

PRINTED ON May 6, 2024	REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	<div><div>Yalgo Engineering, LLC</div><div>109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057</div><div>Texas Registered Engineering Firm F-24040</div><div>Texas Registered Surveying Firm # 10194797</div></div>	SHEET 1 OF 3
	3	FINAL PLAT 2ND COMMENT RESPONSE	5/7/2024	JML	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:	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		
	2	FINAL PLAT COMMENT RESPONSE	4/9/2024	JML							
	1	ORIGINAL RELEASE	11/29/2022	JAJ							
	PROJECT NUMBER: SW04		CLIENT NAME:			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)					
	CHECKED BY: JAJ		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 128								
	APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX								
AUTHORIZED BY: WBW											

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;

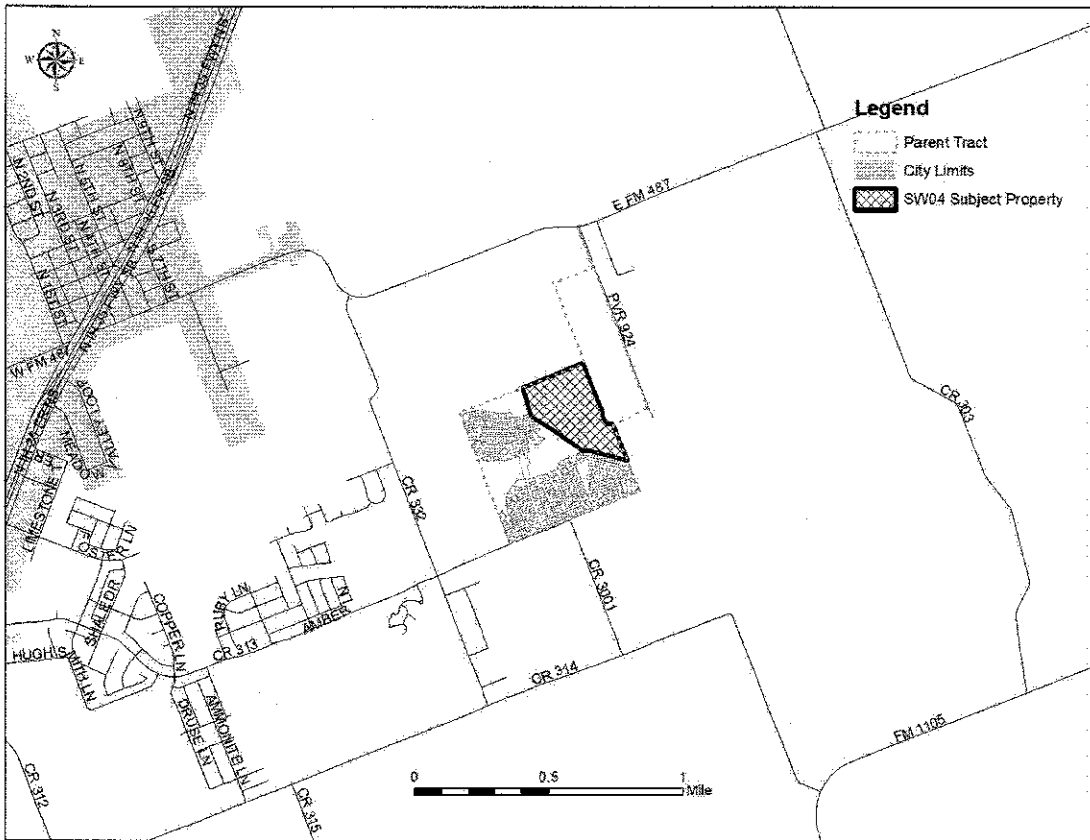
THENCE, North 68°53'20" East, along the common line of said 230.22 acre tract and said 51.16 acre tract, 162.56 feet to a found wagon axle marking the southeast corner of a called 28.84 acre tract described in a deed to George D. Sybert and recorded in Volume 2640, Page 679, DRWC (Deed Records of Williamson 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 less.

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



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.

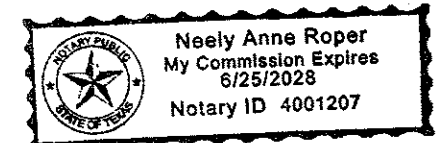
TO CERTIFY WHICH, WITNESS by my hand this 20th day of August, 2024.

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 August 20, 2024, 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
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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 20th day of August, 2024.

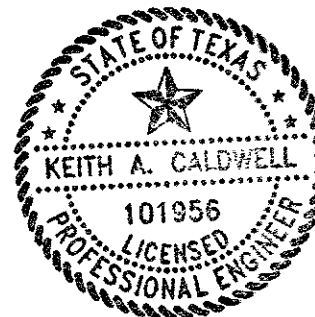
COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967



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 20th day of August, 2024.

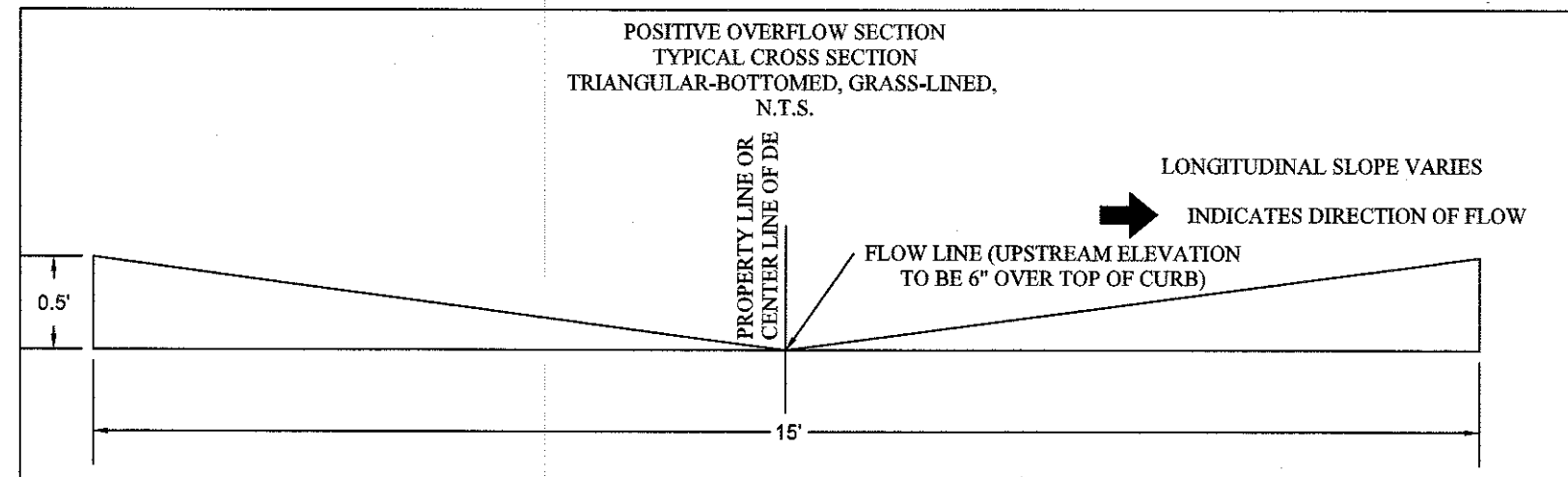
KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956



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) 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 name and address assignments verified this the _____ day of _____, 20____ A. D.

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

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	776.70
30	2	774.70	776.70
31	2	774.70	776.70
32	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

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 WILLIAMSON 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.

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	APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX										
	AUTHORIZED BY: WBW												
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