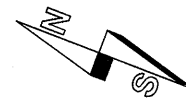


CURVE TABLE

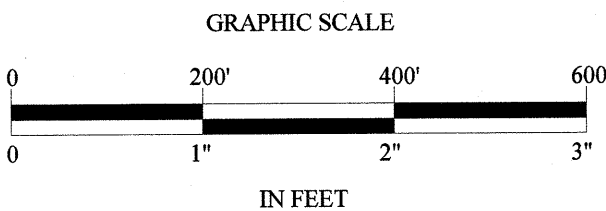
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	124.26'	470.00'	15°08'51"	N 13°39'48" W	123.89'
C2	165.63'	50.00'	189°47'35"	S 01°11'35" E	99.64'
C3	72.39'	50.00'	82°57'29"	S 44°49'03" E	66.23'
C4	76.14'	50.00'	87°14'56"	S 40°17'09" W	68.99'
C5	78.35'	180.00'	24°56'26"	N 08°46'01" W	77.74'
C6	157.08'	50.00'	180°00'00"	N 21°14'13" W	100.00'
C7	157.08'	50.00'	180°00'00"	S 21°14'13" E	100.00'
C8	37.80'	180.00'	12°01'58"	S 15°13'14" E	37.73'
C9	38.21'	180.00'	12°09'50"	N 15°17'10" W	38.14'
C10	71.25'	50.00'	81°38'46"	S 19°27'18" W	65.37'
C11	26.24'	180.00'	8°21'14"	N 64°27'18" E	26.22'
C12	78.54'	50.00'	90°00'00"	S 66°22'05" E	70.71'
C13	36.71'	470.00'	4°28'29"	N 19°07'51" W	36.70'
C14	160.87'	50.00'	184°20'33"	S 19°03'55" E	99.93'
C15	75.06'	50.00'	86°01'04"	N 63°53'09" W	68.21'
C16	78.23'	50.00'	89°38'28"	S 23°56'37" W	70.49'
C17	78.54'	50.00'	90°00'00"	S 23°45'47" W	70.71'
C18	146.82'	470.00'	17°53'55"	S 77°42'44" W	146.23'
C19	166.42'	50.00'	190°41'52"	N 15°53'17" W	99.56'
C20	147.74'	50.00'	169°18'08"	S 15°53'17" E	99.56'
C21	34.02'	180.00'	10°49'44"	S 15°57'13" E	33.97'
C22	132.19'	500.00'	15°08'51"	S 13°39'48" E	131.80'
C23	24.95'	25.00'	57°11'20"	N 34°41'03" W	23.93'
C24	56.13'	76.50'	42°02'29"	N 42°15'28" W	54.88'
C25	114.06'	76.50'	85°25'41"	S 21°28'37" W	103.79'
C26	26.39'	25.00'	60°29'16"	S 33°56'50" W	25.18'
C27	67.47'	155.00'	24°56'26"	N 08°46'01" W	66.94'
C28	16.75'	15.01'	63°56'56"	S 52°57'22" E	15.89'
C29	83.24'	75.00'	63°33'37"	N 53°02'02" W	79.04'
C30	83.20'	75.00'	63°33'33"	S 10°32'33" W	79.00'
C31	16.73'	15.00'	63°54'35"	S 10°40'49" W	15.88'
C32	21.53'	205.00'	6°00'59"	N 18°13'44" E	21.52'
C33	21.53'	205.00'	6°00'59"	N 12°12'45" W	21.52'
C34	32.91'	155.00'	12°09'50"	N 15°17'10" W	32.84'
C35	13.62'	15.00'	52°01'12"	N 47°22'41" W	13.16'
C36	58.24'	50.00'	66°44'02"	S 40°01'16" E	55.00'
C37	46.68'	50.00'	53°29'15"	S 20°05'22" W	45.00'
C38	57.13'	50.00'	65°27'54"	N 70°33'57" E	54.07'
C39	13.62'	15.00'	52°01'12"	S 86°17'18" W	13.16'
C40	7.96'	205.00'	2°13'31"	N 61°23'27" E	7.96'
C41	21.92'	205.00'	6°07'43"	S 65°34'30" W	21.91'
C42	13.97'	205.00'	3°54'11"	S 65°34'04" W	13.96'
C43	13.62'	15.00'	52°01'12"	N 42°37'19" E	13.16'
C44	22.63'	50.00'	25°56'09"	S 29°34'47" W	22.44'
C45	48.79'	50.00'	55°54'18"	N 70°30'01" E	46.87'
C46	47.31'	50.00'	54°12'29"	N 54°26'36" W	45.56'
C47	50.61'	50.00'	57°59'29"	S 01°39'23" W	48.47'
C48	13.62'	15.00'	52°01'12"	N 04°38'31" E	13.16'
C49	23.89'	15.00'	91°15'08"	S 66°59'39" E	21.44'
C50	23.23'	15.00'	88°44'51"	N 23°00'21" E	20.98'
C51	19.52'	500.00'	2°14'14"	S 20°14'58" E	19.52'
C52	19.52'	500.00'	2°14'14"	N 18°00'43" W	19.52'
C53	14.55'	13.51'	61°41'43"	S 46°49'06" E	13.85'
C54	76.30'	76.50'	57°05'53"	S 49°28'16" E	73.18'
C57	81.19'	76.50'	60°45'24"	N 09°27'23" E	77.44'
C58	14.39'	13.50'	61°04'00"	S 09°18'02" W	13.72'
C59	12.09'	15.00'	46°11'13"	S 44°19'50" E	11.77'
C60	50.68'	50.00'	58°04'16"	N 38°23'19" W	48.54'
C61	38.90'	50.00'	44°34'29"	S 12°56'04" W	37.93'
C62	37.42'	50.00'	42°52'30"	N 56°39'33" E	36.55'
C63	32.16'	50.00'	36°51'12"	N 83°28'36" W	31.61'
C64	12.09'	15.00'	46°11'13"	S 88°08'37" E	11.77'
C65	7.11'	500.00'	0°48'53"	S 69°10'13" W	7.11'
C66	50.12'	500.00'	5°44'38"	N 72°26'58" E	50.10'
C67	50.71'	500.00'	5°48'40"	N 78°13'37" E	50.69'
C68	48.25'	500.00'	5°31'44"	N 83°53'49" E	48.23'
C69	24.95'	25.00'	57°11'20"	N 58°04'01" E	23.93'
C70	28.88'	76.50'	21°37'36"	S 40°17'09" W	28.70'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C71	24.95'	25.00'	57°11'20"	S 22°30'17" W	23.93'
C72	96.39'	440.00'	12°33'05"	S 12°21'55" E	96.19'
C73	19.94'	440.00'	2°35'46"	S 19°56'36" E	20.01'
C74	26.39'	25.00'	60°29'16"	S 26°32'26" E	25.18'
C75	40.70'	205.00'	11°22'35"	S 01°59'05" E	40.64'
C76	48.53'	205.00'	13°33'51"	S 14°27'18" E	48.42'
C77	16.67'	15.00'	63°39'29"	S 10°32'58" W	15.82'
C78	83.28'	75.00'	63°37'07"	S 10°34'20" W	79.06'
C79	83.27'	75.00'	63°36'48"	S 53°02'37" E	79.06'
C80	16.66'	15.00'	63°38'40"	S 53°03'33" E	15.82'
C81	16.28'	155.00'	6°00'59"	N 18°13'44" W	16.27'
C82	8.14'	155.00'	3°00'30"	N 13°43'00" W	8.14'
C83	8.14'	155.00'	3°00'30"	S 10°42'30" E	8.14'
C84	43.52'	205.00'	12°09'50"	S 15°17'10" E	43.44'
C85	35.62'	25.00'	81°38'46"	S 19°27'18" W	32.69'
C86	22.60'	155.00'	8°21'14"	N 64°27'18" E	22.58'
C87	23.56'	15.00'	90°00'00"	S 66°22'05" E	21.21'
C88	5.41'	155.00'	1°15'33"	S 20°44'19" E	5.41'
C89	25.89'	155.00'	9°34'11"	S 15°19'27" E	25.86'
C90	16.25'	15.02'	61°58'44"	S 22°11'37" W	15.47'
C91	97.24'	75.00'	74°16'59"	S 15°54'16" W	90.57'
C92	83.24'	75.00'	63°35'26"	S 53°01'56" E	79.03'
C93	16.68'	15.00'	63°43'16"	S 53°05'46" E	15.84'
C94	39.27'	25.00'	90°00'00"	N 23°45'47" E	35.36'
C95	75.37'	440.00'	9°48'51"	N 73°40'12" E	75.28'
C96	62.08'	440.00'	8°05'03"	S 82°37'10" W	62.03'
C97	24.95'	25.00'	57°11'20"	S 64°44'39" E	23.93'
C98	27.55'	76.50'	20°58'04"	N 45°28'01" W	27.40'
C99	39.27'	25.00'	90°00'00"	S 66°14'13" E	35.36'
C100	16.97'	15.01'	64°46'49"	N 10°06'42" E	16.08'
C101	83.23'	75.00'	63°34'58"	S 10°33'16" W	79.02'
C102	69.23'	75.00'	52°53'21"	N 47°40'54" W	66.80'
C103	16.67'	15.00'	63°40'46"	N 42°26'09" W	15.83'
C104	9.55'	205.00'	2°40'12"	N 11°52'27" W	9.55'
C105	29.19'	205.00'	8°09'32"	S 17°17'19" E	29.17'
C106	23.56'	15.00'	90°00'00"	S 23°37'53" W	21.21'
C107	39.27'	25.00'	90°00'00"	S 66°22'05" E	35.36'
C108	84.36'	440.00'	2°28'29"	S 19°07'51" E	84.35'
C109	14.59'	13.50'	61°06'56"	S 13°39'26" W	13.72'
C110	87.37'	76.50'	65°26'25"	S 11°28'59" W	82.70'
C111	81.57'	76.50'	61°05'48"	S 51°47'07" E	77.76'
C112	14.40'	13.51'	61°04'10"	S 51°47'10" E	13.72'
C113	31.42'	20.00'	90°00'00"	S 23°45'47" W	28.28'



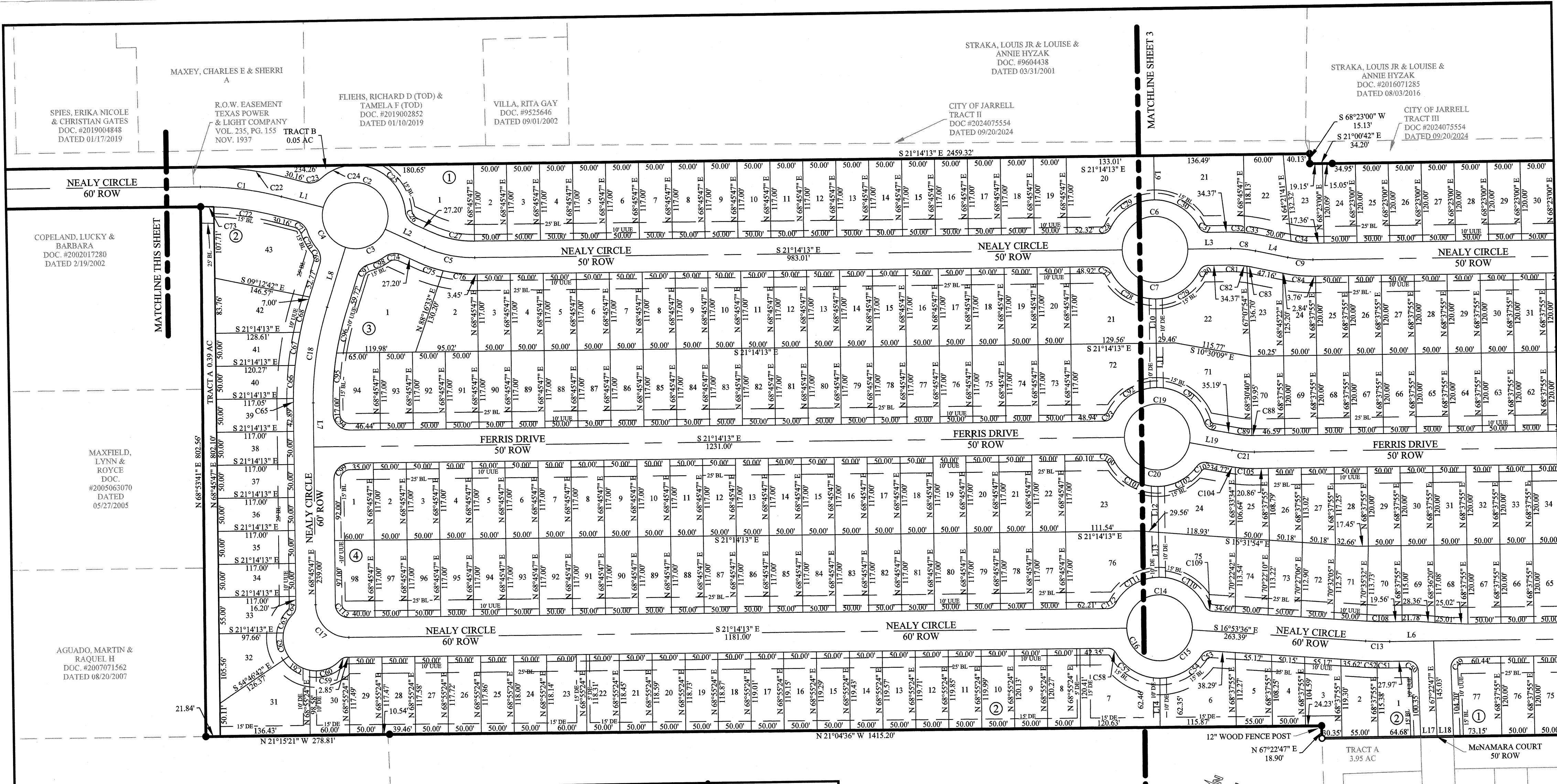
WBW SINGLE LAND
INVESTMENT LLC - SERIES 129
DOC. #2024087036
DATED 10/29/2024

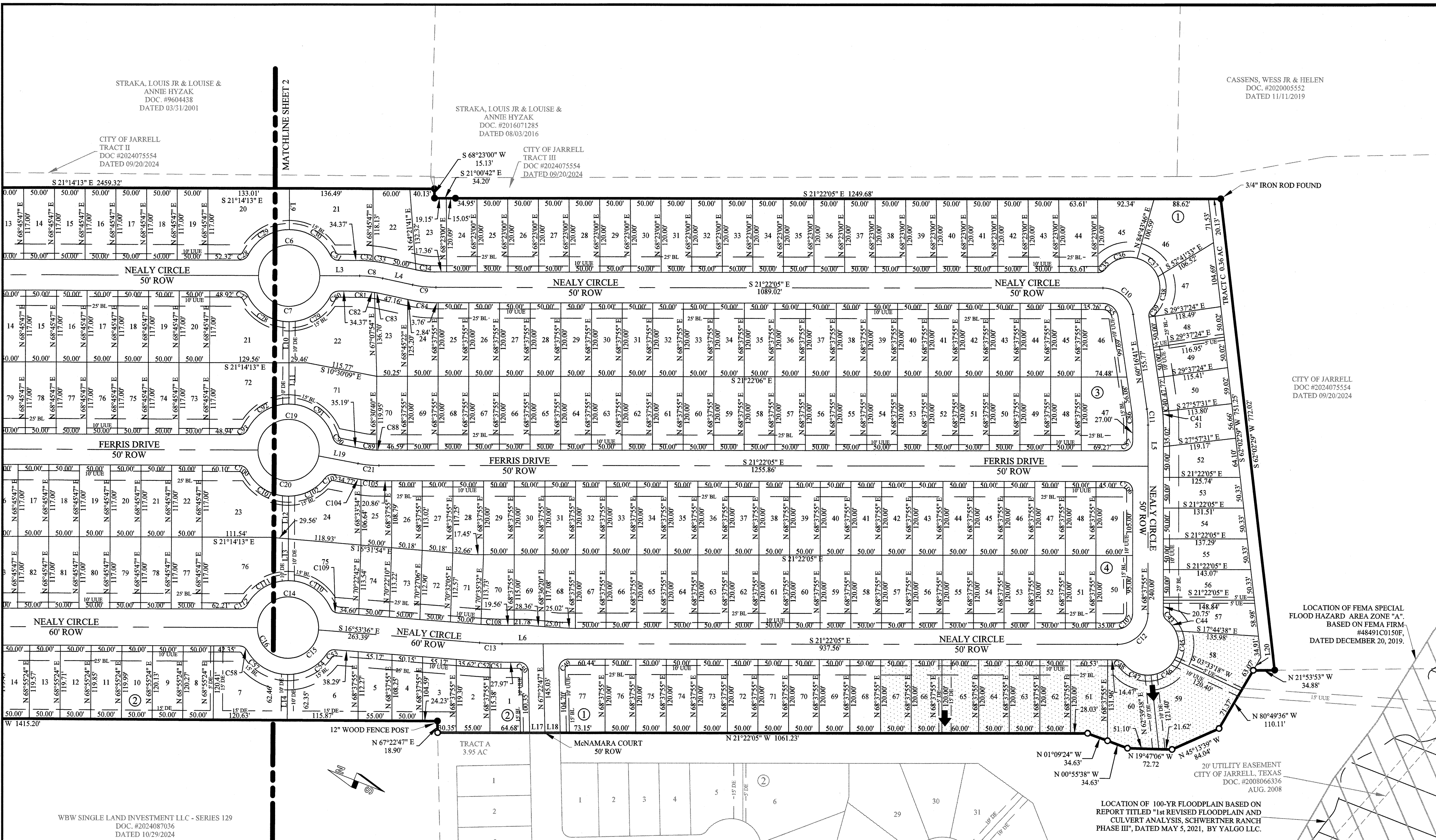


FINAL PLAT
SCHWERTNER RANCH PHASE V
BEING PART OF THE G. Schneider Survey, Abstract No. 580 &
Robert Lile Survey, Abstract No. 391
WILLIAMSON COUNTY, TEXAS

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalga Engineering, LLC	SHEET
2	ADJUSTMENTS TO BLOCK 2	07/03/2025	GFC	TOTAL SIZE: 61.09 ACRES TOTAL BLOCKS: 4 TOTAL LOTS: 312 TOTAL TRACTS: 3	Cotton spindle set in the north margin of County Road 313 - bearing S 36°05'55" W, 2646.86 feet from the most southerly corner of this tract.	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5553 tmckee@wbdevelopment.com	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	109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797	1
1	ORIGINAL RELEASE	04/21/2025	EMW		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)					OF
PROJECT NUMBER: SW05 CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148 CLIENT LOCATION: GEORGETOWN, TX										5

PRINTED ON July 9, 2025





FINAL PLAT
SCHWERTNER RANCH PHASE V
BEING PART OF THE G. Schneider Survey, Abstract No. 580 &
Robert Lile Survey, Abstract No. 391
WILLIAMSON COUNTY, TEXAS

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

REV.		DESCRIPTION	DATE	BY	PROJECT INFORMATION		BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Surveying Firm # 10194797	SHEET 3 OF 5
2		ADJUSTMENTS TO BLOCK 2	07/03/2025	GFC	TOTAL SIZE: 61.09 ACRES TOTAL BLOCKS: 4 TOTAL LOTS: 312 TOTAL TRACTS: 3		Cotton spindle set in the north margin of County Road 313 - bearing S 36°05'55" W, 2646.86 feet from the most southerly corner of this tract:	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353 tmckee@wbdevelopment.com	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		
1		ORIGINAL RELEASE	04/21/2025	EMW			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: SW05		CLIENT NAME:										
CHECKED BY: JAJ		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148										
APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX										
AUTHORIZED BY: WBW												

PRINTED ON July 9, 2025

FIELD NOTES

Perimeter description of a 61.09 acre tract of land, out of the Robert Lile Survey, Abstract No. 391 and the G Schneider Survey, Abstract No. 580 in Williamson County, Texas, and being all of that certain tract described as 0.59 acre in a Special Warranty Deed to BWB Single Land Investment, LLC – Series 111 recorded in Docu-ment Number 2020144614 of the Official Public Records of Williamson County, Texas (OPRWC), said 61.09 acre tract also being a portion of that certain tract described as 230.22 acres in a Special Warranty Deed to BWB Sin-gle Land Investment, LLC – Series 111 recorded in Document Number 2019092046, OPRWC, and being more particularly described by metes and bound as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap inscribed “Yalgo 6200” found in the south line of FM 487 (right-of-way varies) for the most easterly northeast corner of the remainder of that certain tract described as 5.98 acres in a General Warranty Deed with Vendor’s Lien to Lucky Copeland and Barbara Copeland recorded in Document Number 2002017280 OPRWC, for the northwest corner of said 0.59 acre tract, and for the north-west corner of this tract, from which a destroyed TxDOT Type II concrete monument found bears N 68°55’54” W 1.83 feet;

THENCE: with the south line of said FM 487 the following three (3) courses:

- S 66°54’11” E 42.48 feet (Record: S 66°53’23” E 42.53 feet) to a 1/2 inch iron rod found for the north-east corner of said 0.59 acre tract,
- S 67°21’43” E 10.14 feet (Record: S 67°21’43” E 10.14 feet) to a 1/2 inch iron rod found for an angle point in the north line of said 230.22 acre tract and this tract,
- N 67°27’40” E 22.31 feet (Record: N 67°27’40” E 22.31 feet) to a 1/2 inch iron rod found for the called northwest corner of that certain tract described as 1.320 acres in a Cash Warranty Deed to Schwertner Farms, Inc., recorded as Document Number 2011016978 OPRWC, for the called most northerly corner of said 230.22 acre tract and for the northeast corner of this tract;

THENCE: with the east line of said 230.22 acre tract the following four (4) courses:

- S 21°14’13” E 2459.32 feet (Record: S 21°14’13” E 2459.32 feet) with the west line of said 1.320 acre tract to a 1/2 inch iron rod found in the north line of that certain tract described as 1.030 acres in a Cash warranty Deed to Schwertner Farms, Inc., recorded as Document Number 2011016156 OPRWC, for an exterior corner of said 230.22 acre tract and this tract,
- S 68°23’00” W 15.13 feet (Record: S 68°23’00” W 15.13 feet) with the north line of said 1.030 acre tract to a 1/2 inch iron rod found for the northwest corner of said 1.030 acre tract, and for interior corner of said 230.22 acre tract and this tract,
- S 21°00’42” E 34.20 feet (Record: S 21°00’42” E 34.20 feet) with the west line of said 1.030 acre tract to a 1/2 inch iron rod found,
- S 21°22’05” E 1249.68 feet (Record: S 21°22’05” E 1249.68 feet) continuing with said west line to a 3/4 inch iron rod found in the north line of that certain tract described as 24.234 acres in a Warranty Deed to Troy Bradshaw, recorded as Document Number 2022085556 OPRWC, for the southwest corner of said 1.030 acre tract, and for the southeast corner of said 230.22 acre tract and this tract;

THENCE: S 62°02’29” W 772.02 feet (Record: S 62°02’29” W 772.02 feet) with the north line of said 24.2234 acre tract, and with a southerly line of said 230.22 acre tract, to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" set for an interior angle point of said 230.22 acre tract, for the northwest corner of said 24.234 acre tract, for the southwest corner of this tract, and for an angle point in the east line of that certain tract described as 44.58 acres in a Special Warranty Deed to BWB Single Development Group, LLC – Series 128, recorded in Document Number 2023106418 (OPRWC);

THENCE: into and across said 230.22 acre tract, and with the east line of said 44.58 acre tract, and the west line of this tract the following seven (7) courses:

- N 21°53’53” W 34.88 feet (Record: S 21°53’53” E 34.88 feet) to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" set,
- N 80°49’36” W 110.11 feet (Record: S 80°49’36” E 110.11 feet) to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" set,
- N 45°13’39” W 84.04 feet (Record: S 45°13’39” E 84.04 feet) to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" set,
- N 16°41’33” W 73.64 feet (Record: S 16°41’33” E 73.64 feet) to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" set,
- N 07°03’25” W 32.77 feet (Record: S 07°03’25” E 32.77 feet) to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" set,
- N 01°09’24” W 34.63 feet (Record: S 01°09’24” E 34.63 feet) to a 1/2 inch iron rod with cap inscribed "Yalgo LLC" set,
- N 21°22’05” W 1061.23 feet (Record: S 21°22’05” E 1061.23 feet) to a 1/2 inch iron rod with cap in-scribed "Yalgo LLC" set in the north line of said 230.22 acre tract, also being in the south line of that cer-tain tract described as 48.605 acres in a Special Warranty Deed to Jarrell RR Properties, LLC, recorded in Document Number 2021071994 OPRWC, for the northeast corner of said 44.58 acre tract, and for an angle point in the west line of this tract;

THENCE: continuing with the west line of this tract the following three (3) courses:

- N 67°22’47” E 18.90 feet (Record: N 67°22’47” E 1122.62 feet overall) with the south line of said 48.605 acre tract and the north line of said 230.22 acre tract to a 12 inch wood fence corner post found for the southeast corner of said 44.58 acre tract, and for an angle point in this tract,
- N 21°04’36” W 1415.20 feet (Record: N 21°04’36” W 1415.20 feet) with the west line of said 230.22 acre tract and the east line of said 44.58 acre tract to a 1/2 inch iron rod found for the easterly northeast corner of said 44.58 acre tract, for the southeast corner of that certain tract described as 10.00 acres in a Warranty Deed to Andrew W. Schwertner, et ux., recorded in Volume 974, Page 429 of the Deed Records of Williamson County, Texas (DRWC), and for an angle point in this tract,
- N 21°15’21” W 278.81 feet (Record: N 21°15’21” W 278.81 feet) with the east line of said 10.00 acre tract and the west line of said 230.22 acre tract to a 1/2 inch iron rod found for the southwest corner of that certain tract described as 6.00 acres in a General Cash Warranty Deed to Martin Aquado, et ux., recorded in Document Number 2007071562 OPRWC, and for a westerly northwest corner of this tract;

THENCE: N 68°53’41” E 802.56 feet (Record: N 68°53’41” E 836.32 feet overall) with a northerly line of said 230.22 acre tract, and with the south line of said 10.00 acre tract, the south line of that certain tract described as 6.00 acres in a General Warranty Deed with Vendor’s Lien to Lynn Maxfield and Royce Maxfield recorded in Document Number 2005063070, OPRWC, and the south line of said 5.95 acre Copeland tract, said south lines in succession, to a point from which a 1/2 inch iron rod found bears N 54°18’43” W 0.19 feet;

THENCE: N 21°14’13” W 810.91 feet (Record: N 21°14’13” W 810.91 feet) leaving the northerly line of said 230.22 acre tract, and with the west line of said 0.59 acre tract and the east line of said 5.95 acre tract to the POINT OF BEGINNING, and containing 61.09 acres of land, more or less, in Williamson County, Texas.

LEGEND

- AE

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
WWE


FWLE


BFE

FFE

FE






- PEDESTRIAN ACCESS EASEMENT

BENCHMARK

DRAINAGE AREA

DRAINAGE EASEMENT

ELEVATION

NOT TO SCALE

NUMBER

REFERENCE

REVISION

TEMPORARY BENCH MARK

TYPICAL

OVERHEAD OR UNDERGROUND EASEMENT

UTILITY EASEMENT

WATER AND WASTEWATER EASEMENT

FENCE WALL AND LANDSCAPE EASEMENT

BASE FLOOD ELEVATION

FINISHED FLOOR ELEVATION

FENCE EASEMENT

1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

1/2" IRON ROD SET

CHANGE IN BEARING

OVERFLOW SWALE

LOTS WITH MINIMUM FFE (SEE BFE/FFE TABLE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°05'23" E	65.46'
L2	N 03°42'12" E	65.53'
L3	S 21°14'13" E	65.00'
L4	S 09°12'13" E	50.00'
L5	S 68°37'55" W	62.00'
L6	N 21°52'05" W	62.00'
L7	S 68°43'47" W	67.00'
L8	N 86°39'41" E	95.08'
L9	N 68°45'47" E	67.00'
L10	N 68°45'47" E	66.99'
L11	N 68°45'47" E	67.00'
L12	S 68°45'47" W	69.42'
L13	N 68°45'47" E	68.08'
L14	S 69°07'23" W	74.25'
L17	S 21°22'05" E	24.98'
L18	S 21°22'05" E	25.03'
L19	N 10°32'21" W	65.38'
L20	S 80°49'36" E	24.33'

BFE / FFE TABLE

Lot #	Block #	BFE (ft)	FFE(ft)
58	1	774.50	776.50
59	1	774.50	776.50
60	1	774.50	776.50
61	1	774.50	776.50
62	1	774.50	776.50
63	1	774.50	776.50
64	1	774.50	776.50
65	1	774.50	776.50
66	1	774.50	776.50
67	1	774.50	776.50

FINAL PLAT
SCHWERTNER RANCH PHASE V

BEING PART OF THE G. Schneider Survey, Abstract No. 580 &
Robert Lile Survey, Abstract No. 391
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 South 36°05’55” West, 2646.86 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 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.
- 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 roundabouts are 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.
- Maintenance responsibility for drainage will not be accepted by the county other than that accepted in connection with drainage or protecting the road system. Maintenance responsibility for stormwater management controls will remain with the owner.
- Lots with less than 50' frontage shall not be further subdivided.
- All sidewalks shall be maintained by each of the adjacent property owners.
- Water service is provided by Jarrell Schwertner Water Supply Corporation. Wastewater service is provided by CLL Municipal Utility District No. 1.
- No construction, planting, or grading shall be permitted to interfere with sight distance easements between the heights of three and eight feet as measured from the crowns of the adjacent streets.
- No permanent structures shall be built in Tract B.

Road Table

Name	Design Speed (mph)	Length (ft)	ROW Width (ft)	Pavement Width (ft)	Classification	Designation
McNamara Court	25	145	50	30	Local	Public
Ferris Drive	25	2686	50	30	Local	Public
Nealy Circle	25	4133	50	30	Local	Public
Nealy Circle	35	2321	60	37	Minor Collector	Public
Nealy Circle	35	1014	60	45	Major Collector	Public
Rosy Maple Way	25	74	50	30	Local	Public

REV.		DESCRIPTION		DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	<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>	SHEET
						TOTAL SIZE: 61.09 ACRES TOTAL BLOCKS: 4 TOTAL LOTS: 312 TOTAL TRACTS: 3	Cotton spindle set in the north margin of County Road 313 - bearing S 36°05'55" W, 2646.86 feet from the most southerly corner of this tract:	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353 tmckee@wbdevelopment.com	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	REVISED PLAT NOTES			05/27/2025	EMW							
1	ORIGINAL RELEASE			04/21/2025	EMW							
PROJECT NUMBER: SW05		CLIENT NAME:										
CHECKED BY: JAJ		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148										
APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX										
AUTHORIZED BY: WBW												

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

We, WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148, sole owner of the certain 61.09 ACRES tract of land shown hereon and described in a deed recorded in Document # 2024065169 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 V.

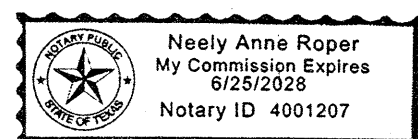
TO CERTIFY WHICH, WITNESS by my hand this 9th day of July, 2025

WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148,
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 July 9, 2025 by Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC—Series 148, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series.



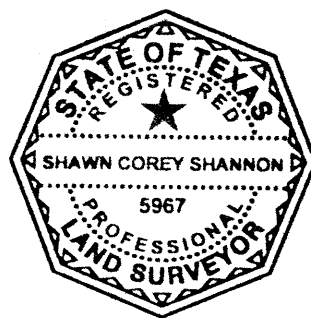
Neely Anne Roper
Notary Public, State of Texas

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 9th day of 2025

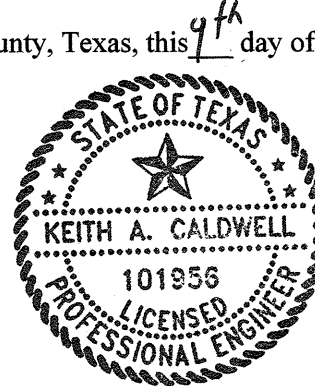
Corey Shannon
COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967



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 no portion of this subdivision is contained within the 100 year flood plain as identified on the Federal Emergency Management Agency flood insurance rate map, community panel number 48491C0150F, dated December 20, 2019 for Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 9th day of July, 2025

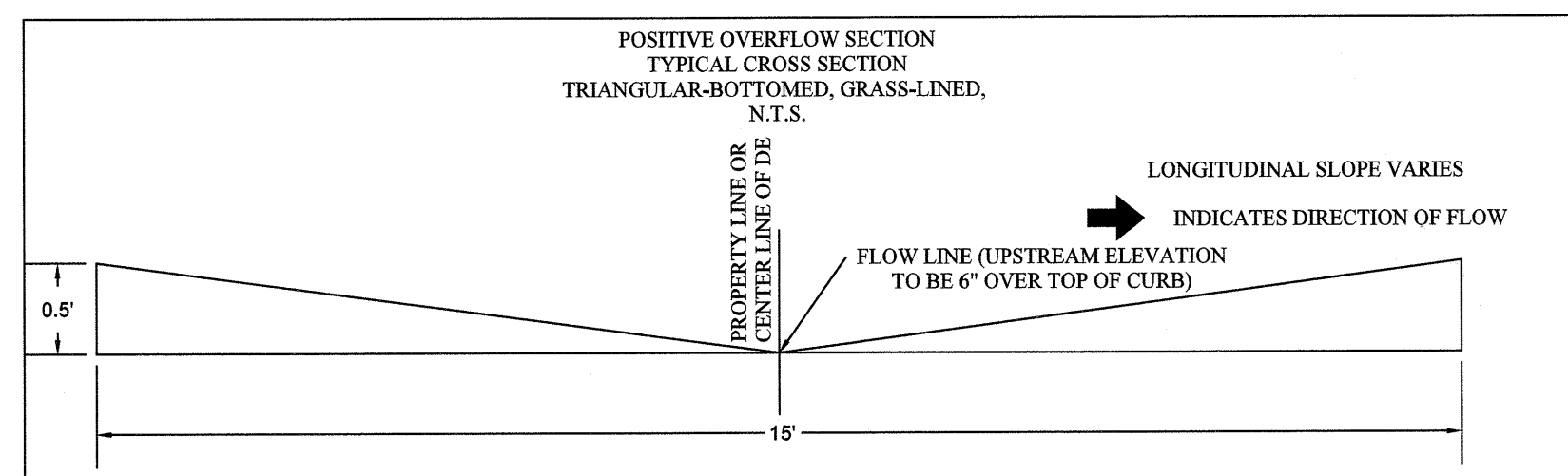
Keith A. Caldwell
KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956



FINAL PLAT
SCHWERTNER RANCH PHASE V
BEING PART OF THE G. Schneider Survey, Abstract No. 580 &
Robert Lile Survey, Abstract No. 391
WILLIAMSON COUNTY, TEXAS

No portion of this tract is 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 number 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.

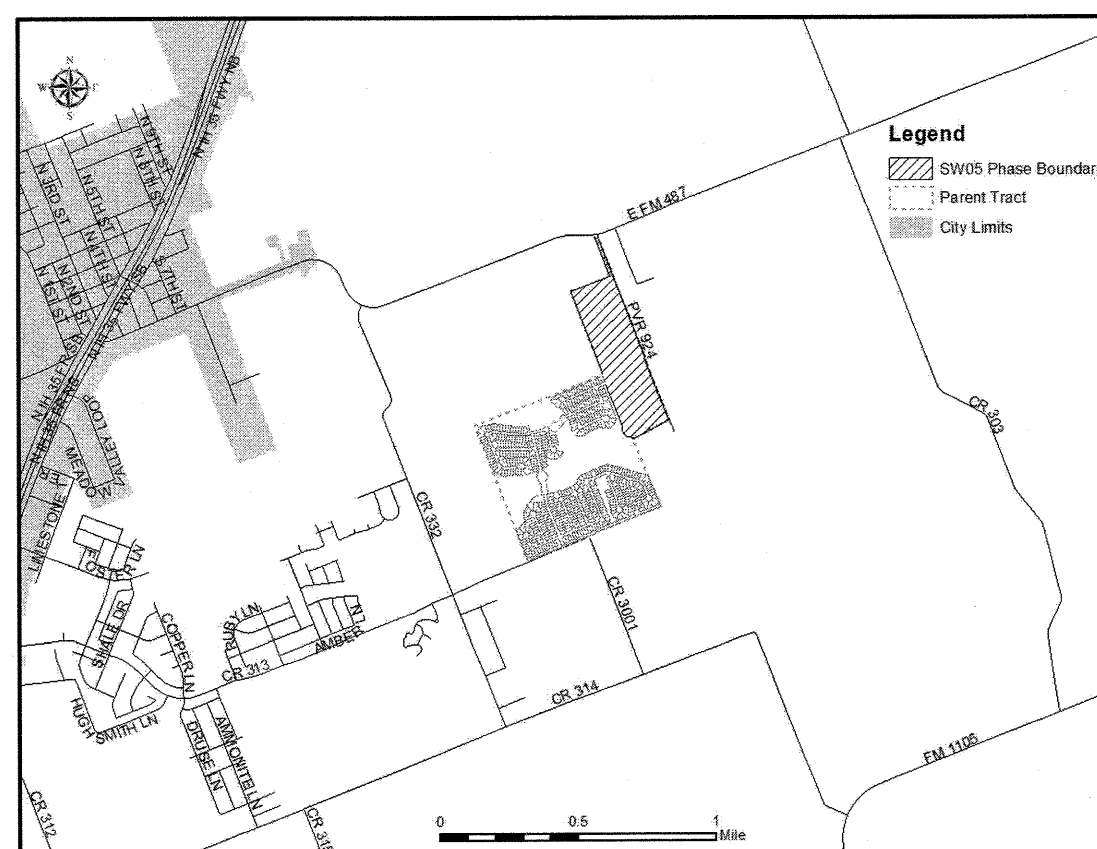
DRAINAGE EASEMENT NOTE (APPLIES TO AREAS WITH THESE ARROWS →):
To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections (swales) shall be provided where shown hereon. Positive overflow sections (swales) shall be sloped to provide stormwater flow (i.e., drainage) from the front to rear of Lots 59, 60, 65 & 66 Block 1, and will be maintained by the lot owner(s).



Road name and address assignments verified this the 15th day of July, 2025 A. D.

Teresa Baker Teresa Baker
Williamson County Addressing Coordinator

VICINITY MAP



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

I, Steven Snell, 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.

Steven Snell, 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

PRINTED ON July 9, 2025	REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION		BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	<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 5 OF 5</div>
					TOTAL SIZE: 61.09 ACRES	Cotton spindle set in the north margin of County Road 313 - bearing S 36°05'55" W, 2646.86 feet from the most southerly corner of this tract:	WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148	KEITH A. CALDWELL	COREY SHANNON		
					TOTAL BLOCKS: 4		109 W 2nd STREET, SUITE 201	P.E. NO. 101956	R.P.L.S. NO. 5967		
	2	ADDED VICINITY MAP, REVISED FLOODPLAIN STATEMENTS	05/27/2025	EMW	TOTAL LOTS: 312		GEORGETOWN, TX 78626	YALGO ENGINEERING	YALGO ENGINEERING		
	1	ORIGINAL RELEASE	04/21/2025	EMW	TOTAL TRACTS: 3		254-953-5353	109 W 2nd STREET SUITE 201	109 W 2nd STREET SUITE 201		
	PROJECT NUMBER: SW05		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)	tmckee@wbdevelopment.com	GEORGETOWN, TX 78626	GEORGETOWN, TX 78626		
	CHECKED BY: JAJ		WBW SINGLE DEVELOPMENT GROUP, LLC—SERIES 148								
	APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX								
AUTHORIZED BY: WBW											

PRINTED ON July 9, 2025

Yalgo
Engineering, LLC
109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057
Texas Registered Engineering
Firm F-24040
Texas Registered
Surveying Firm # 10194797