

FIELD NOTES

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

A METES & BOUNDS description of a certain 0.34 acre tract of land situated in the G. Schneider Survey, Abstract No. 579 in Williamson County, Texas, being Lots 48 and 49, Block 3 of Schwertner Ranch Phase II recorded in Document No. 2021009522 of the Official Public Records of Williamson County (OPRW); said 0.34 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, Central Zone, all distances are grid and can be converted to surface distances by dividing by the combined scale factor: 0.9998522;

BEGINNING at a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the northwest corner of said Lot 49, being common with the southwest corner of Lot 50, Block 3 of said Schwertner Ranch Phase II, and being in the east right-of-way line of Hammond Court (50' ROW) as dedicated in Document No. 2021009522 OPRWC;

THENCE, North 83°27'51" East, along the north line of said Lot 49, being common with the south line of said Lot 50, 154.44 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the northeast corner of said Lot 49, being common with the southeast corner of said Lot 50, and being in the east line of Lot 70, Block 3 of said Schwertner Ranch Phase II;

THENCE, South 21°53'05" East, 102.27 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking an angle point in the east line of said Lot 48, being common with an angle point in the west line of Lot 72, Block 3 of said Schwertner Ranch Phase II;

THENCE, South 01°51'25" West, continuing along the east line of said Lot 48, being common with the west line of said Lot 72, 10.54 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") marking the southeast corner of said Lot 48, being common with the northeast corner of Lot 47, Block 3 of said Schwertner Ranch Phase II;

THENCE, South 82°35'34" West, along the south line of said Lot 48, being common with the north line of said Lot 47, 111.89 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") at the beginning of a non-tangent curve to the left, marking the southwest corner of said Lot 48, being common with the northwest corner of said Lot 47, and being in the east right-of-way line of said Hammond Court;

THENCE along the east right-of-way line of said Hammond Court the following four (4) courses and distances:

- Along said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 78°25'57", an arc length of 82.13 feet, and a long chord bearing North 44°14'07" West, 75.87 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") at a point of reverse curvature;
- Along said reverse curve to the right having a radius of 15.00 feet, a central angle of 61°34'01", an arc length of 16.12 feet, and a long chord bearing North 52°40'05" West, 15.35 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200");
- North 21°53'05" West, 29.50 feet to a found 1/2-inch iron rod (with cap stamped "YALGO 6200") at the beginning of a curve to the right;
- Along said curve to the right having a radius of 200.00 feet, a central angle of 03°25'52", an arc length of 11.98 feet, and a long chord bearing North 20°10'09" West, 11.97 feet to the POINT OF BEGINNING, CONTAINING 0.34 acre of land in Williamson County, Texas.

REPLAT OF LOTS 48 AND 49 BLOCK 3
SCHWERTNER RANCH PHASE II
BEING PART OF THE G. Schneider Survey, Abstract No. 579
WILLIAMSON COUNTY, TEXAS

Notes:

- 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 homeowner/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 LLC", 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). 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.
- 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 sidewalks are to be maintained by each of the adjacent property owners.
- 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.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

We, BWB SINGLE DEVELOPMENT GROUP, LLC—SERIES 107, sole owner of the certain 0.34 ACRES tract of land shown hereon and described as lots 48 and 49 block 3 in a plat for Schwertner Ranch Phase II recorded in document number 2021009522 Official Public 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 REPLAT OF LOTS 48 AND 49 BLOCK 3 SCHWERTNER RANCH PHASE II.

TO CERTIFY WHICH, WITNESS by my hand this 26th day of July, 2021

BWB SINGLE DEVELOPMENT GROUP, LLC—SERIES 107,
a Texas Series Limited Liability Company
By: Jane Seals, Authorized Agent

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

This instrument was acknowledged before me on July 26, 2021, by Jane Seals, in his capacity as President of BWB Single Development Group, LLC—Series 107, a separate series of BWB Single Land Investment, LLC, a Texas series limited liability Company, on behalf of said series.

Notary Public, State of Texas

NEELY ANNE ROPER
My Notary ID # 4001207
Expires June 25, 2024

I, Zachary Morgan, 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 16 day of July, 2021

ZACHARY MORGAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6842

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 16 day of July, 2021

KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956

Road name and address assignments verified this the 27 day of July, 2021 A. D.

Williamson County Addressing Coordinator

LEGEND

BM
ELEV
NTS
NO
RE
REV
TYP
UUE

BENCHMARK
ELEVATION
NOT TO SCALE
NUMBER
REFERENCE
REVISION
TYPICAL
UNDERGROUND UTILITY EASEMENT
1/2" IRON ROD FOUND
1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
BLOCK NUMBER

Legend

Subject Property
Parent Tract
City Limits

GRAPHIC SCALE

0 100' 200' 300'

0 1" 2" 3"

IN FEET

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	82.13'	75.87'	N 44°14'07" W	78°25'57"
C2	15.00'	16.12'	15.35'	N 52°40'05" W	61°34'01"
C3	200.00'	11.98'	11.97'	N 20°10'09" W	3°25'52"
C4	60.00'	65.28'	62.11'	N 36°11'22" W	62°20'27"
C5	60.00'	16.85'	16.80'	N 75°24'21" W	16°05'30"

THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF SCHWERTNER RANCH PHASE II, AS RECORDED IN DOCUMENT #2021009522 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

REV.

DESCRIPTION

DATE

BY

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ORIGINAL RELEASE

6/30/2021

BTW

PROJECT NUMBER: SW02

CLIENT NAME:
BWB SINGLE DEVELOPMENT GROUP, LLC—SERIES 107
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: KAC

AUTHORIZED BY: BWB

PROJECT INFORMATION

TOTAL SIZE: 0.34 ACRES
TOTAL BLOCKS: 1
TOTAL LOTS: 2

BENCHMARK

Cotton spindle set in the north margin of County Road 313

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)

OWNER INFORMATION

BWB SINGLE DEVELOPMENT GROUP, LLC—SERIES 107
3000 ILLINOIS AVE. STE. 100
KILLEEN, TX 76543
254-953-5353

ENGINEER INFORMATION

KEITH A. CALDWELL
P.E. NO. 101956
YALGO ENGINEERING
3000 ILLINOIS AVE. STE. 100
KILLEEN, TX 76543

SURVEYOR INFORMATION

ZACHARY MORGAN
YALGO ENGINEERING
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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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