

C1	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	158.45	99.99	S 12°24'58" E	181°34'18" E	
C2	50.00	155.71	99.99	N 12°43'58" W	178°25'42" E	
C3	47.00	172.88	47.00	S 84°18'36" E	150°15'25" E	
C4	180.00	72.88	72.88	N 84°18'36" E	231°11'59" E	
C5	180.00	239.29	222.06	S 59°27'46" E	76°10'11" E	
C6	50.00	78.54	70.71	S 23°37'20" W	90°00'00" W	
C7	180.00	91.02	90.05	S 83°06'28" W	258°36'16" E	
C8	18.13	13.12	18.12	S 85°17'33" E	54°00'00" E	
C9	50.00	52.44	52.29	N 84°18'36" E	150°15'25" E	
C10	60.00	50.37	48.91	S 75°19'42" E	48°00'08" E	
C11	60.00	68.14	64.54	S 18°44'32" E	65°04'11" E	
C12	65.50	48.79	44.77	N 12°19'09" E	42°40'43" E	
C13	101.50	160.63	146.39	N 11°40'51" W	90°40'33" E	
C14	90.50	49.62	49.62	N 28°44'35" W	113°58'58" E	
C15	65.50	51.37	50.06	N 31°29'10" W	44°56'04" E	
C16	101.50	149.81	136.58	N 11°40'09" W	84°34'06" E	
C17	65.50	50.09	48.88	N 08°42'24" E	43°49'01" E	
C18	15.00	23.56	21.21	N 58°12'07" W	90°00'00" W	
C19	41.49	41.49	41.49	S 82°35'47" W	113°58'58" E	
C20	205.00	12.26	12.26	N 89°53'30" W	2°52'37" E	
C21	155.00	3.10	3.10	S 88°45'03" E	1°08'43" E	
C22	155.00	59.66	59.21	S 79°38'58" W	22°03'16" E	
C23	15.00	23.56	21.20	S 23°37'20" W	90°00'00" W	
C24	155.00	68.26	64.54	S 34°10'44" E	25°05'28" E	
C25	155.00	133.23	129.17	S 31°36'16" E	49°14'55" E	
C26	155.00	3.57	3.57	S 83°06'43" W	1°19'08" E	
C27	15.00	15.12	14.49	N 53°34'04" E	57°46'09" E	
C28	60.00	33.48	33.05	N 40°40'14" E	31°58'29" E	
C29	60.00	44.10	43.12	N 7°42'57" E	42°06'56" E	
C30	205.00	35.82	35.29	S 64°07'19" E	34°31'23" E	
C31	60.00	35.82	35.29	S 29°54'45" E	34°12'33" E	
C32	60.00	35.82	35.29	S 04°17'48" W	34°12'33" E	
C33	60.00	45.94	44.83	S 43°20'17" W	43°52'25" E	
C34	60.00	60.24	57.74	N 85°57'39" W	57°31'43" E	
C35	18.24	18.24	18.24	N 08°29'15" E	172°46'14" E	
C36	15.00	15.12	14.49	N 58°39'47" W	57°41'43" E	
C37	205.00	12.59	12.59	S 84°12'43" W	3°31'10" E	
C38	205.00	44.65	44.57	N 87°17'17" W	12°28'49" E	
C39	205.00	44.65	44.57	N 75°18'28" W	12°28'49" E	
C40	205.00	44.65	44.57	N 64°49'59" W	12°28'49" E	
C41	205.00	44.65	44.57	S 20°50'20" W	12°28'49" E	
C42	205.00	44.65	44.57	S 7°52'01" W	12°28'49" E	
C43	205.00	36.67	36.62	S 26°30'09" E	10°14'56" E	
C44	15.00	23.56	21.21	S 66°22'40" E	90°00'00" W	
C45	205.00	42.46	42.39	N 74°33'29" E	11°52'04" E	
C46	40.50	40.54	40.39	S 86°09'21" W	111°15'55" E	
C47	155.00	40.64	40.53	N 84°18'36" E	150°15'25" E	
C48	15.00	23.56	21.21	N 31°47'53" E	90°00'00" W	
C49	15.00	23.56	21.21	N 08°12'07" W	90°00'00" W	
C50	225.00	33.65	33.62	S 81°04'59" W	83°41'21" E	
C51	25.00	25.00	25.33	S 88°35'42" W	62°00'00" E	
C52	205.00	8.00	8.00	N 87°03'37" W	2°14'10" E	
C53						

BM	PEDESTRIAN ACCESS EASEMENT
BE	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NBS	NOT TO SCALE
NO	NUMBER
PTS	POINT OF BEGINNING
RE	REFERENCE
TBM	REVISION
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD OR UNDERGROUND EASEMENT
UE	UTILITY EASEMENT
WE	WATER AND WASTEWATER EASEMENT
FWLE	FENCE WALL AND LANDSCAPE EASEMENT
BFE	BASE FLOOD ELEVATION
FFE	FINISHED FLOOR ELEVATION
FE	FENCE EASEMENT
1"	1" IRON ROD FOUND
3/4"	3/4" IRON ROD
+	CHANGE IN BEARING
NO #	
EL ###	BENCHMARK
LOTS WITH MINIMUM FFE (SEE BFE/FFE TABLE)	

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BELL §

We, WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128, sole owner of the certain 64.07 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 III.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20__.

WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128,
a Texas Series Limited Liability Company

By: _____
Bruce Whitis, President

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

This instrument was acknowledged before me on _____, by Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC—Series 128, a separate series of WBW Single Development Group, LLC, a Texas series limited liability Company, on behalf of said series.

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

I, Mike W. Kriegel, 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 by me 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 Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Killeen, Bell County, Texas, this ____ day of 20 ____.

MIKE W. KRIEGEL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4330

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.

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 portions of this subdivision are contained within the 100 year flood plain as identified on the Federal Emergency Management Agency flood insurance rate map, community number 48491C0150F, dated December 20, 2019 for Williamson County, Texas.

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF KEITH A. CALDWELL,
P.E. 101956 ON 04/02/2021. IT IS NOT TO BE
USED FOR CONSTRUCTION PURPOSES.

The map displays a subject property, indicated by a cross-hatched pattern, located in the City of Chicago. The property is situated between CR 302 and CR 304, and between E PM 487 and E PM 489. The map also shows the city limits, indicated by a grey shaded area, and the parent tract, indicated by a dashed line. A legend in the top right corner defines these symbols. A scale bar at the bottom indicates distances up to 1 mile, and a north arrow is located in the top left corner.

Legend

- Subject Property
- Parent Tract
- City Limits

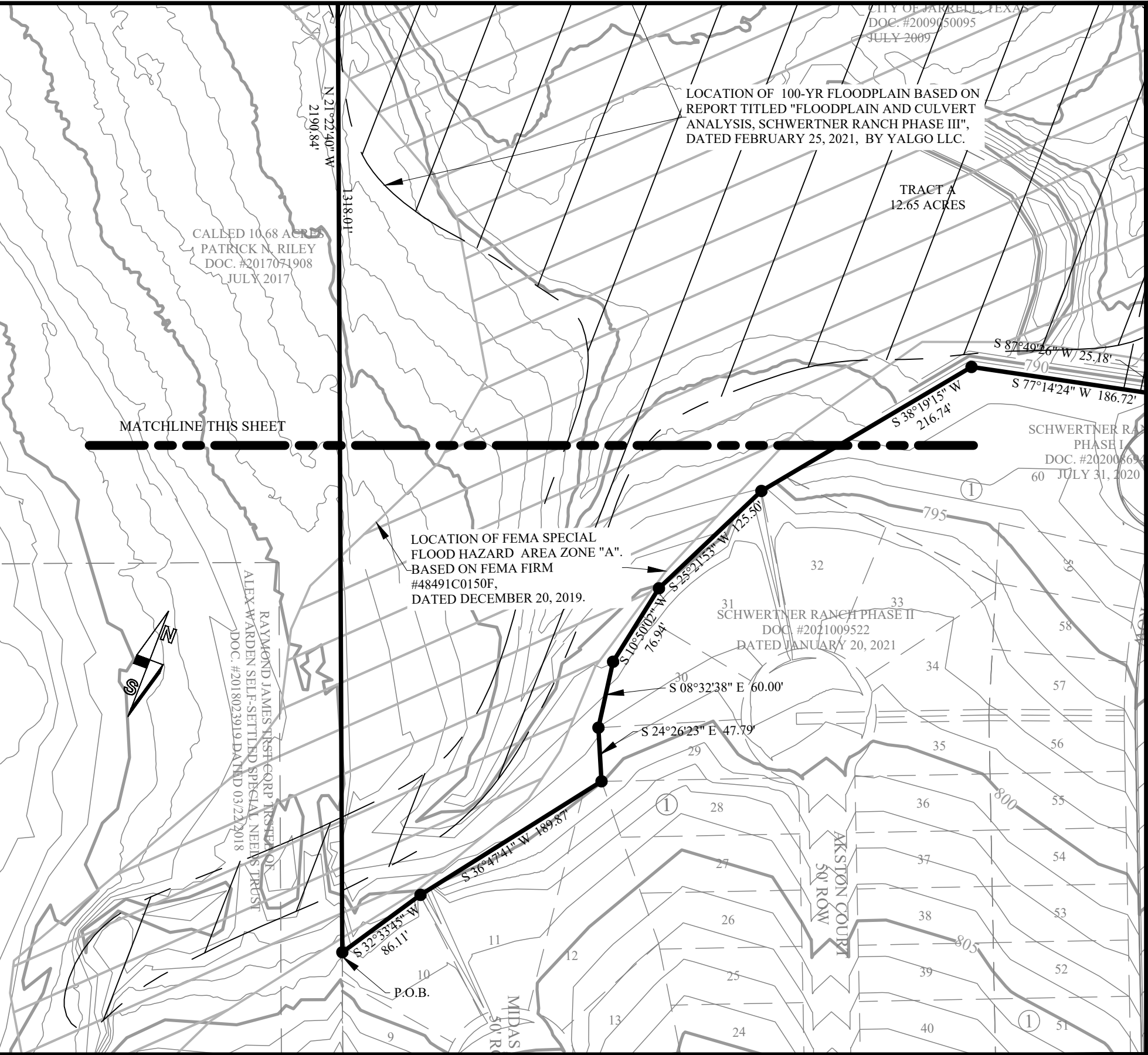
N.T.S

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

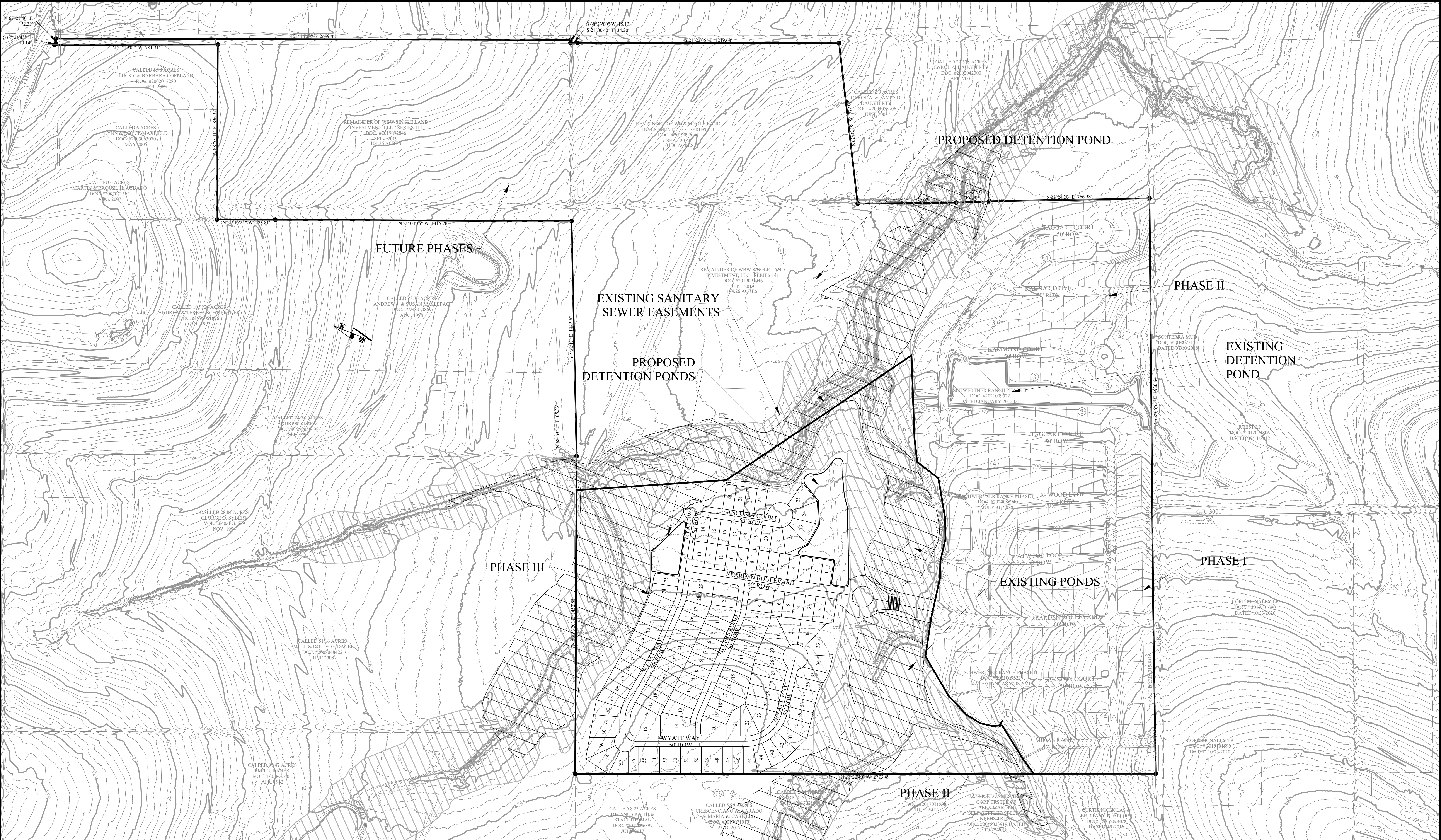
Portions of this tract are shown to be within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas Dated December 20, 2019, panel numbers 48491C0150F. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, 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	Type
Anconia Court	25	411	50	30	Local	Public	Urban
Rearden Boulevard	35	735	60	37	Collector	Public	Urban
Rearden Boulevard	35	463	110	37	Collector	Public	Urban
Willers Way	25	816	50	30	Local	Public	Urban
Wyatt Way	25	2277	50	30	Local	Public	Urban

LINE	BEARING	DISTANCE
L1	S 88°10'42" E	22.14'
L2	N 76°47'53" E	21.70'
L3	N 21°22'40" W	14.27'
L4	S 82°24'24" E	3.20'
L5	S 88°10'42" E	4.61'
L6	S 24°43'30" E	38.05'



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	PRELIMINARY PLAT OF SCHWERTNER RANCH PHASE III WILLIAMSON COUNTY, TEXAS			OWNER INFORMATION	SURVEYOR INFORMATION	ENGINEER INFORMATION	SHEET
4	WIDENED CROSSING ROW, REMOVED WYATT STUB-OUT, NEW SURVEYOR INFO	03/26/2021	NMP	TOTAL SIZE: 64.07 ACRES	Cotton spindle set in the north margin of County Road 313 - bearing S 81°37'50" E, 762.55 feet from the most southerly corner of this tract:	<div>GRAPHIC SCALE</div> <div><div><div>0</div><div>100'</div><div>200'</div><div>300'</div></div><div><div>0</div><div>1"</div><div>2"</div><div>3"</div></div></div> <div>IN FEET</div>	WBW SINGLE DEVELOPMENT GROUP LLC-SERIES 128 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543 254-953-5353 dpeter@wbdevelopment.com	MITCHELL & ASSOCIATES, INC. MIKE W. KRIEGLER, R.P.L.S. NO. 4330 102 N. COLLEGE KILLEEN, TEXAS 76541 PHONE: (254) 634-5541 FAX: (254) 634-2141 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00	Yalgo, LLC KEITH A. CALDWELL P.E. NO. 101956 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 keith@yalgoengineering.com Texas Registered Engineering Firm F-10264	2 OF 5		
3	MOVED UTILITIES TO SEPARATE SHEETS	02/26/2021	NMP	TOTAL BLOCKS: 3 TOTAL LOTS: 133 TOTAL TRACTS: 3	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-Goid12B)							
2	REVISED TO INCLUDE ONLY PHASE III	10/29/2020	NMP									
1	ORIGINAL RELEASE	03/06/2020	DMM									
PROJECT NUMBER: SW03		CLIENT NAME:										
APPROVED BY: KAC		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128										
AUTHORIZED BY: WBW		CLIENT LOCATION: KILLEEN, TX										

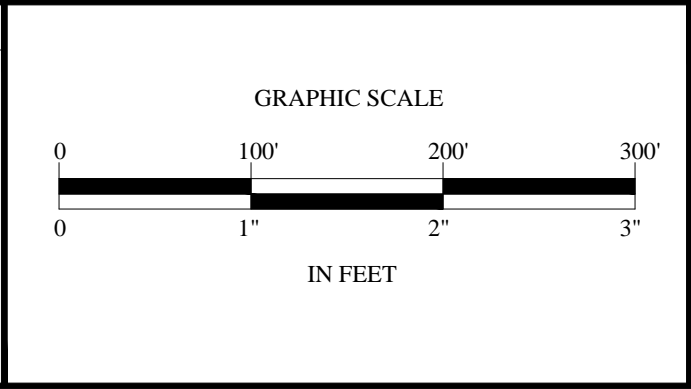


REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	SURVEYOR INFORMATION	ENGINEER INFORMATION	SHEET
				TOTAL SIZE: 64.07 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 133 TOTAL TRACTS: 3	Cotton spindle set in the north margin of County Road 213, bearing S 61°37'56" E, 762.55 feet from the most southerly corner of this tract. Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum. N: 1026021.77 E: 3166972.32 Z: 820.52' (NAVD88-Geoid128)	WBW SINGLE DEVELOPMENT GROUP LLC-SERIES 128 3000 ILLINOIS AVE. STE. 100 KILLEEN, TX 76543 254-953-5353 dpeter@wbdevelopment.com	MITCHELL & ASSOCIATES, INC. MIKE W. KRIEGL, R.P.L.S. NO. 4330 102 N. COLLEGE KILLEEN, TEXAS 76541 PHONE: (254) 634-5541 FAX: (254) 634-2141 T. B. P. L. S. FIRM REGISTRATION NO. 100204-00	Yalgo, LLC KEITH A. CALDWELL P.E. NO. 101956 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 keith@yalgoengineering.com Texas Registered Engineering Firm F-10264	3 OF 5
3	MOVED UTILITIES TO SEPARATE SHEETS	02/26/2021	NMP						
2	REVISED TO INCLUDE ONLY PHASE III	10/29/2020	NMP						
1	ORIGINAL RELEASE	03/06/2020	DDM						
PROJECT NUMBER: SW03		CLIENT NAME:		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128					
APPROVED BY: KAC				CLIENT LOCATION: KILLEEN, TX					
AUTHORIZED BY: WBW									

THE SEWERLINE
ALIGNMENTS ARE FOR
REFERENCE ONLY AND
CONSTRUCTION PLAN
REVIEW AND APPROVAL
IS REQUIRED.



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	ORIGINAL RELEASE	2/25/2021	NMP	TOTAL SIZE: 64.07 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 133 TOTAL TRACTS: 3
PROJECT NUMBER: SW03		CLIENT NAME: WBW Single Development Group, LLC—Series 128		
CHECKED BY: NMP		CLIENT LOCATION: KILLEEN, TX		
APPROVED BY: KAC				
AUTHORIZED BY: WBW				



BENCHMARK
Cotton spindle set in the north margin of County Road 313 - bearing S 61°37'56" E, 762.55 feet from the most southerly corner of this tract:
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)

SEWER LAYOUT SCHWERTNER RANCH PHASE III WILLIAMSON COUNTY, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH A. CALDWELL, P.E. 1019560N 04/02/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264