

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

We, WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128, sole owner of the certain 105.66 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 PHASES IV-VI.

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 WILLIAMSON

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.

Notary Public, State of Texas

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

I, Corey Shannon, 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 Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 20__.

COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967

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.

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 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 plan number 48491C0150F, dated December 20, 2019 for Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 20__.

KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF KEITH A. CALDWELL,
P.E. 101956 ON 06/27/2022. IT IS NOT TO BE
USED FOR CONSTRUCTION PURPOSES.

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
FEL FINISHED FLOOR ELEVATION
FE FENCE EASEMENT
● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD
+ CHANGE IN BEARING
⊕ NO. #
EL. ### BENCHMARK

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°05'23" E	65.46'
L2	S 03°42'12" W	65.53'
L3	S 21°14'13" E	65.00'
L4	S 09°12'15" E	50.00'
L5	S 68°37'55" W	67.00'
L6	N 21°22'05" W	67.00'
L7	N 68°45'47" E	67.00'
L8	N 68°45'47" E	67.00'
L9	N 68°45'47" E	67.00'
L10	S 68°45'47" W	67.00'
L11	N 68°45'47" E	69.42'
L12	S 68°45'47" W	68.08'
L13	S 69°07'23" W	74.25'
L14	N 22°37'13" W	35.00'
L15	S 51°16'36" W	53.58'
L16	S 76°47'33" W	69.17'
L17	N 82°39'00" W	50.00'
L18	S 07°21'00" E	35.00'
L19	S 10°32'21" E	65.38'

CURVE TABLE

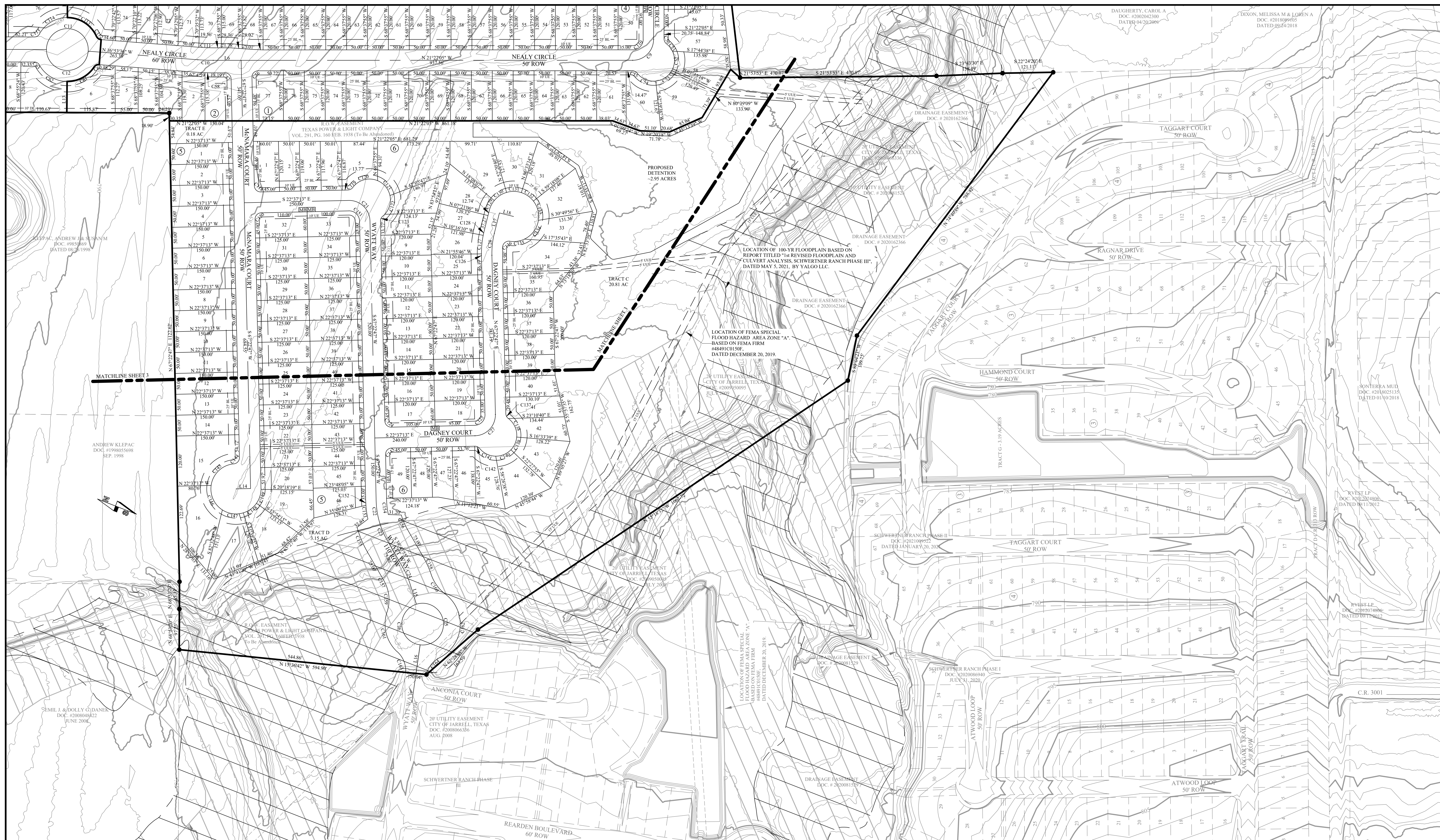
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	124.26'	123.89'	S 13°39'48" E	15°08'51"
C2	180.00'	78.34'	77.74'	S 08°46'00" E	24°56'24"
C3	50.00'	157.08'	100.00'	N 21°14'13" W	180°00'00"
C4	50.00'	157.08'	100.00'	N 21°14'13" W	180°00'00"
C5	180.00'	37.80'	37.73'	N 15°13'14" W	12°01'58"
C6	180.00'	38.21'	38.14'	S 15°17'10" E	12°09'50"
C7	50.00'	71.28'	65.37'	S 03°38'48" W	83°38'46"
C8	180.00'	26.24'	26.22'	N 64°27'18" E	8°21'14"
C9	50.00'	78.54'	70.71'	S 66°22'05" E	90°00'00"
C10	470.00'	36.71'	36.70'	S 19°07'51" E	4°28'29"
C11	50.00'	160.87'	99.93'	S 19°03'55" E	184°20'33"
C12	50.00'	155.29'	99.93'	N 09°03'58" W	175°39'32"
C13	50.00'	78.54'	70.71'	S 23°45'47" W	90°00'00"
C14	470.00'	146.82'	146.23'	S 77°42'44" W	17°53'55"
C15	50.00'	165.63'	99.64'	S 01°11'35" E	189°47'35"
C16	50.00'	72.39'	66.23'	S 44°49'03" E	82°47'29"
C17	50.00'	76.14'	68.99'	S 40°17'09" W	87°14'56"
C18	50.00'	166.42'	99.56'	N 15°53'17" W	190°41'52"
C19	50.00'	147.74'	99.56'	S 15°53'17" E	169°18'08"
C20	180.00'	34.02'	33.97'	N 15°57'13" W	10°49'44"
C21	50.00'	78.54'	70.71'	S 22°22'47" W	90°00'00"
C22	200.00'	50.00'	49.87'	S 60°13'04" W	14°19'26"
C23	200.00'	50.00'	49.87'	N 45°53'38" E	14°19'26"
C24	200.00'	40.21'	40.14'	S 44°29'27" W	11°31'05"
C25	50.00'	178.28'	97.76'	N 63°25'24" E	204°17'37"
C26	50.00'	135.88'	97.76'	S 63°25'24" W	155°42'23"
C27	50.00'	78.54'	70.71'	N 67°37'13" W	90°00'00"
C28	200.00'	53.30'	53.15'	S 76°00'54" W	15°16'13"
C29	500.00'	132.19'	131.80'	S 13°39'48" E	15°08'51"
C30	25.00'	24.95'	23.93'	N 34°41'03" W	57°11'20"
C31	76.50'	56.13'	54.88'	N 42°15'28" W	42°02'29"
C32	76.50'	114.06'	103.79'	N 21°28'37" E	85°25'41"
C33	25.00'	26.39'	25.18'	N 33°56'50" E	60°29'16"
C34	155.00'	67.47'	66.90'	N 08°46'01" W	24°56'24"
C35	15.01'	16.75'	15.89'	N 52°57'22" W	63°56'56"
C36	75.00'	83.24'	79.04'	N 53°02'02" W	63°53'57"
C37	75.00'	83.20'	79.00'	N 10°32'33" E	63°33'33"
C38	15.00'	16.73'	15.88'	N 10°40'49" E	63°54'35"
C39	205.00'	21.53'	21.52'	N 18°13'44" W	6°00'59"
C40	205.00'	21.53'	21.52'	S 12°12'45" E	6°00'59"
C41	155.00'	32.91'	32.84'	N 15°17'10" W	12°09'50"
C42	15.00'	13.62'	13.16'	N 47°22'41" W	52°01'12"
C43	50.00'	58.24'	55.00'	S 40°01'16" E	66°44'02"
C44	50.00'	46.68'	45.60'	N 20°01'32" E	53°09'15"
C45	50.00'	57.13'	54.07'	N 79°33'57" E	65°27'54"
C46	15.00'	13.62'	13.16'	N 86°17'18" E	52°01'12"
C47	205.00'	7.96'	7.96'	N 61°23'27" E	2°13'31"
C48	205.00'	7.96'	7.96'	S 63°36'58" W	2°13'31"
C49	205.00'	13.97'	13.96'	S 66°40'50" W	3°54'11"
C50	15.00'	13.62'	13.16'	S 42°37'19" W	52°01'12"
C51	50.00'	22.63'	22.44'	S 29°34'47" W	25°56'09"
C52	50.00'	48.79'	46.87'	S 70°30'01" W	55°44'18"
C53	50.00'	47.31'	45.56'	S 54°26'36" E	54°12'29"
C54	50.00'	50.61'	48.47'	N 01°59'23" E	57°39'29"
C55	15.00'	13.62'	13.16'	S 04°38'31" W	52°01'12"
C56	15.00'	23.89'	21.44'	S 66°59'39" E	91°15'08"
C57	15.00'	23.23'	20.98'	S 23°02'21" W	88°44'51"
C58	500.00'	19.52'	19.52'	N 20°14'58" W	2°14'14"
C59	500.00'	19.52'	19.52'	N 18°00'43" W	2°14'14"
C60	13.51'	14.55'	13.85'	N 46°49'06" W	61°04'14"
C61	76.57'	76.30'	73.18'	S 49°28'16" W	57°05'53"
C62	76.57'	81.19'	77.44'	S 09°27'23" W	60°45'24"
C63	13.50'	14.39'	13.72'	S 09°18'02" W	61°04'00"
C64	15.00'	12.09'	11.77'	N 44°19'50" W	46°11'13"
C65	50.00'	30.54'	30.06'	N 49°55'59" W	34°59'34"
C66	50.00'	49.04'	47.10'	S 40°20'03" E	56°11'39"
C67	50.00'	38.89'	37.92'	S 46°02'46" W	44°33'59"
C68	50.00'	40.68'	39.57'	S 88°21'37" E	46°37'14"
C69	15.00'	12.09'	11.77'	N 88°08'37" W	46°11'13"
C70	500.00'	3.62'	3.62'	N 68°58'14" E	0°24'54"
C71	500.00'	50.10'	50.08'	S 72°05'35" W	54°40'29"
C72	500.00'	60.26'	60.23'	S 78°22'20" W	6°54'20"
C73	500.00'	42.21'	42.19'	S 84°14'36" W	4°50'11"
C74	25.00'	24.95'	23.93'	S 88°04'01" W	57°11'20"
C75	76.50'	28.88'	28.70'	S 40°17'09" W	21°37'56"
C76	25.00'	24.95'	23.93'	S 22°30'17" W	57°11'20"
C77	440.00'	96.39'	96.19'	S 12°21'55" E	12°33'05"
C78	25.00'	24.95'	23.93'	S 64°44'39" E	57°11'20"
C79	76.50'	27.55'	27.40'	S 46°28'01" E	20°38'04"
C80	25.00'	26.39'	25.18'	S 26°32'26" E	60°29'16"
C81	205.00'	40.70'	40.64'	S 03°59'05" E	52°01'12"
C82	205.00'	48.53'	48.42'	N 14°27'18" W	13°33'51"

CURVE TABLE

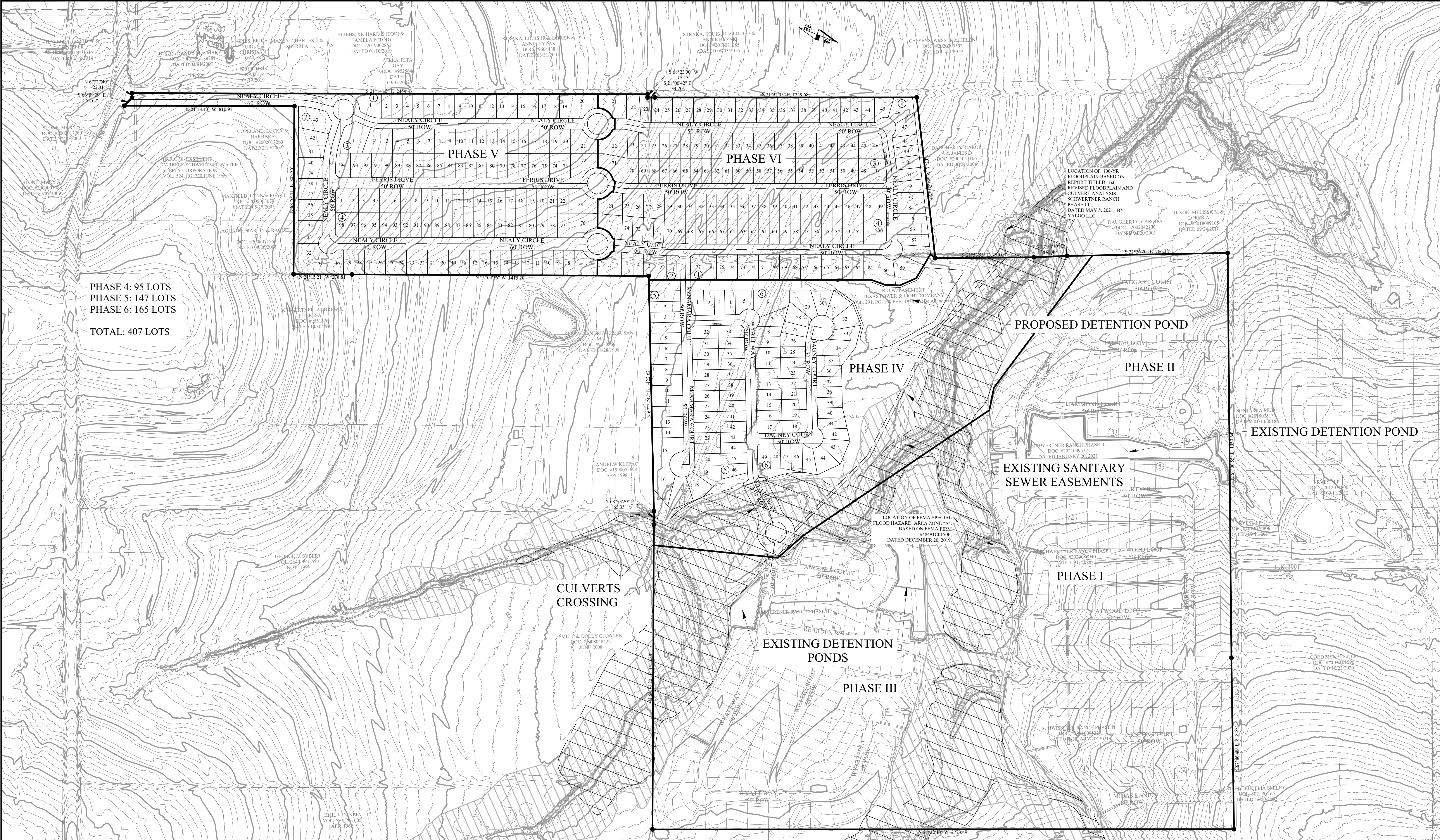
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C83	15.00'	16.67	15.82	N 10°32'58" E	63°39'29"
C84	180.00'	83.28	79.06	N 10°34'20" E	63°37'07"
C85	75.00'	83.27	79.06	N 53°02'37" W	63°56'48"
C86	15.00'	16.66	15.82	S 53°03'33" W	63°38'40"
C87	155.00'	16.28	16.27	N 18°13'44" E	6°00'59"
C88	155.00'	8.14	8.14	S 10°42'30" E	3°00'30"
C89	205.00'	43.52	43.44	S 15°17'10" E	12°09'50"
C90	25.00'	35.62	32.69	S 19°27'18" W	81°38'46"
C91	155.00'	22.60	22.58	S 64°27'18" W	8°21'14"
C92	15.00'	23.56	21.21	N 66°22'05" W	90°00'00"
C93	155.00'	3.41	3.41	N 20°44'19" W	1°15'33"
C94	155.00'	25.89	25.89	S 15°19'27" E	9°34'11"
C95	15.02'	16.25	15.47	S 22°11'57" W	61°58'44"
C96	75.00'	97.24	90.57	S 15°54'16" W	74°16'59"
C97	75.00'	83.24	79.03	S 53°01'56" E	63°35'26"
C98	15.00'	16.68	15.84	S 53°05'46" E	63°43'16"
C99	25.00'	39.27	35.36	N 23°45'47" E	90°00'00"
C100	440.00'	75.37	75.28	N 73°40'12" E	9°48'51"
C101	440.00'	62.08	62.03	S 82°37'10" W	8°05'03"
C102	25.00'	39.27	35.36	S 66°14'13" E	90°00'00"
C103	15.01'	16.97	16.08	N 10°06'42" E	64°46'49"
C104	75.00'	83.23	79.02	S 10°33'16" W	63°54'58"
C105	75.00'	69.23	66.80	S 47°40'54" E	52°32'11"
C106	15.00'	16.67	15.83	S 42°26'09" E	63°40'46"
C107	205.00'	9.55	9.55	S 11°52'27" E	2°40'12"
C108	205.00'	29.19	29.17	N 17°17'19" W	8°09'32"
C109	15.00'	23.56	21.21	S 23°37'55" W	90°00'00"
C110	25.00'	39.27	35.36	S 66°22'05" E	90°00'00"
C111	440.00'	34.36	34.35	N 19°07'51" W	4°28'29"
C112	13.50'	14.39	13.72	N 13°39'26" E	61°06'56"
C113	76.50'	87.37	82.70	S 11°28'59" W	65°26'25"
C114	76.50'	81.57	77.76	S 51°47'07" E	61°05'48"
C115	13.51'	14.40	13.72	N 51°47'10" W	61°04'10"
C116	20.00'	31.42	28.28	S 23°45'47" W	90°00'00"
C117	440.00'	19.94	19.94	S 19°56'20" E	2°35'46"
C118	15.00'	23.56	21.21	S 22°22'47" W	90°00'00"
C119	15.00'	13.62	13.16	N 48°37'49" W	52°01'12"
C120	50.00'	66.36	61.60	S 36°37'07" E	76°02'56"
C121	50.00'	47.87	46.06	N 28°49'45" E	54°51'09"
C122	50.00'	48.48	46.60	S 84°01'52" W	55°33'05"
C123	15.00'	13.62	13.16	S 86°36'37" E	52°01'12"
C124	15.00'	23.56	21.21	S 22°22'47" W	90°00'00"
C125	25.00'	39.27	35.36	N 67°37'13" W	90°00'00"
C126	15.00'	225.00	3.81	S 67°51'52" W	0°58'01"
C127	225.00'	44.69	44.62	S 74°02'23" W	11°22'53"
C128	225.00'	11.46	11.46	S 81°11'25" W	2°55'10"
C129	60.00'	26.69	26.47	S 84°36'27" E	25°29'07"
C130	60.00'	35.82	35.29	S 54°45'36" E	34°12'33"
C131	60.00'	35.82	35.29	N 20°33'03" W	34°12'33"
C132	60.00'	35.76	35.22	N 13°37'33" E	34°08'38"
C133	60.00'	49.07	47.71	S 54°07'33" W	46°51'22"
C134	60.00'	58.31	56.04	S 74°36'14" E	55°41'04"
C135	60.00'	35.73	35.21	S 29°42'03" E	34°07'19"
C136	15.00'	24.50	21.87	S 59°25'52" E	93°34'57"
C137	15.00'	13.62	13.16	S 41°22'11" W	52°01'12"
C138	50.00'	50.68	48.25	S 41°35'58" E	61°05'48"
C139	50.00'	34.06	33.40	S 87°50'22" E	39°01'34"
C140	50.00'	40.66	39.55	N 44°14'17" W	46°35'37"
C141	50.00'	43.93	42.53	S 04°13'46" W	50°20'28"
C142	15.00'	13.62	13.16	N 05°25'25" E	52°01'12"
C143	25.00'	23.56	21.21	N 21°17'13" W	60°05'22"
C144	50.00'	25.89	25.89	S 69°31'53" E	86°10'39"
C145	60.00'	80.65	74.72	S 64°57'08" E	77°10'08"
C146	60.00'	68.19	64.58	S 43°58'47" W	55°07'02"
C147	60.00'	55.11	50.49	N 13°37'39" W	49°45'11"
C148	60.00'	39.53	38.33	S 81°17'10" W	47°01'22"
C149	60.00'	32.82	30.29	N 36°37'58" W	34°12'33"
C150	15.00'	23.56	21.21	S 67°37'13" E	90°00'00"
C151	25.00'	39.27	35.36	S 22°22'47" W	90°00'00"
C152	225.00'	10.65	10.65	N 66°10'27" W	2°42'41"
C153	225.00'	25.35	25.35	S 6°02'28" W	67°21'02"
C154	174.90'	34.33	34.33	N 61°45'20" E	1°11'506"
C155	255.00'	63.75	63.58	N 45°53'38" E	14°19'26"
C156	15.00'	36.25	36.16	N 45°53'38" E	14°19'26"
C157	145.00'	15.31	15.30	S 45°59'11" W	67°02'51"
C158	255.00'	63.75	63.58	S 44°11'36" W	14°19'26"
C159	60.00'	67.01	63.47	S 66°06'35" W	42°33'32"
C160	100.00'	58.94	58.09	S 32°46'11" W	33°46'11"
C161	100.00'	102.26	96.85	N 54°32'55" E	65°05'57"
C162	28.28'	28.28	15.67	N 54°34'19" E	65°05'57"
C163	60.00'	57.01	54.89	N 45°39'06" E	54°26'16"
C164	59.65'	52.75	51.05	S 73°21'13" E	50°40'33"



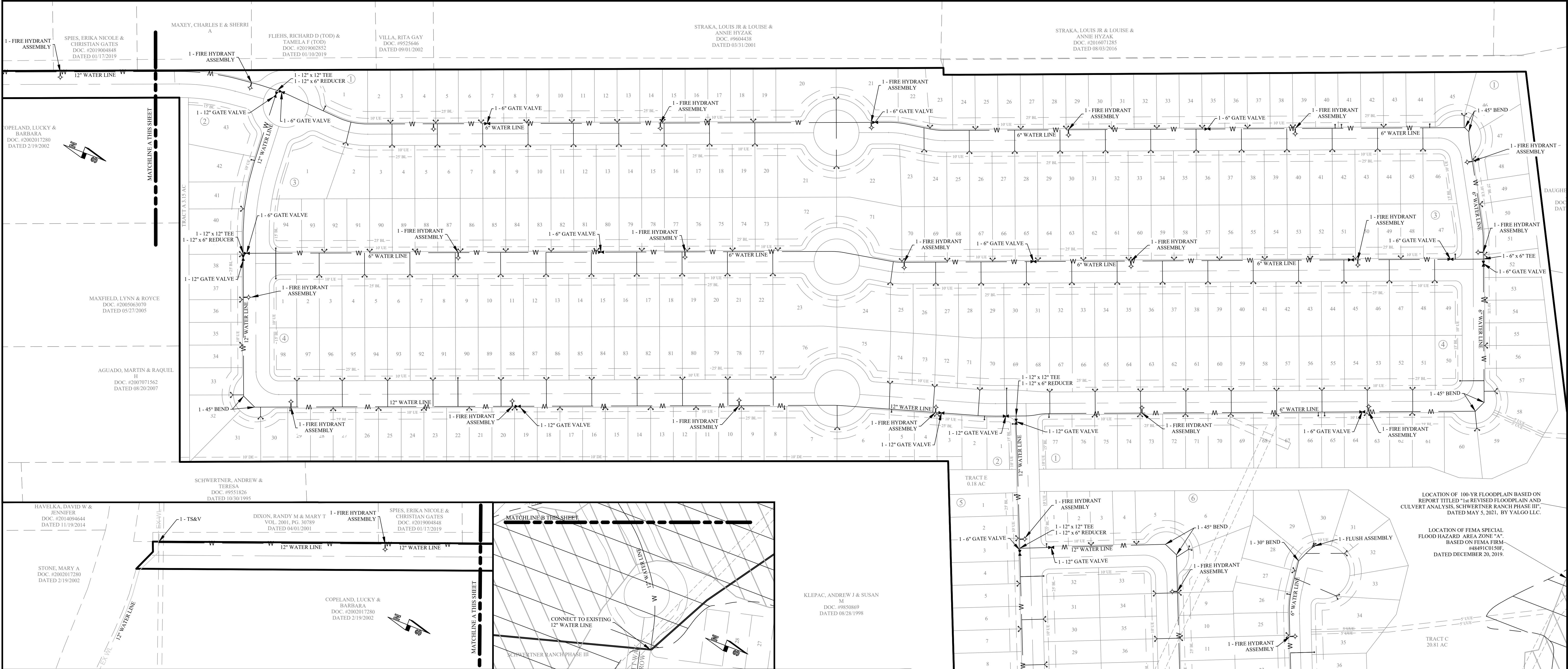
REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	SURVEYOR INFORMATION	ENGINEER INFORMATION	Yalgo, LLC	SHEET
1	ORIGINAL RELEASE	07/08/2021	JAJ	TOTAL SIZE: 105.66 ACRES TOTAL BLOCKS: 6 TOTAL LOTS: 407 TOTAL TRACTS: 5	Cotton spindle set in the north margin of County Road 313, bearing N 51°55'10" E, 2343.59 feet from the most southerly corner of this tract:	WBW SINGLE DEVELOPMENT GROUP LLC-SERIES 128 109 W 2nd Street, Suite 201 Georgetown, TX 78626 254-953-5353 tmckee@wbdevelopment.com	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626	109 W 2nd Street, Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	3 OF 7
PROJECT NUMBER: SW04-SW06				CLIENT NAME:						
CHECKED BY: JAJ				CLIENT LOCATION: GEORGETOWN, TX						
APPROVED BY: KAC										
AUTHORIZED BY: WBW										



REV.		DESCRIPTION		DATE	BY	PROJECT INFORMATION		BENCHMARK		GRAPHIC SCALE 0100'200'300' 01"2"3" IN FEET	PRELIMINARY PLAT OF SCHWERTNER RANCH PHASES IV-VI WILLIAMSON COUNTY, TEXAS				OWNER INFORMATION		SURVEYOR INFORMATION		ENGINEER INFORMATION		Yalgo, LLC 109 W 2nd Street, Ste. 201 Georgetown, TX 78626 PH (254) 953-5553 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET
3	REVISED LAYOUT		01/28/2022	JAJ	TOTAL SIZE: 105.66 ACRES TOTAL BLOCKS: 6 TOTAL LOTS: 407 TOTAL TRACTS: 5	Cotton spindle set in the north margin of County Road 313 - bearing N 31°59'19" E, 2343.59 feet from the most southerly corner of this tract.			WBW SINGLE DEVELOPMENT GROUP LLC-SERIES 128 109 W 2nd Street, Suite 201 Georgetown, TX 78626 254-953-5553 tmckee@wbdevelopment.com		COREY SHANNON P.E. NO. 101956 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626		KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626									
2	UPDATED WYATT WAY ROW AT CREEK CROSSING AND SURVEYOR INFO		10/27/2021	JAJ																		
1	ORIGINAL RELEASE		07/08/2021	JAJ																		
PROJECT NUMBER: SW04-SW06		CLIENT NAME:				Observed GPS coordinates based on Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10269621.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)																
CHECKED BY: JAJ		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128														4						
APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX														OF						
AUTHORIZED BY: WBW																7						



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	GRAPHIC SCALE			PRELIMINARY PLAT OF SCHWERTNER RANCH PHASES IV-VI WILLIAMSON COUNTY, TEXAS	OWNER INFORMATION	SURVEYOR INFORMATION	ENGINEER INFORMATION	Yalgo, LLC 109 W 2nd Street, Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET 5 OF 7
3	REVISED LAYOUT	01/28/2022	JAJ	TOTAL SIZE: 105.66 ACRES TOTAL BLOCKS: 6 TOTAL LOTS: 407 TOTAL TRACTS: 5	Cotton spindle set in the north margin of County Road 313 - bearing N 51°55'10" E, 2343.59 feet from the most southerly corner of this tract.	0 200' 400' 600' 0 1" 2" 3" IN FEET				WBW SINGLE DEVELOPMENT GROUP LLC-SERIES 128 109 W 2nd Street, Suite 201 Georgetown, TX 78626 254-953-5353 tmckee@wbdevelopment.com	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W 2nd Street, Suite 201 Georgetown, TX 78626		
2	ADDED FUTURE PHASE BOUNDARIES AND UPDATED SURVEYOR INFO	10/27/2021	JAJ											
1	ORIGINAL RELEASE	07/08/2021	JAJ		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)									
PROJECT NUMBER: SW04-SW06		CLIENT NAME:												
CHECKED BY: JAJ		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128												
APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX												
AUTHORIZED BY: WBW														



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

- This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."
- All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
- Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
- No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
- All water line crossings of wastewater mains shall be perpendicular [§290.44(c)(4)(B)].
- Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
- The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
- The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
- The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(d)(1)].
- When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(h)(2)].
- Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.

The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (LD \cdot P) / 148,000$$

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = (SD \cdot P) / 148,000$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

- The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(c)(1)-(4).
- The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(c)(5)].
- Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(c)(6)].
- Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(c)(7)].
- Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(c)(8)].
- The contractor shall disinfect the new waterlines in accordance with AWWA Standard C651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].
- Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND REGULATIONS OF THE CITY OF TEMPLE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DRAFT AND ADHERE TO A TRENCH SAFETY PLAN.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
- THE PROPOSED WATERLINES SHALL BE PVC WATER PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE FOR WATER, AWWA STANDARD C900, WITH CAST-IRON OUTSIDE DIMENSIONS. THE PIPE WILL BE CLASS 150 (DR-18).
- ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE.
- ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.

REV.	DESCRIPTION	DATE	BY
2	REVISED LAYOUT	06/27/2022	JAJ
1	ORIGINAL RELEASE	07/08/2021	JAJ

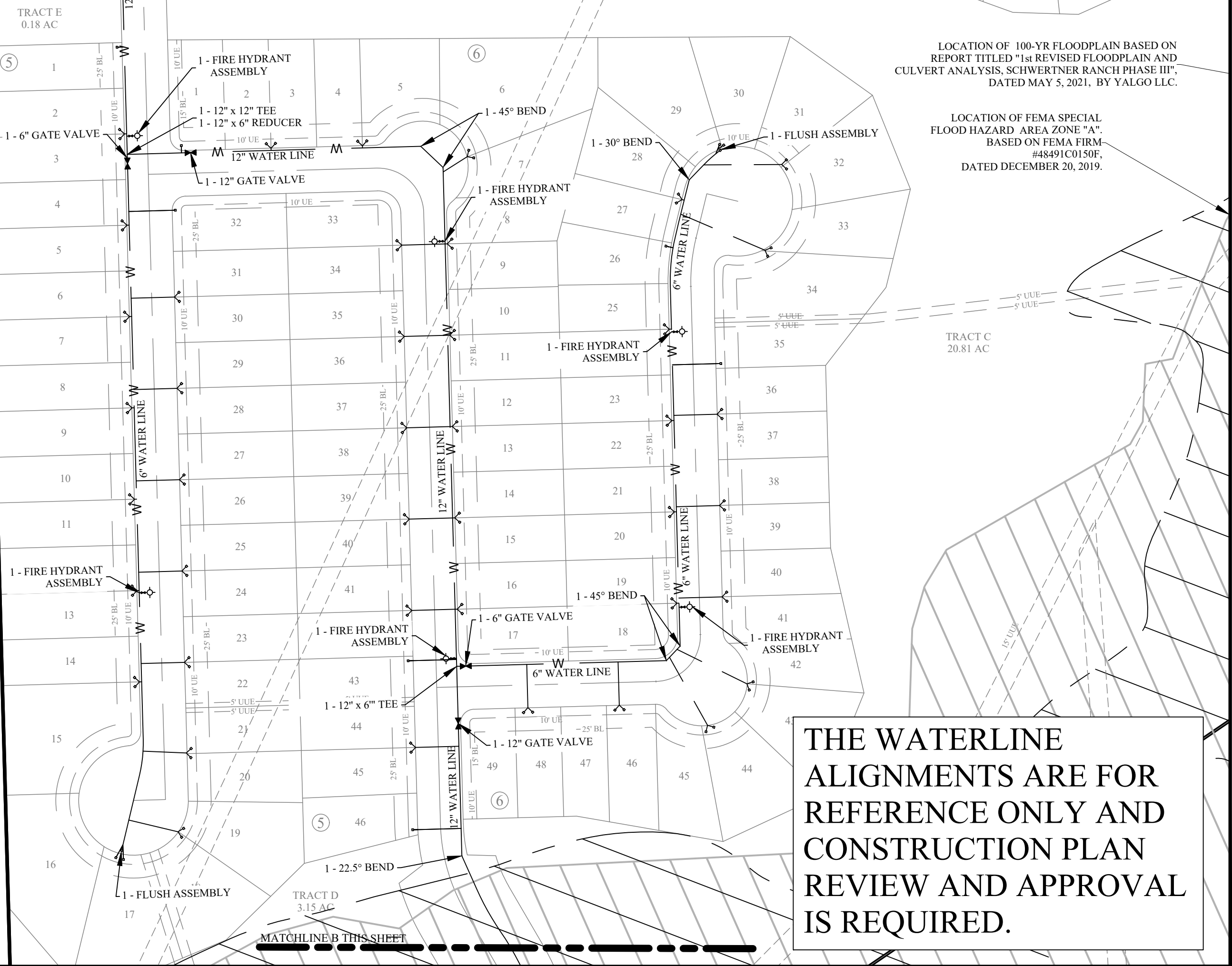
PROJECT NUMBER: SW04-SW06	CLIENT NAME: WBW Single Development Group, LLC—Series 128
CHECKED BY: JAJ	CLIENT LOCATION: GEORGETOWN, TX
APPROVED BY: KAC	
AUTHORIZED BY: WBW	

PROJECT INFORMATION	
TOTAL SIZE:	105.66 ACRES
TOTAL BLOCKS:	6
TOTAL LOTS:	407
TOTAL TRACTS:	5

GRAPHIC SCALE	
0	100' 200' 300'
0	1" 2" 3"
IN FEET	

BENCHMARK
Cotton spindle set in the north margin of County Road 313 + bearing N 51°55'10" E, 2343.59 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: 1026021.77
E: 3160972.32
Z: 820.52 (NAVD88-Geoid12B)

WATER LAYOUT
SCHWERTNER RANCH PHASES IV-VI
WILLIAMSON COUNTY, TEXAS



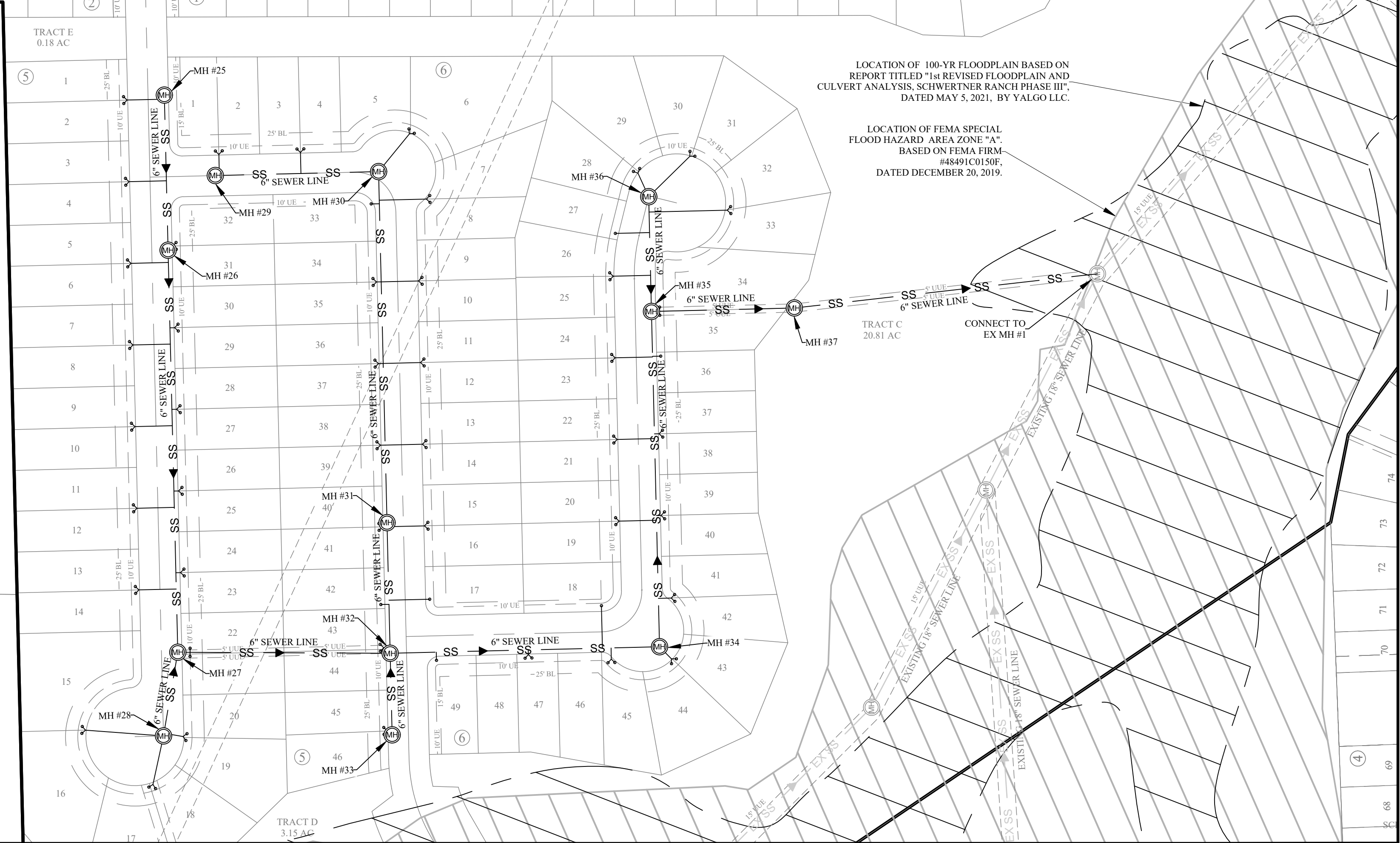
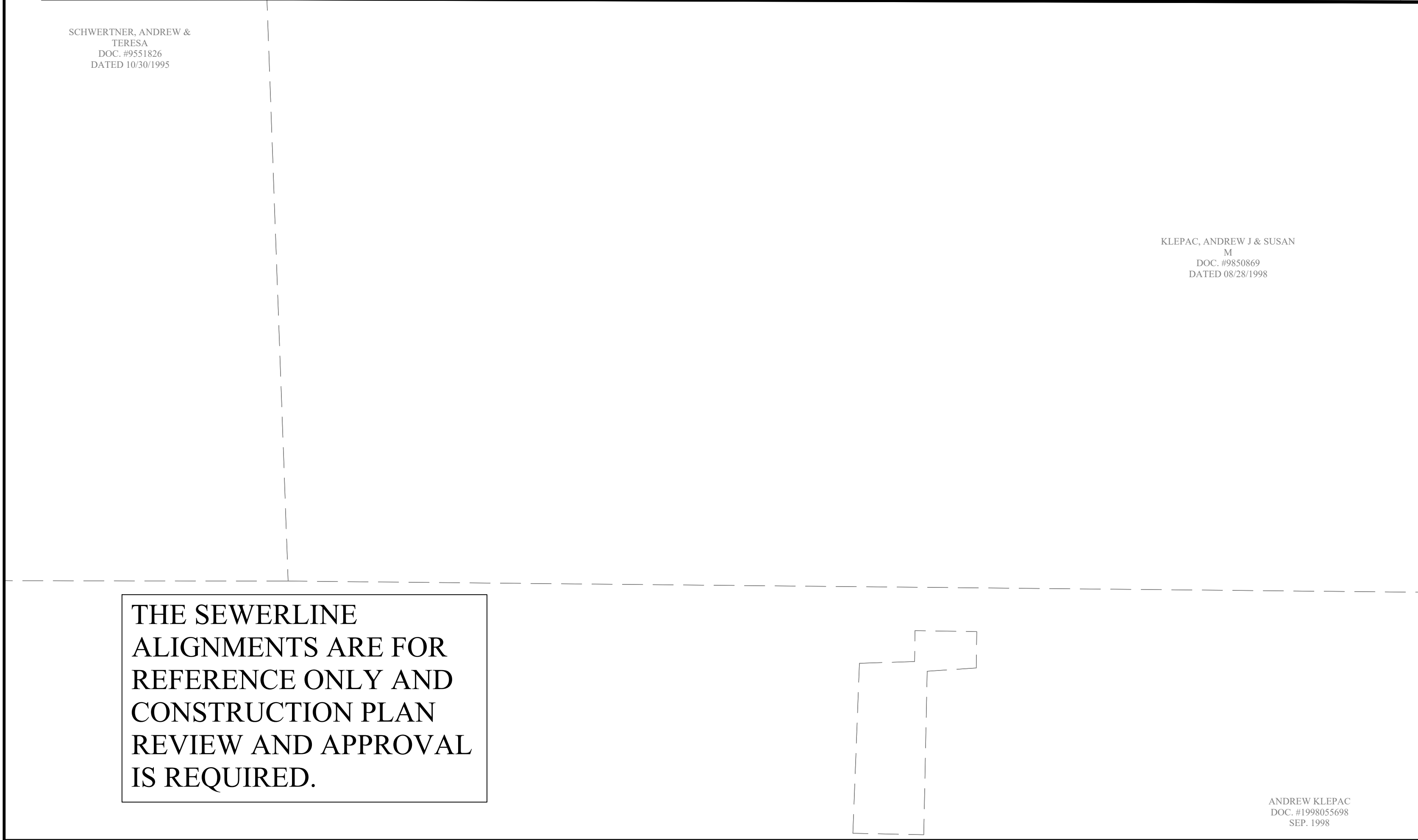
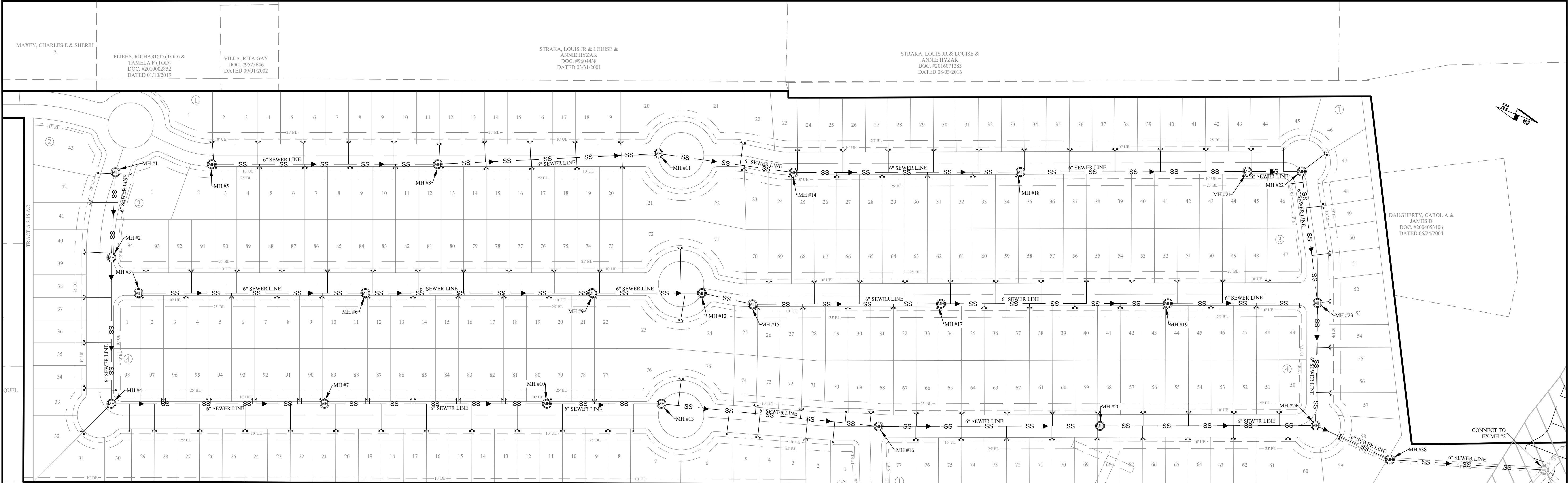
THE WATERLINE ALIGNMENTS ARE FOR REFERENCE ONLY AND CONSTRUCTION PLAN REVIEW AND APPROVAL IS REQUIRED.

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH A. CALDWELL, P.E. 10/19/56 ON 06/09/2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

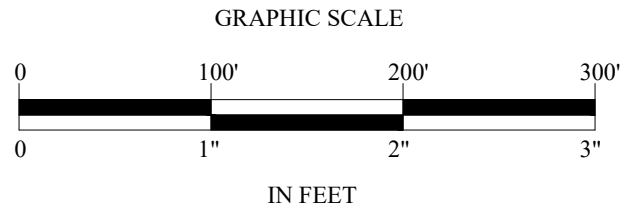
Yalgo, LLC
109 W 2nd Street, Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264
Texas Registered
Surveying Firm 10194095

SHEET
6
OF
7



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

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	REVISED LAYOUT	06/27/2022	JAJ	TOTAL SIZE: 105.66 ACRES TOTAL BLOCKS: 6 TOTAL LOTS: 407 TOTAL TRACTS: 5
1	ORIGINAL RELEASE	07/08/2021	JAJ	
PROJECT NUMBER: SW04-SW06		CLIENT NAME: WBW Single Development Group, LLC—Series 128		
CHECKED BY: JAJ		CLIENT LOCATION: GEORGETOWN, TX		
APPROVED BY: KAC				
AUTHORIZED BY: WBW				



BENCHMARK
Cotton spindle set in the north margin of County Road 313 + bearing N 51°55'10" E, 2343.59 feet from the most southerly corner of this tract:
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SEWER LAYOUT SCHWERTNER RANCH PHASES IV-VI WILLIAMSON COUNTY, TEXAS

ENGINEER'S APPROVAL	Yalgo, LLC	SHEET
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH A. CALDWELL, P.E. 10195608 06/09/2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	109 W 2nd Street, Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	7 OF 7