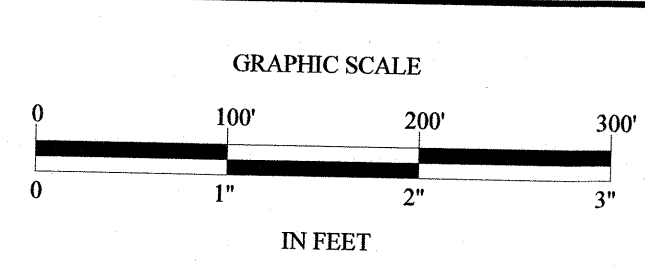


CALLED 99.47 ACRES  
EMIL J. DANKE  
VOL. 450, PG. 605  
APR. 1962

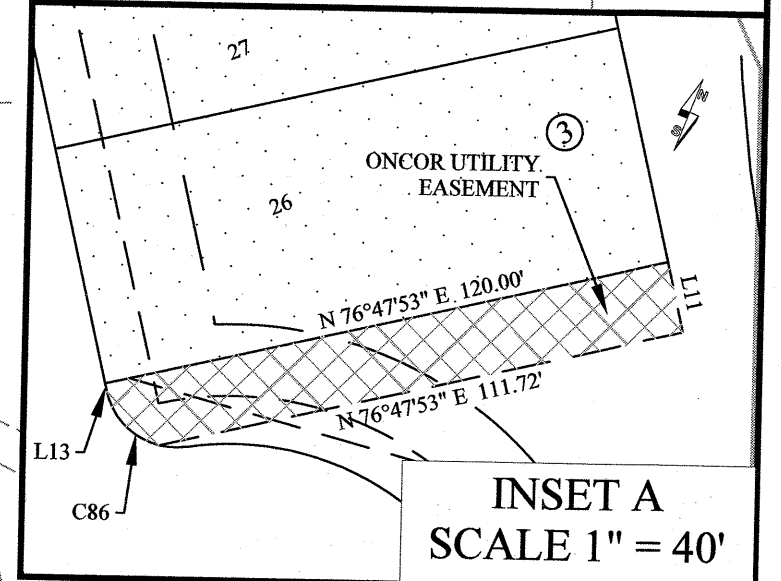


FINAL PLAT  
SCHWERTNER RANCH PHASE III  
BEING PART OF THE G. Schneider Survey, Abstract No. 580  
WILLIAMSON COUNTY, TEXAS

CALLED 51.16 ACRES  
EMIL J. & DOLLY DANKE  
DOC. #2008048422  
JUNE 2008

CALLED 24.78 ACRES  
ANDREW KLEPAC  
DOC. #1998055698  
SEP. 1998

SYBERT, GEORGE D  
VOL. 2640, PG. 679  
DATED 12/09/1995



R.O.W. EASEMENT  
TEXAS POWER  
& LIGHT COMPANY  
VOL. 291, PG. 160  
FEB. 1938

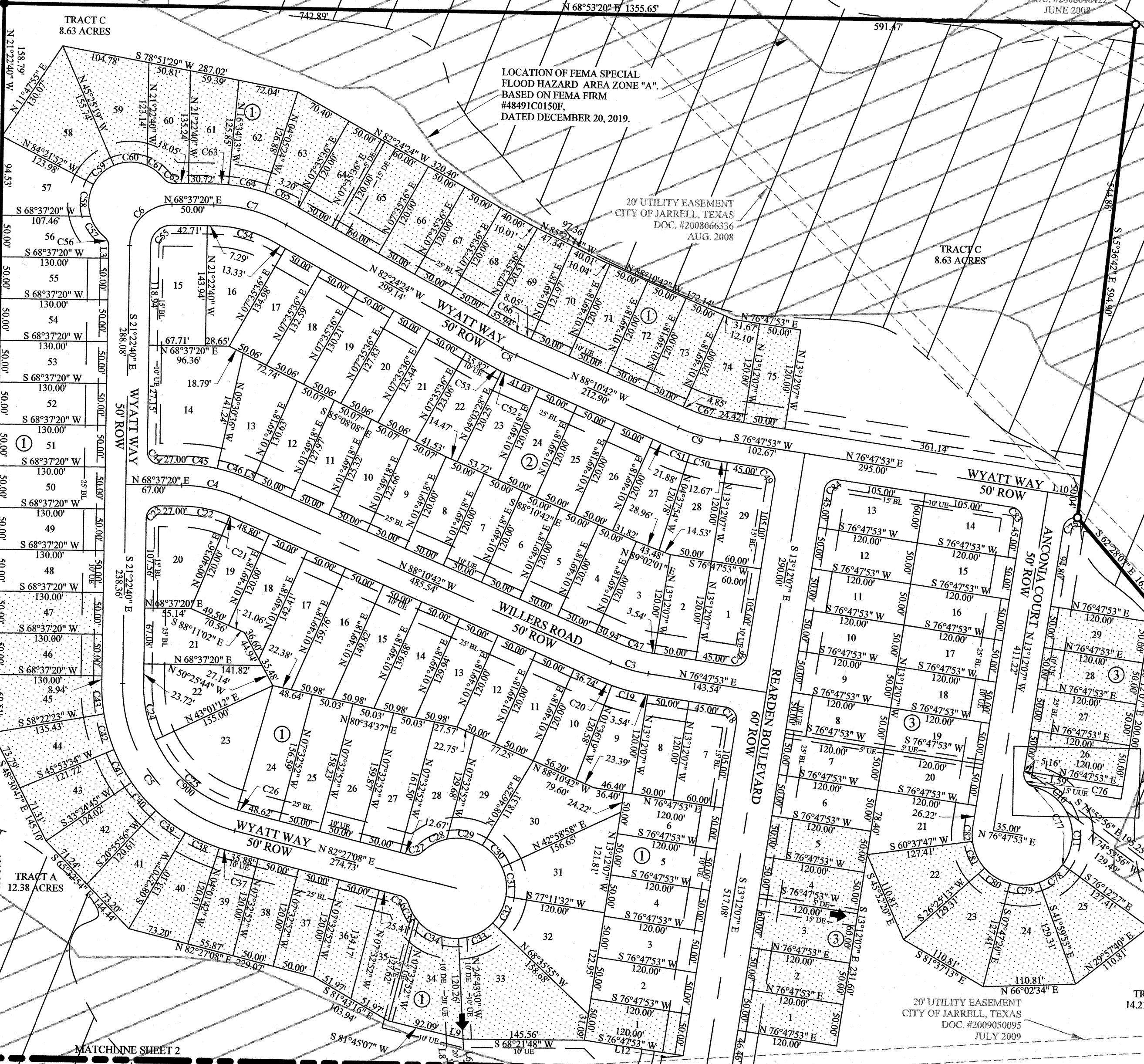
REMAINDER OF WBW SINGLE LAND  
INVESTMENT, LLC - SERIES 111  
DOC. #2019092046  
SEP. 2019

LOCATION OF 100-YR FLOODPLAIN BASED  
ON REPORT TITLED "3RD REVISED FLOODPLAIN  
AND CULVERT ANALYSIS, SCHWERTNER RANCH  
PHASE III", DATED SEPTEMBER 2, 2021, BY YALGO LLC.

CALLED 8.23 ACRES  
STACI THOMAS  
DOC. #2017066397  
JULY 2017

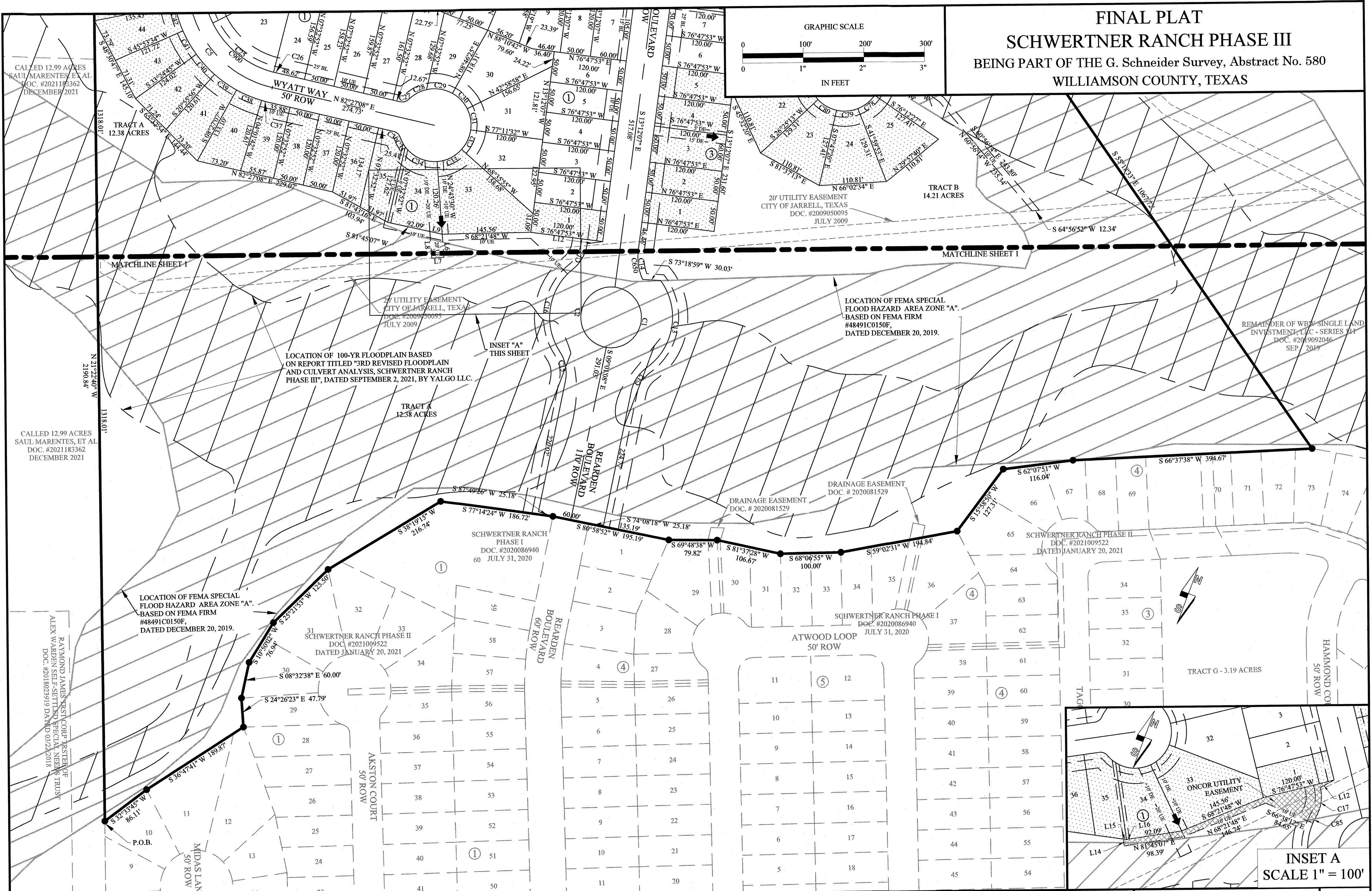
CALLED 5.95 ACRES  
CRESCENCIO ALVARADO  
& MARIA A. CASTILLO  
DOC. #2017071910  
AUG. 2017

CALLED 12.99 ACRES  
RAUL MARENTES ET AL  
DOC. #2021193362  
DECEMBER 2021

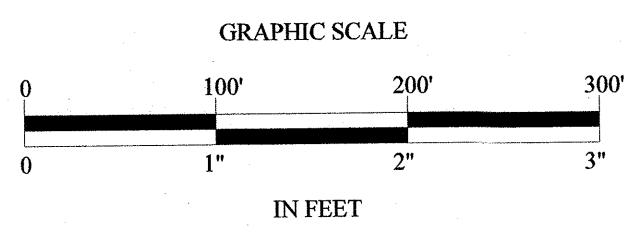


REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo, LLC	SHEET
1	ORIGINAL RELEASE	06/27/2022	JAJ	TOTAL SIZE: 63.26 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 133 TOTAL TRACTS: 3	Cotton spindle set in the north margin of County Road 313 - bearing 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)	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 254-953-5353 tmckee@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	<b>Yalgo, LLC</b> 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-10264  Texas Registered Surveying Firm 10194095	1 OF 5

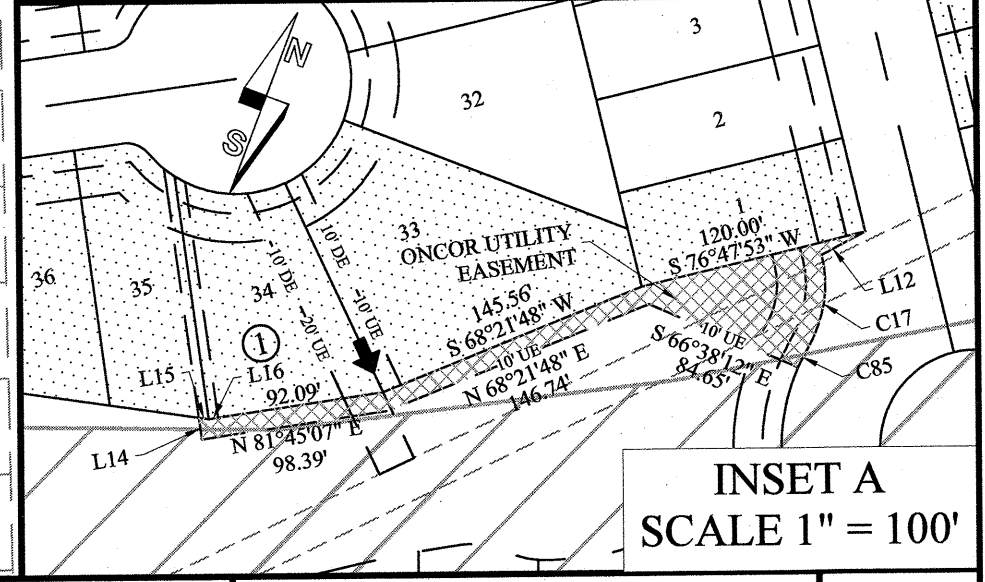




FINAL PLAT  
SCHWERTNER RANCH PHASE III  
BEING PART OF THE G. Schneider Survey, Abstract No. 580  
WILLIAMSON COUNTY, TEXAS



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo, LLC	SHEET
1	ORIGINAL RELEASE	06/27/2022	JAJ	TOTAL SIZE: 63.26 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 133 TOTAL TRACTS: 3	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)	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 254-953-5353 tmckee@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 PH (254) 953-5353 FX (254) 953-5057  Texas Registered Engineering Firm F-10264  Texas Registered Surveying Firm 10194095	2 OF 5
PROJECT NUMBER: SW03				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 CLIENT LOCATION: GEORGETOWN, TX						
APPROVED BY: KAC										
AUTHORIZED BY: WBW										



PRINTED ON December 22, 2022

BEING 63.26 acres of land situated in the G. SCHNEIDER SURVEY, Abstract No. 579, and being part of the remainder of a called 230.22 acre tract of land as described by a deed to BWB SINGLE LAND INVESTMENT, LLC – SERIES 111, recorded in Document No. 2019092046, OPRWC (Official Public Records of Williamson County, Texas), and being more particularly described by metes and bounds as follows:

THENCE, N 21° 22' 40" W, 2190.84 feet, with the west line of said 230.22 acre tract, to a 1/2 inch iron rod found for the most westerly corner of said 230.22 acre tract and at the northeast corner of a called 8.23 acre tract of land as described by a deed to DJUANUS KEITH & STACI THOMAS, recorded in Document No. 2017066397, OPRWC, and being in the south line of a called 99.47 acre tract of land as described by a deed to EMIL J. DANKE, recorded in Volume 450, Page 605, Deed Records of Williamson County, for the most westerly corner of this tract;

THENCE, across and upon said 230.22 acre tract for the following courses:

1. S 15° 36' 42" E, 594.90 feet, to a 1/2 inch iron rod with cap stamped "YALGO LLC" set;
2. S 62° 28' 07" E, 163.59 feet, to a 1/2 inch iron rod with cap stamped "YALGO LLC" set;
3. S 55° 18' 33" E, 1067.72 feet, to an iron rod with cap found in the north line of Lot 73, Block 4 of said SCHWERTNER RANCH PHASE II, for the most easterly corner of this tract;

1. S 66° 37' 38" W, 394.67 feet, to an iron rod with cap found;
2. S 62° 07' 51" W, 116.04 feet, to an iron rod with cap found;
3. S 15° 58' 50" W, 127.31 feet, to an iron rod with cap found for the most westerly corner of Lot 65, Block 4 of said SCHWERTNER RANCH PHASE II and the most northerly corner of Lot 36, Block 4 of SCHWERTNER RANCH PHASE I Subdivision, recorded in Document No. 2020086940, OPRWC;

1. S 59° 02' 31" W, 194.84 feet, to an iron rod with cap found;
2. S 68° 06' 55" W, 100.00 feet, to an iron rod with cap found;
3. S 81° 37' 28" W, 106.67 feet, to an iron rod with cap found;
4. S 69° 48' 38" W, 79.82 feet, to an iron rod with cap found;
5. S 80° 58' 52" W, 195.19 feet, to an iron rod with cap found;
6. S 77° 14' 24" W, 186.72 feet, to an iron rod with cap found;
7. S 38° 19' 15" W, passing at a distance of 192.00 feet, an iron rod with cap found for the most northerly corner of Lot 32, Block 1 of said SCHWERTNER RANCH PHASE II and continuing along the north line of said SCHWERTNER RANCH PHASE II, a total distance of 216.74 feet, to an iron rod with cap found;

1. S 25° 21' 53" W, 125.50 feet, to an iron rod with cap found;
2. S 10° 50' 02" W, 76.94 feet, to an iron rod with cap found;
3. S 08° 32' 38" E, 60.00 feet, to an iron rod with cap found;
4. S 24° 26' 23" E, 47.79 feet, to an iron rod with cap found;
5. S 36° 47' 41" W, 189.87 feet, to an iron rod with cap found;
6. S 32° 33' 45" W, 86.11 feet, to the POINT OF BEGINNING and containing 63.26 acres of land, more or less.

The bearings and distances recited hereon are grid bearings and grid distances based on the NAD83 (2011) State Plane Coordinate System, 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 1/2 inch in diameter.

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"
C2	50.00'	155.71'	99.99'	N 12°24'58" W	178°25'42"
C3	180.00'	47.20'	47.06'	S 84°18'36" W	15°01'25"
C4	180.00'	72.88'	72.39'	S 80°13'19" W	23°11'59"
C5	180.00'	239.29'	222.06'	S 59°27'46" E	76°10'11"
C6	50.00'	78.54'	70.71'	S 23°37'20" W	90°00'00"
C7	180.00'	91.02'	90.05'	S 83°06'28" W	28°58'16"
C8	180.00'	18.13'	18.12'	S 85°17'33" E	5°46'17"
C9	200.00'	52.44'	52.29'	N 84°18'36" E	15°01'25"
C10	60.00'	50.37'	48.91'	S 75°19'42" E	48°06'08"
C11	60.00'	68.14'	64.54'	N 18°44'32" W	65°04'11"
C12	65.50'	48.79'	47.67'	N 12°19'09" E	42°40'34"
C13	101.50'	160.63'	144.39'	N 11°40'51" W	90°40'33"
C14	90.50'	49.62'	49.00'	N 28°54'35" W	31°24'57"
C15	65.50'	51.37'	50.06'	N 31°29'10" W	44°56'04"
C16	101.50'	149.81'	136.58'	N 11°40'09" W	84°34'06"
C17	65.50'	50.09'	48.88'	N 08°42'24" E	43°49'01"
C18	15.00'	23.56'	21.21'	N 58°12'07" W	90°00'00"
C19	205.00'	41.49'	41.42'	S 82°35'47" W	11°35'48"
C20	205.00'	12.26'	12.26'	N 89°53'30" W	3°25'37"
C21	155.00'	3.10'	3.10'	S 88°45'03" E	1°08'43"
C22	155.00'	59.66'	59.30'	S 79°38'58" W	22°03'16"
C23	15.00'	23.56'	21.21'	S 23°37'20" W	90°00'00"
C24	155.00'	69.26'	68.69'	S 34°10'44" E	25°36'08"
C25	155.00'	133.23'	129.17'	S 71°36'16" E	49°14'55"
C26	155.00'	3.57'	3.57'	S 83°06'43" W	1°19'08"
C27	15.00'	15.12'	14.49'	N 53°34'01" E	57°46'09"
C28	60.00'	33.48'	33.05'	N 40°40'14" E	31°58'29"
C29	60.00'	44.10'	43.12'	N 77°47'57" E	42°06'56"
C30	60.00'	35.82'	35.29'	S 64°07'19" E	34°12'33"
C31	60.00'	35.82'	35.29'	S 29°54'48" E	34°12'33"
C32	60.00'	35.82'	35.29'	S 04°17'44" W	34°12'33"
C33	60.00'	45.94'	44.83'	S 43°20'17" W	43°52'25"
C34	60.00'	60.24'	57.74'	N 85°57'39" W	57°31'43"
C35	60.00'	18.24'	18.17'	N 48°29'15" W	17°25'04"
C36	15.00'	15.12'	14.49'	N 68°39'47" W	57°46'09"
C37	205.00'	12.59'	12.59'	S 84°12'43" W	3°31'10"
C38	205.00'	44.65'	44.57'	N 87°47'17" W	12°28'49"
C39	205.00'	44.65'	44.57'	N 75°18'28" W	12°28'49"
C40	205.00'	44.65'	44.57'	N 62°49'39" W	12°28'49"
C41	205.00'	44.65'	44.57'	N 50°20'50" W	12°28'49"
C42	205.00'	44.65'	44.57'	N 37°52'01" W	12°28'49"
C43	205.00'	36.67'	36.62'	S 26°30'09" E	10°14'56"
C44	15.00'	23.56'	21.21'	S 66°22'40" E	90°00'00"
C45	205.00'	42.46'	42.39'	N 74°33'22" E	11°52'04"
C46	205.00'	40.54'	40.48'	S 86°09'21" W	11°19'55"
C47	155.00'	40.64'	40.53'	N 84°18'36" E	15°01'25"
C48	15.00'	23.56'	21.21'	N 31°47'53" E	90°00'00"
C49	15.00'	23.56'	21.21'	N 58°12'07" W	90°00'00"
C50	225.00'	33.65'	33.62'	S 81°04'59" W	8°34'12"
C51	225.00'	25.34'	25.33'	S 88°35'42" W	6°27'13"
C52	205.00'	8.00'	8.00'	N 87°03'37" W	2°14'10"
C53	205.00'	12.65'	12.65'	N 84°10'28" W	3°32'07"
C54	155.00'	78.37'	77.54'	S 83°06'28" E	28°58'16"
C55	25.00'	39.27'	35.36'	S 23°37'20" W	90°00'00"
C56	15.00'	13.62'	13.16'	N 47°23'17" W	52°01'12"
C57	50.00'	29.63'	29.20'	S 56°25'08" E	33°57'30"
C58	50.00'	39.34'	38.33		

LINE	BEARING	DISTANCE
L3	N 21°22'40" W	14.27'
L5	S 88°10'42" E	4.61'
L6	S 24°43'30" E	38.05'
L7	S 64°56'52" W	20.00'
L8	N 24°43'30" W	44.08'
L9	N 81°45'07" E	20.86'
L10	N 76°47'53" E	38.95'
L11	S 13°12'07" E	15.00'
L12	N 62°19'11" E	25.82'
L13	S 13°12'07" E	1.59'
L14	S 07°32'52" E	11.48'
L15	S 81°43'16" E	5.20'
L16	N 82°27'08" E	5.00'

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	<div> <b>Yalgo, LLC</b>            109 W. 2ND ST., STE. 201            GEORGETOWN, TX 78626            PH (254) 953-5353            FX (254) 953-5057              Texas Registered Engineering            Firm F-10264              Texas Registered            Surveying Firm 10194095         </div>	<div>           SHEET                3              OF              5         </div>
				TOTAL SIZE: 63.26 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 133 TOTAL TRACTS: 3	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)	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 254-953-5353 tmckee@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626		
I	ORIGINAL RELEASE	06/27/2022	JAJ							
PROJECT NUMBER: SW03		CLIENT NAME:								
		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128								
APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX								
AUTHORIZED BY: WBW										



BFE / FFE TABLE

Lot #	Block #	BFE (ft)	FFE(ft)
1	1	786.05	788.05
33	1	788.11	790.11
34	1	789.55	791.55
35	1	790.34	792.34
36	1	791.08	793.08
37	1	791.76	793.76
38	1	792.37	794.37
39	1	793.00	795.00
40	1	793.27	795.27
41	1	794.00	796.00
42	1	795.25	797.25
43	1	796.00	798.00
44	1	796.00	798.00
45	1	796.68	798.68
46	1	797.00	799.00
47	1	797.10	799.10
58	1	790.15	792.15
59	1	790.15	792.15
60	1	789.98	791.98
61	1	789.90	791.90
62	1	789.55	791.55
63	1	789.00	791.00
64	1	788.57	790.57
65	1	788.00	790.00
66	1	787.58	789.58
67	1	787.45	789.45
68	1	787.37	789.37
69	1	787.28	789.28
70	1	787.10	789.10
71	1	787.00	789.00
72	1	786.60	788.60
73	1	785.97	787.97
74	1	785.24	787.24
75	1	785.01	787.01
1	3	782.20	784.20
2	3	782.20	784.20
3	3	782.20	784.20
4	3	782.20	784.20
5	3	782.20	784.20
22	3	782.20	784.20
23	3	782.20	784.20
24	3	782.20	784.20
25	3	782.20	784.20
26	3	777.77	779.77
27	3	778.13	780.13
28	3	778.31	780.31
29	3	779.18	781.18

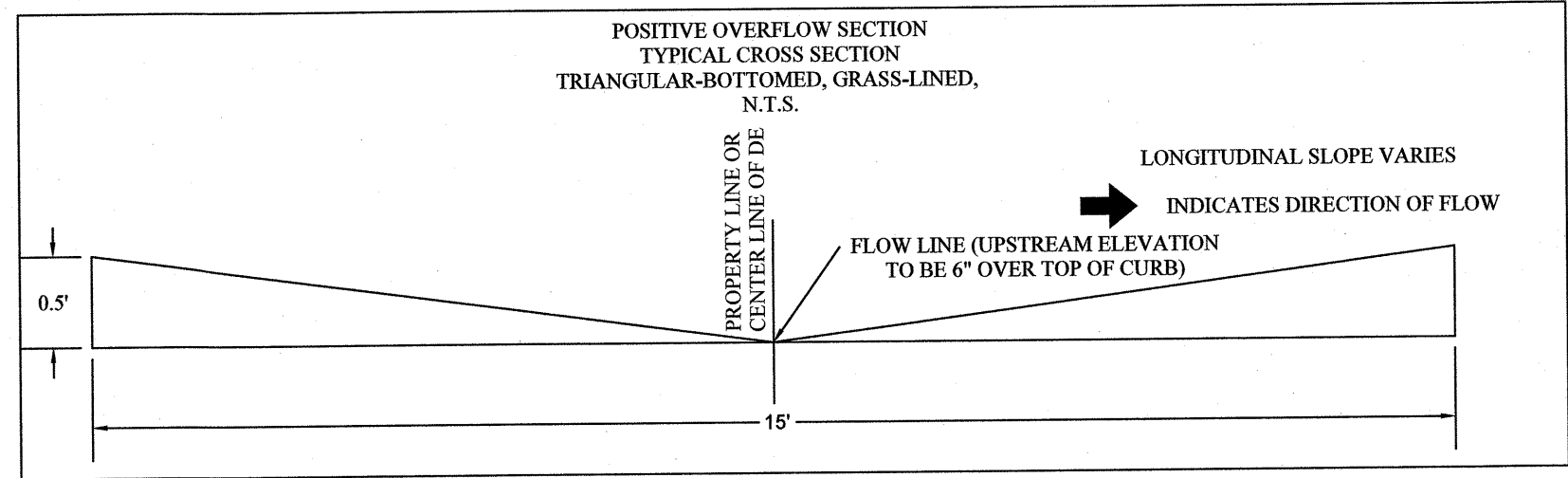
Notes:

- Maintenance responsibility for drainage will not be accepted by the county other than that accepted in connection with draining or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- Water service is provided by : Jarrell-Schwertner Water Supply corporation. Wastewater service is provided by the City of Jarrell.
- The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the county, its officers and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the county and that the owner of the improvement shall be responsible for the relocation and/or replacement of the improvements.
- Maximum of 59% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed, and maintained by the owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on lot.
- The minimum FFE shall be at least one foot above the adjacent finished grade and BFE. Exceptions can be made at entrance and egress points, where necessary, to meet the Americans with Disabilities Act (ADA). Recreational vehicle parking pads must also be placed at least one foot above BFE.
- 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.
- 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.
- 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.
- Tracts A, B, and C shall be owned and maintained by the Home Owners Association and will contain a blanket drainage easement.
- 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 minimum finished floor elevations (FFE) for lots shown on this plat were determined by a study prepared by Keith Caldwell, P.E. #101956 Yalgo, LLC, Texas Registered Engineering Firm F-10264, dated 09/02/2022.
- No lot within this subdivision may be further subdivided.
- All sidewalks are to be maintained by each of the adjacent property owners.

FINAL PLAT  
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.

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 33 & 34 Block 1, and Lots 3 & 4 Block 3, and will be maintained by the lot owner(s).



Road Table						
Name	Design Speed (mph)	Length (ft)	ROW Width (ft)	Pavement Width (ft)	Classification	Designation
Anconia Court	25	411	50	30	Local	Public
Rearden Boulevard	35	1198	60	37	Collector	Public
Willers Lane	25	816	50	30	Local	Public
Wyatt Way	25	2277	50	30	Local	Public

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	06/27/2022	JAJ
PROJECT NUMBER: SW03		CLIENT NAME:	
APPROVED BY: KAC		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128	
AUTHORIZED BY: WBW		CLIENT LOCATION: GEORGETOWN, TX	

PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
TOTAL SIZE: 63.26 ACRES TOTAL BLOCKS: 3 TOTAL LOTS: 133 TOTAL TRACTS: 3	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)	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 254-953-5353 tmckee@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626

**Yalgo, LLC**  
109 W. 2ND ST., STE. 201  
GEORGETOWN, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered Engineering Firm F-10264

Texas Registered Surveying Firm 10194095

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 63.26 ACRES tract of land shown hereon and described in a deed recorded in Document # 2022121566, 10/25/2022 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 10<sup>th</sup> day of January, 2023.

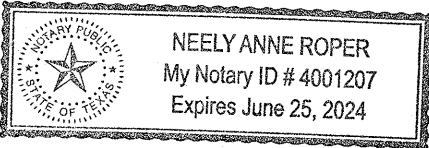
WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128,  
a Texas Series Limited Liability Company

By: Bruce Whitis, President

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

This instrument was acknowledged before me on January 10, 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.

Neely Anne Roper  
Notary Public, State of Texas

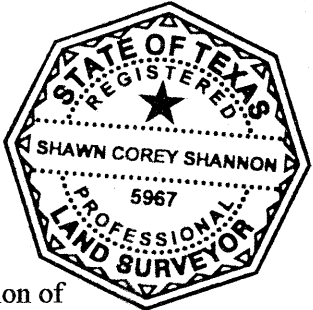


STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON

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 12<sup>th</sup> day of January, 2023.

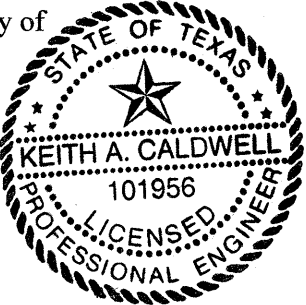
Corey Shannon  
COREY SHANNON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5967



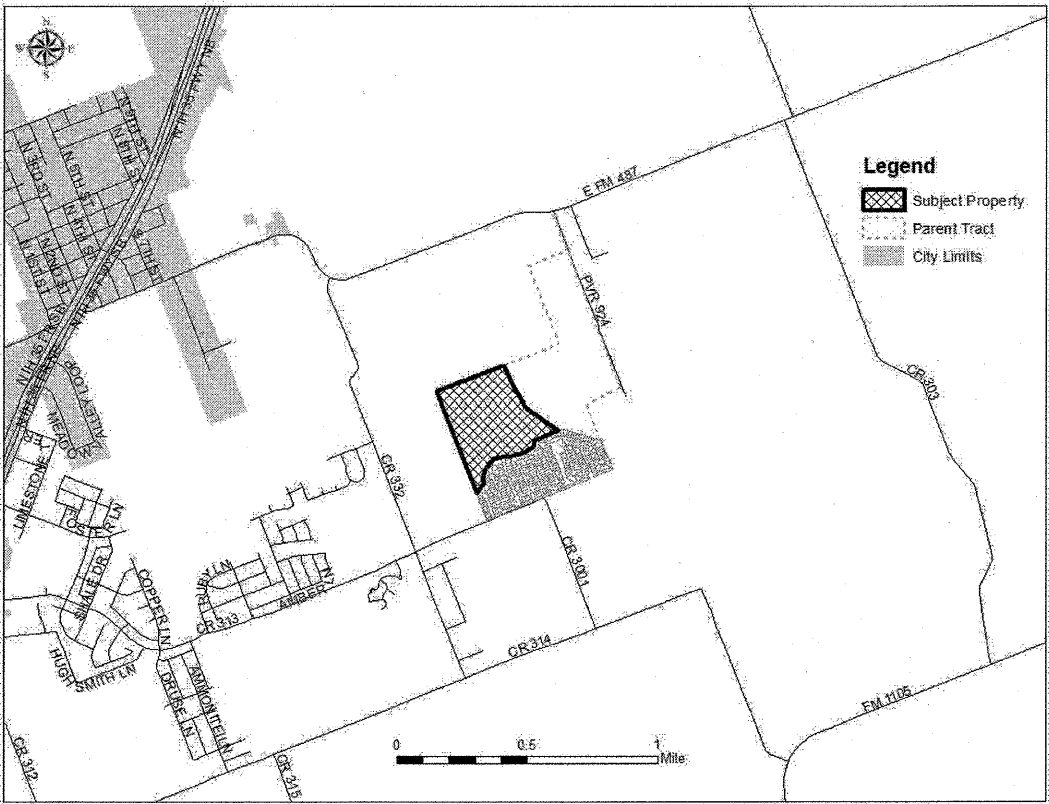
I, Keith A. Caldwell, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that to the best of my knowledge and belief, this plat complies with the applicable ordinance of Williamson County, Texas and that portions of this subdivision are contained within the 100 year flood plain as identified on the Federal Emergency Management Agency flood insurance rate map, community panel number 48491C0150F, dated December 20, 2019 for Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 10<sup>th</sup> day of January, 2023.

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



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



VICINITY MAP  
NOT TO SCALE

Road name and address assignments verified this the 13<sup>th</sup> day of January, 2023 A. D.

Teresa Baker Teresa Baker  
Williamson County Addressing Coordinator

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
				TOTAL SIZE: 63.26 ACRES	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.	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 254-953-5353 tmckee@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626	109 W. 2ND ST., STE. 201 GEORGETOWN, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	5 OF 5
1	ORIGINAL RELEASE	06/27/2022	JAJ	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-Geoid12B)					
PROJECT NUMBER: SW03				CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128						
APPROVED BY: KAC				CLIENT LOCATION: GEORGETOWN, TX						
AUTHORIZED BY: WBW										