





PRINTED ON December 18, 2020

FIELD NOTES

TRACT 1

Being that certain tract of land situated in the G. SCHNEIDER SURVEY, Abstract No. 579, and being 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, OPR (Official Public Records of Williamson County, Texas), and being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod with cap found for the northwest corner of Lot 4, Block 1 of SCHWERTNER RANCH PHASE I Subdivision, recorded in Document No. 2020086940, OPR, and in the east line of a called 10.68 acre tract of land as described by a deed to PATRICK N. RILEY, recorded in Document No. 2017071908, OPR, for the southwest corner of this tract;

**THENCE** with the common line of said Tract 1 and said SCHWERTNER RANCH PHASE I for the following courses:

1. N 67° 46' 48" E, 122.96 feet, to an iron rod with cap found;
2. N 51° 04' 51" E, 52.20 feet, to an iron rod with cap found;
3. N 67° 46' 48" E, 410.00 feet, to an iron rod with cap found;
4. N 22° 13' 12" W, 502.30 feet, to an iron rod with cap found;
5. N 18° 04' 09" W, 117.58 feet, to an iron rod with cap found;
6. N 84° 22' 55" W, 209.41 feet, to an iron rod with cap found for the most westerly corner of Lot 60 of said Block 1, and the most northerly corner of said Tract 1, and also being in a southerly line of 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, OPR;

**THENCE** with the common line of said Tract 1 and the remainder of said 230.22 acre tract for the following courses:

1. S 38° 19' 15" W, 24.74 feet, to an iron rod with cap set;
2. S 25° 21' 53" W, 125.50 feet, to an iron rod with cap set;
3. S 10° 50' 02" W, 76.94 feet, to an iron rod with cap set;
4. S 08° 32' 38" E, 60.00 feet, to an iron rod with cap set;
5. S 24° 26' 23" E, 47.79 feet, to an iron rod with cap set;
6. S 36° 47' 41" W, 189.87 feet, to an iron rod with cap set;
7. S 32° 33' 45" W, 86.11 feet, to an iron rod with cap set in the east line of said 10.68 acre tract, for the most westerly corner of this tract;

**THENCE** S 21° 22' 40" E, 317.62 feet, with the west line of said Tract 1 and east line of said 10.68 acre tract, to the **POINT OF BEGINNING** and containing *7.31 acres* of land, more or less.

TRACT 2

Being that certain tract of land situated in the G. SCHNEIDER SURVEY, Abstract No. 579, and being all of a called 24.94 acre tract of land described as Tract 2 by a deed to WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 107, recorded in Document No. 2020073916, OPR (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 found for the southeast corner of said Tract 2 and at the southwest corner of a called 2.00 acre tract of land described in a deed to MELISSA M. DIXON and husband, LOREN A. DIXON, recorded in Document No. 2018089105, OPR, and in the north line of dirt road, a called 1.250 acre tract of land described in a deed to WESS JR. & HELEN CASSENS, recorded in Volume 533, Pages 440-447, OPR, for the southeast corner of this tract;

**THENCE** N 22° 24' 20" W, at 261.28 feet passing an iron rod found at the northwest corner of said 2.00 acre tract and southeast corner of the remainder of a called 50 acre tract of land described as First Tract by a deed to CAROL A. DAUGHERTY, recorded in Document No. 2002042300, OPR, continuing the same course for a total distance of 645.26 feet to an iron rod with cap set at a southeasterly corner of 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, OPR;

**THENCE** with the common line of said Tract 1 and the remainder of said 230.22 acre tract for the following courses:

1. N 74° 40' 19" W, 786.42 feet, to an iron rod with cap set;
2. S 80° 04' 23" W, 109.75 feet, to an iron rod with cap set;
3. S 66° 37' 38" W, 394.67 feet, to an iron rod with cap set;
4. S 62° 07' 51" W, 116.04 feet, to an iron rod with cap set;
5. S 15° 58' 50" W, 127.31 feet, to an iron rod with cap found for the north corner of Lot 36, Block 4 of SCHWERTNER RANCH PHASE I Subdivision, recorded in Document No. 2020086940, OPR;

**THENCE** with the common line of said Tract 2 and said SCHWERTNER RANCH PHASE I for the following courses:

1. S 47° 49' 51" E, 100.90 feet, to an iron rod with cap found;
2. S 21° 53' 05" E, 710.00 feet, to an iron rod with cap found;
3. S 16° 14' 27" W, 63.56 feet, to an iron rod with cap found;
4. S 21° 53' 05" E, 170.00 feet, to an iron rod with cap found in the north line of a dirt road described as said 1.250 acre tract and for the most southeasterly corner of said SCHWERTNER RANCH PHASE I, for the most southwesterly corner of said Tract 2;

**THENCE** N 68° 06' 55" E, 1322.72 feet, with south line of said Tract 2 and the north line of said 1.250 acre tract, to the **POINT OF BEGINNING** and containing *29.94 acres* of land, more or less.

Notes:







The bearings and distances recited hereon are grid bearings and grid distances based on the Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203, as derived from GPS observations. The Combined Correction Factor (CCF) for this project is 0.9998522. Ground distance = Grid distance/CCF. Permanent iron rods found for corner are ½ inch in diameter with a cap marked "YALGO 6200".

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	5.10'	5.07'	N 31°57'21" W	19°28'16"
C2	15.00'	8.81'	8.69'	N 58°31'14" W	33°39'29"
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°51'24"
C6	60.00'	42.91'	42.00'	S 62°36'32" W	40°58'29"
C7	60.00'	35.45'	34.94'	N 79°58'32" W	33°51'24"
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'	N 29°46'34" E	20°22'18"
C11	15.00'	16.28'	15.49'	S 08°52'16" W	62°10'55"
C12	15.00'	18.46'	17.32'	N 57°29'03" W	70°31'42"
C13	60.00'	4.28'	4.28'	N 89°17'38" 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°12'33"
C16	60.00'	49.43'	48.05'	S 33°22'18" W	47°12'16"
C17	60.00'	35.82'	35.29'	S 74°04'42" W	34°12'33"
C18	60.00'	35.82'	35.29'	N 71°42'44" W	34°12'33"
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'	70.71'	N 23°06'55" E	90°00'00"
C23	50.00'	77.24'	69.79'	N 22°22'17" E	88°30'43"
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'	S 48°16'42" E	52°47'15"
C27	180.00'	91.31'	90.33'	S 07°21'09" E	29°03'52"
C28	225.00'	60.27'	60.09'	S 14°12'37" E	15°20'56"
C29	225.00'	60.27'	60.09'	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°15'51" E	8°47'56"
C34	50.00'	48.00'	46.17'	N 83°50'13" E	54°59'57"
C35	50.00'	33.98'	33.33'	N 36°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'	44.12'	N 47°43'34" W	52°21'26"
C38	15.00'	11.84'	11.53'	S 51°17'54" E	45°12'47"
C39	15.00'	1.78'	1.78'	S 25°17'18" E	6°48'26"
C40	25.00'	38.62'	34.89'	N 22°22'17" E	88°30'43"
C41	15.00'	12.59'	12.22'	N 49°53'59" W	48°05'26"
C42	50.00'	37.23'	36.37'	S 52°36'54" E	42°39'37"
C43	50.00'	36.73'	35.91'	S 10°14'20" E	42°05'29"
C44	50.00'	33.98'	33.33'	S 30°16'41" W	38°56'33"
C45	50.00'	44.66'	43.19'	S 75°20'11" W	51°10'28"
C46	50.00'	15.50'	15.44'	N 70°11'40" W	17°45'50"
C47	15.00'	14.67'	14.09'	S 89°19'39" E	56°01'48"
C48	200.00'	63.06'	62.80'	S 75°39'36" E	18°03'57"
C49	15.00'	26.83'	23.39'	S 44°03'48" E	102°29'14"
C50	205.00'	103.99'	102.88'	S 07°21'09" E	29°03'52"
C51	15.00'	25.70'	22.67'	N 56°15'15" E	98°08'52"
C52	60.00'	16.64'	16.59'	S 52°30'22" W	15°53'39"
C53	155.00'	78.63'	77.79'	N 07°21'09" W	29°03'52"
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 13°34'33" E	10°25'55"
C58	250.00'	13.50'	13.49'	S 20°20'18" E	3°05'34"
C59	250.00'	36.97'	36.93'	S 10°46'19" E	8°28'21"
C60	250.00'	30.00'	29.99'	N 18°26'47" W	6°52'35"
C61	200.00'	11.98'	11.97'	N 20°10'09" W	3°25'52"
C62	200.00'	41.60'	41.53'	S 12°29'41" E	11°55'04"
C63	15.00'	14.09'	13.57'	S 05°01'03" W	53°48'21"
C64	60.00'	20.64'	20.53'	S 22°04'04" W	19°42'20"
C65	60.00'	50.87'	49.36'	N 12°04'25" W	48°34'37"
C66	60.00'	33.77'	33.32'	S 52°29'04" E	32°14'40"
C67	60.00'	36.87'	36.29'	S 86°12'42" E	35°12'35"
C68	60.00'	40.94'	40.15'	N 56°38'04" E	39°05'54"
C69	60.00'	44.09'	43.11'	N 16°01'59" E	42°06'16"
C70	60.00'	65.28'	62.11'	N 36°11'22" W	62°20'27"
C71	60.00'	16.85'	16.80'	N 75°24'21" W	16°05'30"
C72	15.00'	16.12'	15.35'	N 52°40'05" W	61°34'01"
C73	15.00'	23.56'	21.21'	S 29°40'18" E	89°59'58"
C74	15.00'	23.56'	21.21'	S 60°19'40" W	90°00'01"
C75	205.00'	50.94'	50.81'	S 08°12'33" W	14°14'15"
C76	205.00'	44.41'	44.32'	S 05°06'54" E	12°24'40"
C77	205.00'	37.80'	37.74'	S 16°36'09" E	10°33'51"
C78	155.00'	18.93'	18.92'	N 18°23'07" W	6°59'56"
C79	155.00'	81.74'	80.79'	S 00°13'16" W	30°12'49"
C80	175.00'	80.82'	80.10'	S 61°26'31" E	26°27'36"
C81	175.00'	80.41'	79.71'	S 35°02'54" E	26°19'38"
C82	225.00'	26.12'	26.11'	S 71°20'45" E	6°39'09"
C83	225.00'	54.08'	53.95'	S 61°08'03" E	13°46'15"
C84	225.00'	45.08'	45.00'	S 48°30'35" E	11°28'42"
C85	225.00'	45.08'	45.00'	S 37°01'53" E	11°28'42"
C86	225.00'	36.94'	36.90'	N 26°35'18" W	9°24'27"
C87	15.00'	16.28'	15.49'	N 09°12'23" E	62°10'55"
C88	60.00'	39.11'	38.42'	N 21°37'18" E	37°21'03"
C89	60.00'	47.48'	46.25'	N 19°43'27" W	45°20'26"
C90	60.00'	39.53'	38.82'	N 61°16'15" W	37°45'11"
C91	60.00'	35.82'	35.29'	N 82°44'53" E	34°12'33"

FINAL PLAT  
SCHWERTNER RANCH PHASE II  
BEING PART OF THE G. Schneider Survey, Abstract No. 579  
WILLIAMSON COUNTY, TEXAS

LEGEND

AE	PEDESTRIAN ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
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
FE	FENCE EASEMENT
	½" IRON ROD FOUND
	½" IRON ROD W/ CAP MARKED "YALGO 6200" SET
	CHANGE IN BEARING
	BENCHMARK
	OVERFLOW SWALE
	LOTS WITH MINIMUM FFE (SEE BFE/FFE TABLE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°13'12" E	58.34'
L2	S 10°54'36" E	50.99'
L3	S 14°08'07" 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'
L8	S 10°34'29" E	35.69'
L9	S 10°34'29" E	15.30'

CURVE TABLE CONTINUED

C92	60.00'	35.82'	35.29'	S 48°32'19" W	34°12'33"
C93	60.00'	37.94'	37.31'	S 13°19'03" W	36°13'59"
C94	60.00'	49.31'	47.93'	S 28°20'31" E	47°05'08"
C95	60.00'	24.22'	24.06'	S 63°26'59" E	23°07'49"
C96	15.00'	13.91'	13.42'	S 48°26'59" E	53°07'46"
C97	250.00'	18.70'	18.70'	N 68°46'14" E	4°17'12"
C98	250.00'	45.52'	45.45'	N 76°07'47" E	10°25'55"
C99	250.00'	45.55'	45.49'	N 86°33'55" E	10°26'21"
C100	250.00'	54.61'	54.50'	S 81°57'26" E	12°30'57"
C101	250.00'	4.48'	4.48'	S 75°11'09" E	1°01'39"
C102	60.00'	79.63'	73.91'	S 06°32'24" W	76°02'15"

REV.	DESCRIPTION	DATE	BY
2	REVISED CURVE TABLE AND LINE TABLE	02/27/2020	NMP
1	ORIGINAL RELEASE	01/16/2020	NMP
PROJECT NUMBER: SW02		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 107	
APPROVED BY: KAC		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

TOTAL SIZE: 37.25 ACRES  
TOTAL BLOCKS: 3  
TOTAL LOTS: 167  
TOTAL TRACTS: 4

Cotton spindle set in the north margin of County Road 313 - bearing S 83°09'58" E, 559.17 feet from the P.O.B. of TRACT 1 and bearing S 67°54'02" W, 2256.44 feet from the P.O.B. of TRACT 2:

Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, 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

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Kille



PRINTED ON December 18, 2020

BFE / FFE TABLE

Lot #	Block #	BFE (ft)	FFE (ft)
10	1	799.2	801.2
11	1	797.86	799.86
12	1	795.79	797.79
28	1	795.61	797.61
29	1	795.61	797.61
30	1	795.1	797.1
31	1	793.57	795.57
32	1	790.41	792.41
18	3	785.11	787.11
19	3	780.9	782.9
20	3	780.9	782.9
21	3	780.9	782.9
22	3	780.9	782.9
23	3	780.9	782.9
24	3	780.9	782.9
25	3	780.9	782.9
26	3	780.9	782.9
27	3	780.9	782.9
28	3	780.9	782.9
29	3	780.9	782.9
30	3	780.9	782.9
31	3	780.9	782.9
32	3	780.9	782.9
33	3	780.9	782.9
34	3	780.9	782.9
35	3	780.9	782.9
36	3	780.9	782.9
37	3	780.9	782.9
38	3	780.9	782.9
39	3	780.9	782.9
40	3	780.9	782.9
41	3	780.9	782.9
42	3	780.9	782.9
43	3	780.9	782.9
44	3	780.9	782.9
45	3	780.9	782.9
65	4	780.53	782.53
66	4	777.9	779.9
67	4	777.4	779.4
68	4	776.51	778.51
69	4	779.74	781.74
70	4	779.74	781.74
71	4	772.69	774.69
72	4	772.82	774.82
73	4	772.48	774.48
74	4	772.38	774.38
75	4	771.91	773.91
76	4	771.52	773.52
77	4	771.27	773.27
78	4	771.3	773.3
79	4	770.79	772.79
80	4	770.49	772.49
81	4	770.16	772.16
82	4	769.87	771.87
83	4	767.42	769.42
84	4	766.94	768.94
85	4	766.94	768.94
86	4	766.79	768.79
87	4	766.38	768.38
88	4	766.31	768.31
89	4	766.22	768.22

Notes:

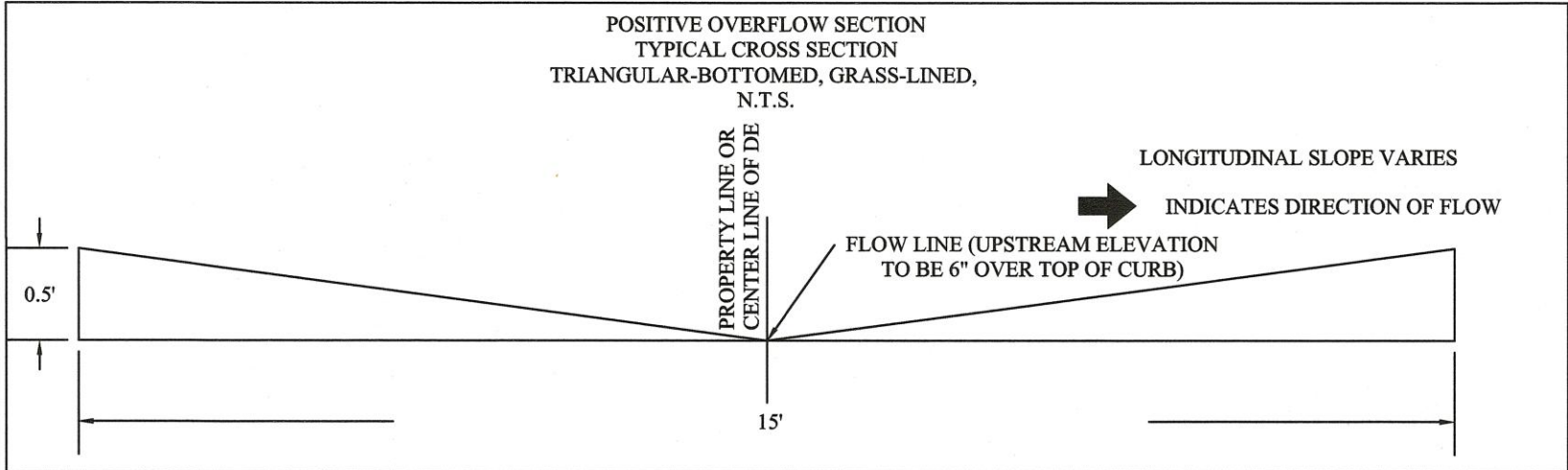
- Residential driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of the parcel frontage or 50 feet, whichever is less.
- Driveways for Lots 14-17 Block 3, and 96-99 Block 3 shall connect only to Taggart Trail and not to County Road 313. Driveways for Lots 45-46 Block 3 shall connect only to Hammond court and not to County Road 313. Driveways for Lots 74 Block 3, and 117 Block 3 shall connect only to Ragnar Drive and not to County Road 313.
- 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. pursuant to Sec. 2.14 of the Declaration of Covenants, Conditional and Restrictions recorded in Doc # 2020088555.
- The bearings recited hereon are 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 Correction Factor (CCF) is 0.9998522. Grid distance = 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 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-Geoid12A). 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.
- 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.
- No buildings, fences, landscaping or other structures and / or obstructions which impede flow are permitted within the drainage easements shown.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by regulatory authorities.
- All easements on private property shall be maintained by the property owner or their assigns.
- This subdivision is not located within the contributing zone of the Edwards Aquifer.
- Building setback lines shall be in accordance with setbacks shown hereon, applicable owner restrictions recorded in county records or applicable ordinances.
- 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.
- 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.
- 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.
- 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.
- All streets are to be dedicated for public use.
- All sidewalks are to be maintained by each of the adjacent property owners.
- Driveway access to lots within this subdivision from side streets is prohibited.
- 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.
- 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
- 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.
- 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.
- Temporary turn around shall be provided with the construction of Ragnar Drive.
- Tracts D and E are dedicated to Williamson County, Texas for C.R. 313 ROW.
- Tracts F and G shall be owned and maintained by the Home Owners Association.

DRAINAGE EASEMENT NOTE (APPLIES TO AREAS WITH THESE ARROWS ➡):

To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections (swales) shall be provided where shown hereon. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of Lots 20 & 21 Block 3, and Lots 87 & 88 Block 4, and will be maintained by the lot owner(s).

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.

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



Road Table						
Name	Design Speed (mph)	Length (ft)	ROW Width (ft)	Pavement Width (ft)	Classification	Designation
Akston Court	25	520	50	30	Local	Public
Hammond Court	25	759	50	30	Local	Public
Midas Lane	25	203	50	30	Local	Public
Ragnar Drive	25	757	50	30	Local	Public
Taggart Trail	25	1774	50	30	Local	Public
Taggart Court	25	602	50	30	Local	Public

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 <div>3</div> <div>OF</div> <div>4</div>
					TOTAL SIZE: 37.25 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 167 TOTAL TRACTS: 4	Cotton spindle set in the north margin of County Road 313 - bearing S 83°09'58" E, 559.17 feet from the P.O.B. of TRACT 1 and bearing S 67°54'02" W, 2256.44 feet from the P.O.B. of TRACT 2;	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		
2	REMOVE DUPLICATE NOTE		02/27/2020	NMP							
1	ORIGINAL RELEASE		01/16/2020	NMP							
PROJECT NUMBER: SW02		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 107			Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)						
APPROVED BY: KAC		CLIENT LOCATION: KILLEEN, TX									
AUTHORIZED BY: WBW											



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 37.25 ACRES tract of land shown hereon and described in a deed recorded in Document # 2019092046, 09/27/2019 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 II.

TO CERTIFY WHICH, WITNESS by my hand this 18<sup>th</sup> day of December, 2020

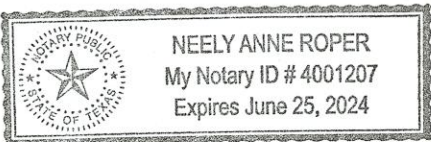
WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 107,  
a Texas Series Limited Liability Company

By: Bruce Whitis, President

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

This instrument was acknowledged before me on December 18, 2020 by Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC—Series 107, a separate series of WBW Single Land Investment, LLC, a Texas series limited liability Company, on behalf of said series.

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 City of Taylor, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Killeen, Bell County, Texas, this 18 day of December, 2020.

Luther E. Frobish  
LUTHER E. FROBISH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6200



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.

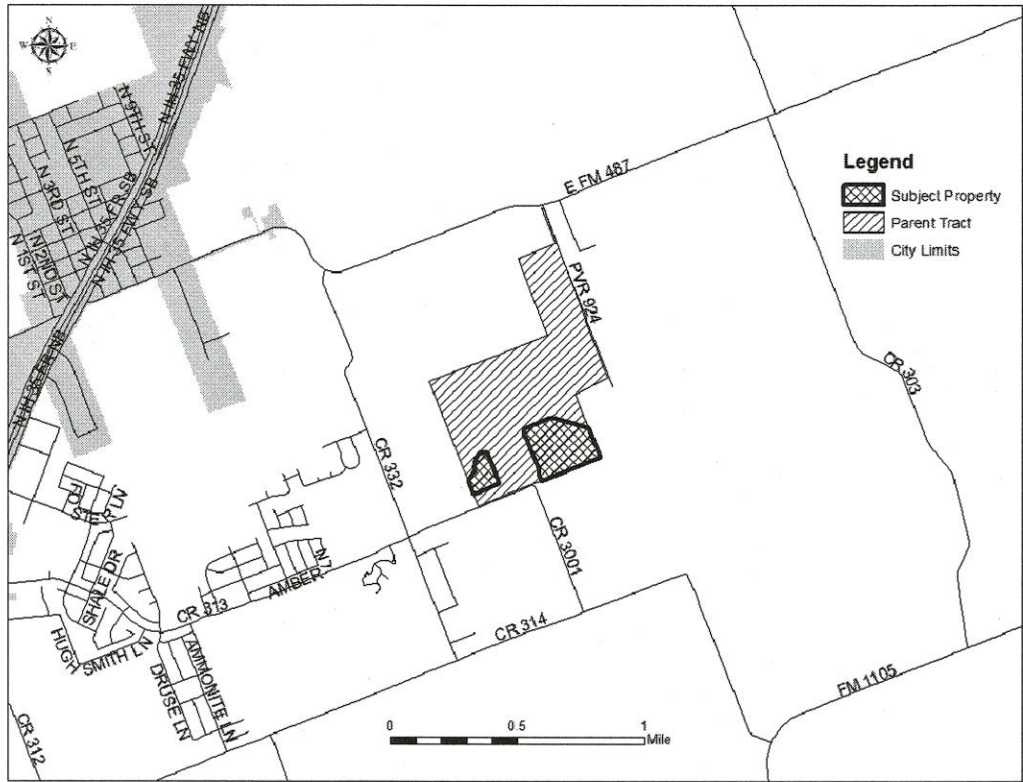
TO CERTIFY WHICH, WITNESS my hand and seal at Killeen, Bell County, Texas, this 18 day of December, 2020.

Keith A. Caldwell  
KEITH A. CALDWELL  
REGISTERED PROFESSIONAL  
ENGINEER NO. 101956



FINAL PLAT  
SCHWERTNER RANCH PHASE II

BEING PART OF THE G. Schneider Survey, Abstract No. 579  
WILLIAMSON COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

Road name and address assignments verified this the 22 day of December, 2020. 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	SHEET
1	ORIGINAL RELEASE	01/16/2020	NMP	TOTAL SIZE: 37.25 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 167 TOTAL TRACTS: 4	Cotton spindle set in the north margin of County Road 313 - bearing S 83°09'38" E, 559.17 feet from the P.O.B. of TRACT 1 and bearing S 67°54'02" W, 2256.44 feet from the P.O.B. of TRACT 2:  Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, 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	<b>Yalgo, LLC</b> 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	4 OF 4
PROJECT NUMBER: SW02				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 107						
APPROVED BY: KAC				CLIENT LOCATION: KILLEEN, TX						
AUTHORIZED BY: WBW										