

FIELD NOTES

BEING 44.58 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 WBW SINGLE LAND INVESTMENT. LLC - SERIES 128, recorded in Document No. 2023106418, OPRWC (Official Public Records of Williamson County, Texas), and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod marking the northwest corner of a called 24.234 acre tract described in a deed to Troy Bradshaw and Greg Fritsch and recorded in Document No. 2021176730, OPRWC common to an interior corner of said 230.22 acre tract;

THENCE, along the common line of said 24.234 acre tract and said 230.22 acre tract the following three (3) courses:

- South 21°53'53" East, 470.07 feet to a found 1/2" iron rod with cap for angle point;
- South 23°43'30" East, 158.49 feet to a found 1/2" iron rod for angle point;
- South 22°24'20" East, 121.11 feet to a found 1/2" iron rod with cap for the most easterly northeast corner of Schwertner Ranch Phase II as shown on map recorded in Document No. 2021009522, OPRWC;

THENCE, North 74°40'19" West, along the northeast line of said Schwertner Ranch Phase II, 786.42 feet to a found 1/2" iron rod with cap marking the most northerly corner of said Schwertner Ranch Phase II;

THENCE. South 80°04'23" West, along the northwest line of said Schwertner Ranch Phase II, 109.75 feet to a found 1/2" iron rod with cap for corner;

THENCE, over and across said 230.22 acre tract the following three (3) courses:

- North 55°18'33" West, 1067.72 feet to a found 1/2" iron rod with cap for corner;
- North 62°28'08" West, 163.59 feet to a found 1/2" iron rod with cap for corner;
- North 15°36'42" West, 594.90 feet to a found 1/2" iron rod with cap for corner in the north line of said 230.22 acre tract common to the south line of a called 51.16 acre tract described in a deed to Emil J. and Dolly G. Danek and recorded in Document No. 2008048422, OPRWC:

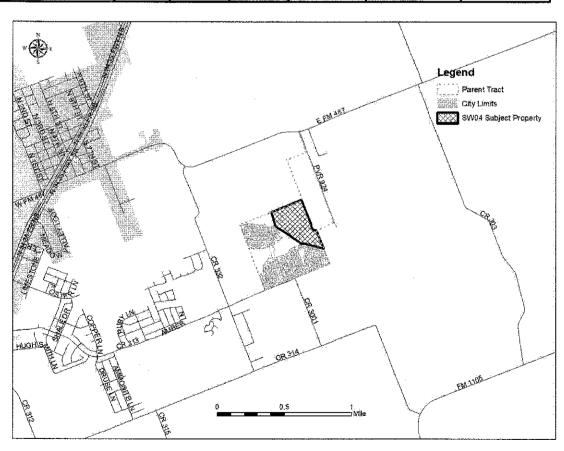
THENCE. North 68°53'20" East, along the common line of said 230.22 acre tract and said 51.16 acre tract, 162.56 feet to a found wagon axle marking the southeast corner of a called 28.84 acre tract described in a deed to George D. Sybert and recorded in Volume 2640, Page 679, DRWC (Deed Records of Williamson County) common to the southwest corner of a called 48.605 acre tract described in a deed to Jarrell RR Properties, LLC and recorded in Document No. 2021071994, OPRWC;

THENCE, North 67°22'47" East, along the common line of said 230.22 acre tract and said 48.605 acre tract, 1103.72 feet to a 1/2" iron rod with cap set for corner:

THENCE, over and across said 230.22 acre tract the following seven (7) courses:

- South 21°22'05" East, 1061.23 feet to a set 1/2" iron rod with cap for corner:
- South 01°09'24" East, 34.63 feet to a set 1/2" iron rod with cap for corner;
- South 07°03'25" East, 32.77 feet to a set 1/2" iron rod with cap for corner;
- South 16°41'33" East, 73.64 feet to a set 1/2" iron rod with cap for corner;
- South 45°13'39" East, 84.04 feet to a set 1/2" iron rod with cap for corner;
- South 80°49'36" East, 110.11 feet to a set 1/2" iron rod with cap for corner;
- South 21°53'53" East, 34.88 feet to the POINT OF BEGINNING and containing 44.58 acres of land, more or

Road Table								
Name	Design Speed (mph)	Length (ft)	ROW Width (ft)	Pavement Width (ft)	Classification	Designation		
McNamara Court	25	881	50	30	Local	Public		
Wyatt Way	25	1048	50	30	Local	Public		
Wyatt Way	25	288	110	30	Local	Public		
Dagney Court	25	838	50	30	Local	Public		



VICINITY MAP NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGL
C1	50.00'	78.54'	70.71'	N 22°22'47" E	90°00'00"
C2	200.00'	50.00'	49.87'	N 60°13'04" E	14°19'26"
C3	200.00'	50.00'	49.87'	N 45°53'38" E	14°19'26"
C4	200.00'	40.21'	40.14'	S 44°29'27" W	11°31'05"
C5	50.00'	135.88'	97.76'	N 63°25'24" E	155°42'23"
C6	50.00'	178.28'	97.76'	S 63°25'24" W	204°17'37"
C7	15.00'	22.56'	20.49'	S 69°31'53" E	86°10'39"
C8	60.00'	80.65'	74.72'	S 64°57'08" E	77°01'08"
C9	60.00'	68.19'	64.58'	N 43°58'47" E	65°07'02"
C10	60.00'	52.11'	50.49'	N 13°27'39" W	49°45'51"
C11	60.00'	35.82'	35.29'	S 55°26'51" E	34°12'33"
C12	60.00'	39.53'	38.82'	N 88°34'17" E	37°45'11"
C13	15.00'	23.56'	21.21'	N 67°37'13" W	90°00'00"
C14	15.00'	23.56'	21.21'	N 22°22'47" E	90°00'00"
C15	15.00'	13.62'	13.16'	N 48°37'49" W	52°01'12"
C16	50.00'	66.36'	61.60'	S 36°37'07" E	76°02'36"
C17	50.00'	47.87'	46.06'	S 28°49'45" W	54°51'09"
					}
C18	50.00'	48.48'	46.60'	N 84°01'52" E	55°33'05"
C19	50.00'	6.63'	6.62'	N 64°23'48" W	7°35'35"
C20	15.00'	13.62'	13.16'	N 86°36'37" W	52°01'12"
C21	25.00'	39.27'	35.36'	N 22°22'47" E	90°00'00"
C22	15.00'	23.56'	21.21'	N 22°22'47" E	90°00'00"
C23	15.00'	23.56'	21.21'	N 67°37'13" W	90°00'00"
C24	25.00'	39.27'	35.36'	S 67°37'13" E	90°00'00"
C25	50.00'	78.54'	70.71'	S 67°37'13" E	90°00'00"
C26	200.00'	53.30'	53.15'	S 75°00'54" W	15°16'13"
C27	225.00'	3.81'	3.81'	S 67°51'52" W	0°58'10"
C28	225.00'	44.69'	44.62'	S 74°02'23" W	11°22'53"
C29	225.00°	11.46'	11.46'	N 81°11'25" E	2°55'10"
C30	60.00'	24.06'	23.90'	S 85°51'38" E	22°58'44"
C31	60.00'	33.40'	32.97'	S 58°25'27" E	31°53'39"
C32	60.00'	34,32'	33.86'	S 26°05'22" E	32°46'30"
C33	60.00'	42.31'	41.44'	S 10°29'53" W	40°23'59"
C34	60.00'	42.45'	41.57'	S 50°57'51" W	40°31'58"
C35	60.00'	50.36'	48.89'	S 84°43'34" E	48°05'12"
		50.31'			
C36	60.00'		48.85'	S 36°39'41" E	48°02'35"
C37	15.00'	24.50'	21.87'	N 59°25'52" W	93°34'57"
C38	15.00'	13.62'	13.16'	N 41°22'11" E	52°01'12"
C39	50.00'	47.75'	45.96'	S 42°43'09" W	54°43'09"
C40	50.00'	36.99'	36.15'	N 88°43'41" W	42°23'11"
C41	50.00'	43,49'	42.13'	N 42°36'59" W	49°50'13"
C42	50.00'	41.10'	39.95'	N 05°51'04" E	47°05'52"
C43	15.00'	13.62'	13.16'	S 03°23'23" W	52°01'12"
C44	174.90'	34.35'	34.29'	N 61°45'20" E	11°15'06"
C45	225,00'	44.16'	44.09'	N 61°45'26" E	11°14'42"
C46	145.00'	36.25'	36.16'	S 45°53'38" W	14°19'26"
C 4 7	255.00'	63.75'	63.58'	N 45°53'38" E	14°19'26"
C48	255.00'	48.61'	48.54'	N 44°11'36" E	10°55'22"
C49	145.00'	15.31'	15.30'	S 41°45'21" W	6°02'52"
C50	100.00'	58.94'	58.09'	N 32°46'11" E	33°46'11"
C51	90.00'	67.01'	65.47'	S 66°06'35" W	42°39'36"
C52	90.00'	182.25'			
			152.67'	N 73°53'47" E	116°01'25"
C53	90.00'	102.26'	96.85'	N 54°53'25" E	65°05'57"
C54	59.65'	52.75'	51.05'	S 73°21'13" E	50°40'03"
C55	60.00'	57.01'	54.89'	N 45°39'06" E	54°26'16"
C56	175.00'	19.54'	19.53'	S 70°34'44" W	6°23'53"
C57	60.00'	2.42'	2.42'	N 68°32'14" E	2°18'54"

LEGEND

AE	PEDESTRIAN ACCESS EASEMENT
\mathbf{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
0	½" IRON ROD SET
	CHANGE IN BEARING
⊕NO. # EL. ###	BENCHMARK
4	OVERFLOW SWALE
	LOTS WITH MINIMUM FFE (SEE BFE/FFE TABLE)
¤	EXISTING FENCE POST

LINE TABLE

LINE	BEARING	DISTANCE
Ll	N 22°37'13" W	35.00'
L2	N 22°37'12" W	13.78'
L3	N 68°37'55" E	54.44'
L4	N 83°54'15" E	24.10'
L5	N 38°43'55" E	75.00'
L6	N 51°16'36" E	53.58'
L7	S 76°47'53" W	69.17'
L8	S 89°05'27" E	18.00'
L9	S 07°21'00" E	35.00'
L10	N 82°39'00" E	50.00'
L11	S 21°22'05" E	25.06'
L12	S 21°22'05" E	24.90'
L13	S 15°36'46" E	25.02'
L14	S 15°36'46" E	25.02'
L15	S 19°24'30" E	31.20'
L16	S 58°40'21" E	32.64'
L17	N 22°37'13" W	50.76'

FINAL PLAT

SCHWERTNER RANCH PHASE IV

BEING PART OF THE G. Schneider Survey, Abstract No. 580 WILLIAMSON COUNTY, TEXAS

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.
- 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", 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 51°55'10" E, 2343.59 feet from the most southerly corner of this tract. Observed GPS coordinates for said "X" in concrete benchmark are 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 of compliance is valid until such time as FEMA or the county revises or newly adopts floodplain boundaries in this vicinity.
- 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.
- 11. 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.
- 12. 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.
- 13. 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 and B shall be owned and maintained by the Home Owners Association and will contain a blanket drainage
- 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 roundabout is located in the right-of-way and shall be owned by Williamson County and maintained by the Home Owners Association.
- 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.
- 24. 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
- Water service is provided by: Jarrell-Schwertner Water Supply corporation. Wastewater service is provided by CLL MUD No. 1.
- 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.
- 27. No lot within this subdivision may be further subdivided.

28. All sidewalks are to be maintained by each of the adjacent property owners.

REV.	I	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo	SHEET
ದು ——	FINAL PLAT 2ND COMMENT RESPONSE ORIGINAL RELEASE		5/7/2024 4/9/2024 11/29/2022	JML JML JAJ	TOTAL SIZE: 44.58 ACRES TOTAL BLOCKS: 2 TOTAL LOTS: 95 TOTAL TRACTS: 2	Cotton spindle set in the north margin of County Road 313 - bearing N 21°06'47" E, 3151.64 feet from the most southerly corner of this tract: Observed GPS coordinates based on Texas	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W 2nd STREET SUITE 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W 2nd STREET SUITE 201 GEORGETOWN, TX 78626	Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	2 of
CHECKI APPROV	CT NUMBER: SW04 ED BY: JAJ VED BY: KAC PRIZED BY: WBW	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC- CLIENT LOCATION: GEORGETOWN, TX	—SERIES 128			State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203 N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)				Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797	3

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 44.58 ACRES tract of land shown hereon and described in a deed recorded in Document # 2023106418, 12/28/2023 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 IV.

TO CERTIFY WHICH, WITNESS by my hand this day of Auch st WBW SINGLE/DEVELOPMENT GROUP, LLC—SERIES 128. a Texas Series/Limited Liability Company Bruce Whitis, President

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

This instrument was acknowledged before me on Auch 27 30, 202, 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 My Commission Expires 6/25/2028 Notary ID 4001207

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 20 day of August of 2024

REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 5967

I, Keith A. Caldwell, am authorized under the laws of the State of Texas to practice the procession 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 20' day of

REGISTERED PROFESSIONAL

ENGINEER NO. 101956

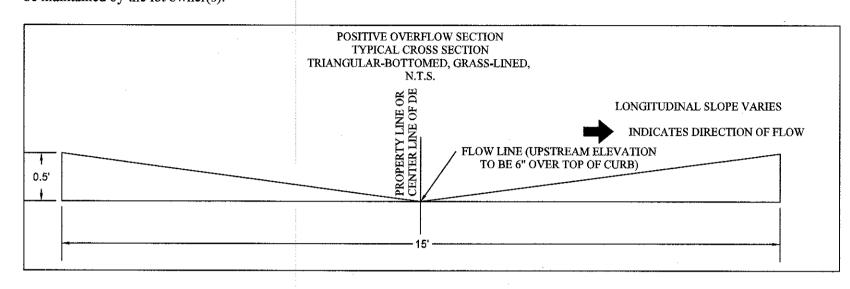


FINAL PLAT SCHWERTNER RANCH PHASE IV

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) shale 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 name and address assignments verified this the

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

\$KNOW ALL MEN BY THESE PRESENTS

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

Deputy

BFE / FFE TABLE

Lot #	‡	Block#	BFE (ft)	FFE(ft)
	16	1	784.50	786,50
	17	1	783.50	785.50
	18	1	782.26	784,26
	19	1	781.85	783.85
	46	1	781.75	783.75
	29	2	774.70	776,7 0
	30	2	774.70	776.70
	31	2	774.70	776.70
	32	2 2	774.70	776.70
	33	2	774.70	776.70
	34	2	774.70	776.70
	35	2	774.70	776.70
	36	2	774.70	776.70
	37	2	774.70	776.70
	38	2	774.70	776.70
	39	2	774.70	776.70
	40	2	773.90	775.90
	41	2	774.30	776.30
	42	2	774.95	776.95
	43	2	776.45	778.45
	44	2	777.94	779.94
	45	2	778.18	780,18
	46	2	778.24	780.24
	47	2	778.30	780.30
	48	2	778.38	780.38
	49	2	778.90	780.90
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THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING A MINIMUM OF 1-FT TO THE ATLAS 14 BASE FLOOD ELEVATION AS DETERMINED BY A STUDY PREPARED BY KEITH A. CALDWELL, Dated 11/01/2022.

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.

A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR TRACTS A AND B PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WLLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

REV.		DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo	
3 2 2024	FINAL PLAT 2ND COMMENT RESPON		5/7/2024 4/9/2024	JML JML	TOTAL BLOCKS: 2	Cotton spindle set in the north margin of County Road 313 - bearing N 21°06'47" E, 3151.64 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	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING 109 W 2nd STREET SUITE 201	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING 109 W 2nd STREET SUITE 201	Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353	SHEET 3
O 1	ORIGINAL RELEASE CT NUMBER: SW04 ED BY: JAJ	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC	11/29/2022 SERIES 128	JAJ		Observed GPS coordinates based on Texas state Plane Coordinate System, NAD83 (2011) atum, Texas Central Zone No. 4203	254-953-5353	GEORGETOWN, TX 78626	GEORGETOWN, TX 78626	FX (254) 953-5057 Texas Registered Engineering Firm F-24040	OF
APPROV	VED BY: KAC RIZED BY: WBW	CLIENT LOCATION: GEORGETOWN, TX	—SERIES 126			N: 10269021.77 E: 3160972.32 Z: 820.52' (NAVD88-Geoid12B)				Texas Registered Surveying Firm # 10194797	3