8/1/2019	BTW							
1	ORIGINAL RELEASE		4/15/2019	BTW							
PROJECT NUMBER: SW01			CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 107 CLIENT LOCATION: KILLEEN, TX			Observed GPS coordinates based on NAD83 (2011) State Plane Coordinate System, Texas Central Zone No. 4203 N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)					
APPROVED BY: KAC											
AUTHORIZED BY: WBW											

PRINTED ON July 14, 2020

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

We, WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107, sole owner of the certain 24.64 ACRES tract of land shown hereon and described in a deed recorded in Document # 2020002153, January 8, 2020 and 2020073916 dated July 7, 2020 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and 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 SCHWERTNER RANCH PHASE I.

TO CERTIFY WHICH, WITNESS by my hand this 14th day of July, 2020

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107

Bruce Whitis, President

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on July 14, 2020, by Bruce Whitis, in his capacity as President of WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107.

NEELY ANNE ROPER

My Notary ID # 4001207

Expires June 25, 2024

Name NEELY ANNE ROPER

Notary Public, State of Texas

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Luther E. Frobish, Registered Professional Land Surveyor in the State of Texas, do hereby certify that to the best of my knowledge and belief, 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 in accordance with the subdivision regulations of the County of Williamson, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Killeen, Bell County, Texas, this 14th day of July of 2020.

LUTHER E. FROBISH

REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 6200

STATE OF TEXAS

REGISTERED

LUTHER E. FROBISH

6200

PROFESSIONAL

LAND SURVEYOR

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Keith A. Caldwell, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that to the best of my knowledge and belief, this plat complies with the applicable ordinance of Williamson County, Texas and that no portion of this subdivision is contained within the 100 year flood plain as identified on the Federal Emergency Management Agency flood insurance rate map, community panel number 48491C0150E, dated September 26, 2008 for Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Killeen, Bell County, Texas, this 14th day of July, 2020.

KEITH A. CALDWELL

REGISTERED PROFESSIONAL

ENGINEER NO. 101956

STATE OF TEXAS

REGISTERED

KEITH A. CALDWELL

101956

PROFESSIONAL

ENGINEER

FINAL PLAT

SCHWERTNER RANCH PHASE I

BEING PART OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. 579

WILLIAMSON COUNTY, TEXAS

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 for Lot 1 Block 1 shall connect only to Mulligan Lane and not to County Road 313. Driveways for Lots 1-10 Block 2, and 1-13 Block 3 shall connect only to Taggart Trail and not to County Road 313.

3. Storm water runoff must flow directly from all adjacent upstream lots to the downstream lots, without impediment or diversion to other lots and this restriction constitutes an easement in favor of the upstream lots for the same. The homebuilder/property owner must ensure that drainage for each individual lot allow storm water to pass from upstream lots to the downstream lots without impediment. This restriction is to be enforced by the HOA/The Village at Schwertner Ranch Residential Community, Inc.

4. The bearings recited hereon are grid bearings derived from GPS observations based on the NAD1983 (2011) State Plane Coordinate System, Texas Central Zone No. 4203. The average Combined Correction Factor (CCF) is 0.9998522. Ground distance = Grid Distance / 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 a benchmark described as cotton spindle set 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' (NAVD88-Geoid12B).

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 floodplain boundaries in this area.

7. No buildings, fences, landscaping or other structures and / or obstructions which impede flow are permitted within the drainage easements shown.

8. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by regulatory authorities.

9. All easements on private property shall be maintained by the property owner or their assigns.

10. This subdivision is not located within the contributing zone of the Edwards Aquifer.

11. Building setback lines shall be in accordance with setbacks shown hereon, applicable owner restrictions recorded in county records or applicable ordinances.

12. 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.

13. 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.

14. 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.

15. 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 TCEQ and other agencies as appropriate at the time such plans are prepared.

16. All streets are to be dedicated for public use.

17. Lot 60 Block 1 shall be used as an amenities lot and owned and maintained by the Home Owner's Association.

18. Driveway access to lots within this subdivision from side streets is prohibited.

19. 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.

20. This subdivision is subject to storm-water management controls as required by Williamson County subdivision regulations, section B11.1, on new development that would evoke such controls beyond existing conditions

21. The owner shall create a mandatory homeowners association that shall be responsible for the maintenance and liability of any landscaping, irrigation, sidewalks, illumination, subdivision identification signs, water quality features, etc. placed within the Williamson County right-of-way. This homeowners association shall have assessment authority to insure the proper funding for the maintenance.

22. In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.

23. Temporary turn arounds shall be provided with the construction of Rearden Boulevard.

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 48491C0150E. 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.

Road Table

Name	Design Speed (mph)	Length (ft)	ROW Width (ft)	Pavement Width (ft)	Classification	Designation
Midas Lane	25	273	50	30	Local	Public
Akston Court	25	85	50	30	Local	Public
Rearden Boulevard	35	1060	60	37	Collector	Public
Atwood Loop	25	1547	50	30	Local	Public
Taggart Trail	25	1295	50	30	Local	Public

Road name and address assignments verified this the 15 day of July, 2020 A.D.

Cindy Bridges

Williamson County Addressing Coordinator

Cindy Bridges

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Bill Gravell, Jr., 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.

Bill Gravell, Jr., County Judge

Williamson County, Texas

Date

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Nancy E. 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 E. Rister, Clerk County Court

of Williamson County, Texas

By: _____, Deputy

REV.

DESCRIPTION

DATE

BY

PROJECT INFORMATION

BENCHMARK

OWNER INFORMATION

ENGINEER INFORMATION

SURVEYOR INFORMATION

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

3

OF

3

4

UPDATED NOTES

7/10/2020

LEH

TOTAL SIZE: 24.64 ACRES

Cotton spindle set in the north margin of County Road 313 - bearing N 68°32'31" E, 492.74 feet from the most southerly corner of this tract:

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107

KEITH A. CALDWELL

LUTHER E. FROBISH, R.P.L.S.

3

UPDATED NOTES

7/1/2020

KAC

TOTAL BLOCKS: 5

Observed GPS coordinates based on NAD83 (2011) State Plane Coordinate System, Texas Central Zone No. 4203

3000 ILLINOIS AVE. STE. 100

P.E. NO. 101956

YALGO ENGINEERING

3

CHANGES PER CITY COMMENTS

8/1/2019

BTW

TOTAL RESIDENTIAL LOTS: 115

KILLEEN, TX 76543

YALGO ENGINEERING

3

1

ORIGINAL RELEASE

4/15/2019

BTW

TOTAL NON-RESIDENTIAL: 4

254-953-5353

3000 ILLINOIS AVE. STE. 100

YALGO ENGINEERING

3

PROJECT NUMBER: SW01

CLIENT NAME:

WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 107

APPROVED BY: KAC

CLIENT LOCATION: KILLEEN, TX

AUTHORIZED BY: WBW

PRINTED ON July 13, 2020