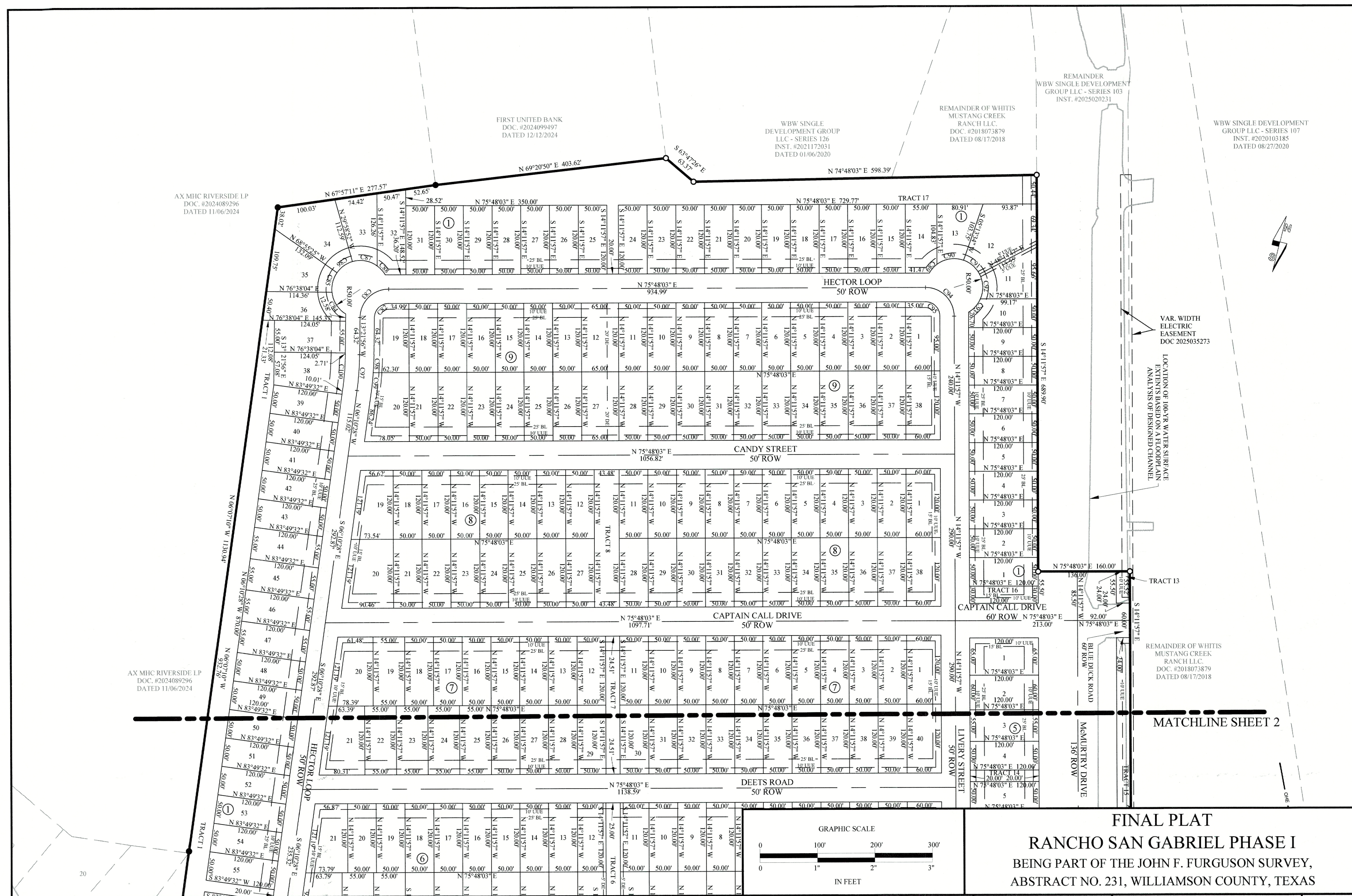
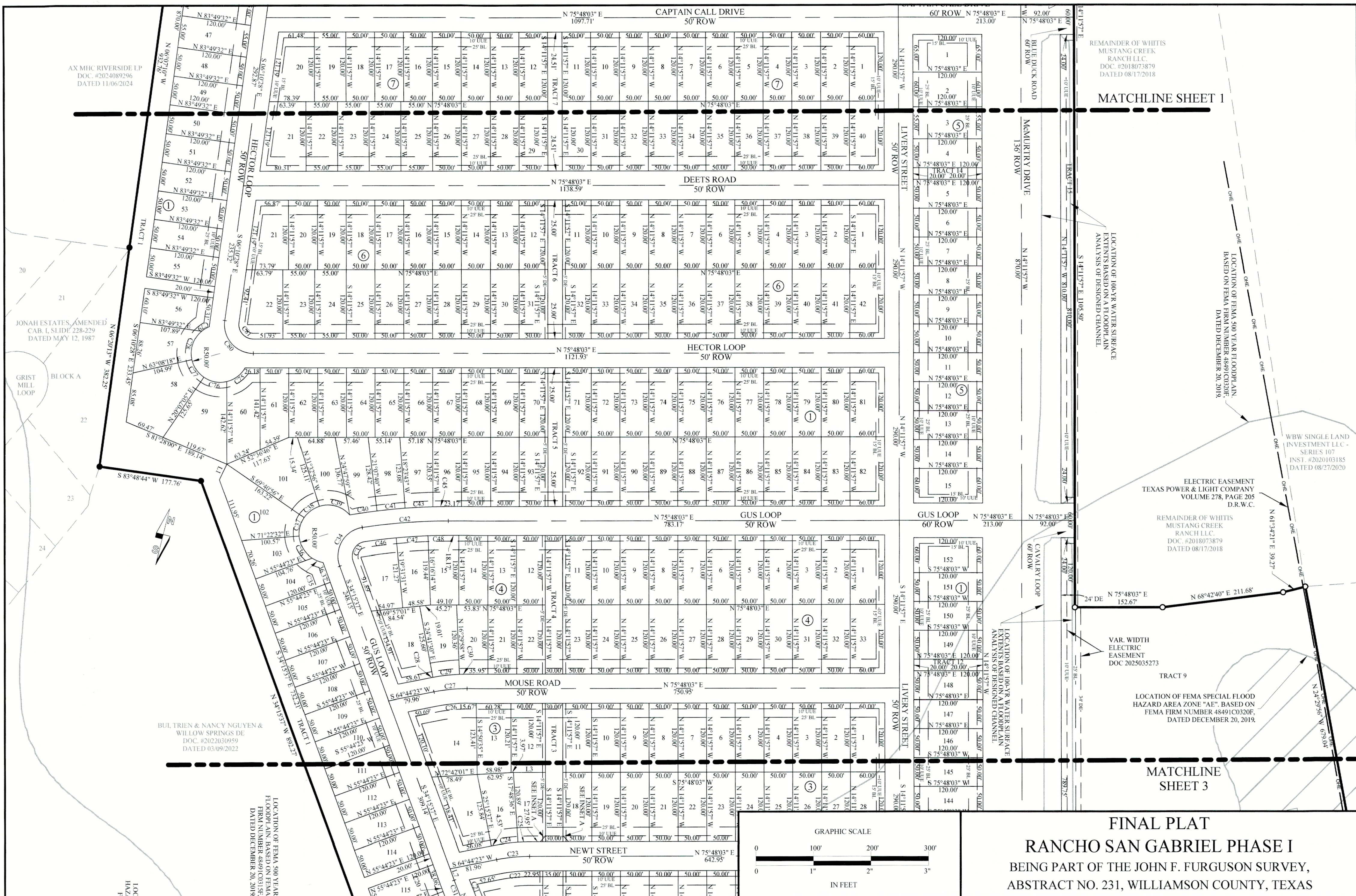


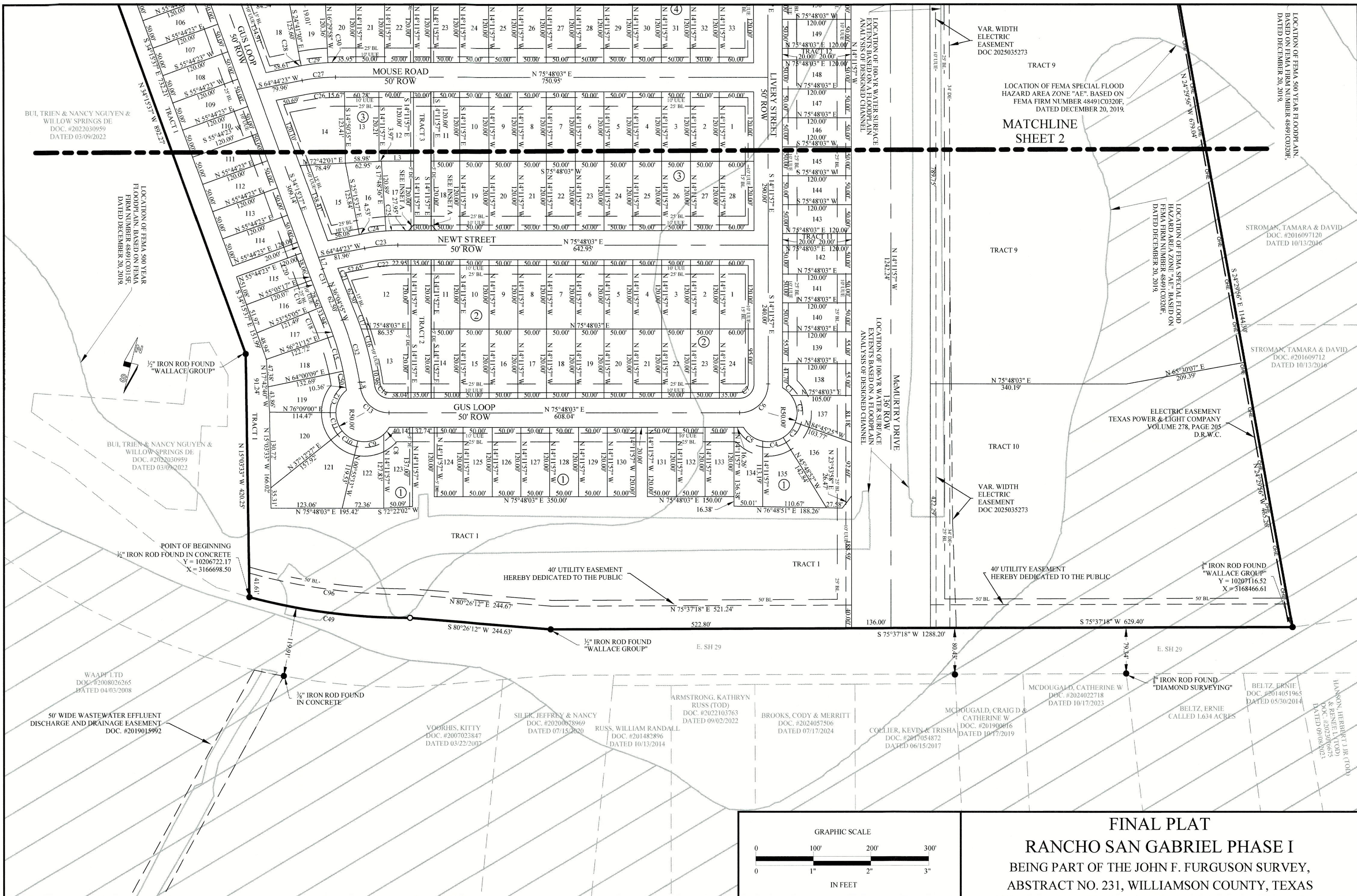


FINAL PLAT
RANCHO SAN GABRIEL PHASE I
BEING PART OF THE JOHN F. FERGUSON SURVEY,
ABSTRACT NO. 231, WILLIAMSON COUNTY, TEXAS

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo Engineering, LLC	SHEET
2	STREET NAMES PER WILCO ADDRESSING	07/28/2025	JCL	TOTAL SIZE: 106.58 ACRES TOTAL BLOCKS: 9 TOTAL RESIDENTIAL LOTS: 410 TOTAL NON-RESIDENTIAL: 17	A 3/4" IRON ROD IN THE NORTH MARGIN OF E. SH 29, APPROX. 0.4 MILES EAST OF THE INTERSECTION OF E. SH 29 AND WATER VALLEY DR.	WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353 pshepherd@wbwdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING, LLC 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING, LLC 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	06/24/2025	JCL		(TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE) N: 10,206,716.39 E: 3,166,725.81 ELEV: 609.62 FEET (NAVD88-GEOD 18)					OF
PROJECT NUMBER: RS01		CLIENT NAME:								5
APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX								
AUTHORIZED BY: WBW										



PRINTED ON August 13, 2025	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 2 OF 5
	3	SHOW EXISTING ELECTRIC EASEMENT	08/13/2025	JCL	TOTAL SIZE: 106.58 ACRES TOTAL BLOCKS: 9 TOTAL RESIDENTIAL LOTS: 410 TOTAL NON-RESIDENTIAL: 17	A 3/4" IRON ROD IN THE NORTH MARGIN OF E. SH 29, APPROX. 0.4 MILES EAST OF THE INTERSECTION OF E. SH 29 AND WATER VALLEY DR.	WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353 pshepherd@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING, LLC 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING, LLC 109 W 2nd STREET SUITE 201 GEORGETOWN, TX 78626		
	2	EASEMENT LABELS, STREET NAMES PER WILCO ADDRESSING	07/28/2025	JCL							
	1	ORIGINAL RELEASE	06/24/2025	JCL		(TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE) N: 10,206,716.39 E: 3,166,725.81 ELEV.: 609.62 FEET (NAVD88-GEOID 18)					
	PROJECT NUMBER: RS01		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103								
	APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX								
	AUTHORIZED BY: WBW										



PRINTED ON August 13, 2025	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
	3	SHOW EXISTING ELECTRIC EASEMENT, REMOVED LANDSCAPING EASEMENT	08/13/2025	JCL	TOTAL SIZE: 106.58 ACRES TOTAL BLOCKS: 9 TOTAL RESIDENTIAL LOTS: 410 TOTAL NON-RESIDENTIAL: 17	A 3" IRON ROD IN THE NORTH MARGIN OF E. SH 29, APPROX. 0.4 MILES EAST OF THE INTERSECTION OF E. SH 29 AND WATER VALLEY DR.	WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353 pshepherd@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING, LLC 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING, LLC 109 W 2nd STREET SUITE 201 GEORGETOWN, TX 78626	
	2	EASEMENT LABELS, STREET NAMES PER WILCO ADDRESSING	07/28/2025	JCL						
	1	ORIGINAL RELEASE	06/24/2025	JCL		(TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE) N: 10,206,716.39 E: 3,166,725.81 ELEV.: 609.62 FEET (NAVD88-GEOID 18)				
	PROJECT NUMBER: RS01		CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103							
	APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX							
	AUTHORIZED BY: WBW									

ROAD TABLE

NAME	DESIGN SPEED (MPH)	LENGTH (FT)	R.O.W. WIDTH (FT)	ROAD EXTENTS	PA VEMENT WIDTH (FT)	CLASSIFICATION	DESIGNATION	TYPE
McMURTRY DRIVE	45	2198	136	E SH 29; PROPERTY BOUNDARY	24	ARTERIAL	PUBLIC	RURAL
BLUE DUCK ROAD	35	92	60	McMURTRY DRIVE; PROPERTY BOUNDARY	37	MINOR COLLECTOR	PUBLIC	URBAN
CAPTAIN CALL DRIVE	35	213	60	LIVERY STREET; McMURTRY DRIVE	37	MINOR COLLECTOR	PUBLIC	URBAN
CAVALRY LOOP	35	92	60	McMURTRY DRIVE; PROPERTY BOUNDARY	37	MINOR COLLECTOR	PUBLIC	URBAN
GUS LOOP	35	213	60	LIVERY STREET; McMURTRY DRIVE	37	MINOR COLLECTOR	PUBLIC	URBAN
CAPTAIN CALL DRIVE	25	1098	50	SADDLESKIRT LANE; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
CANDY STREET	25	1057	50	SADDLESKIRT LANE; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
DEETS ROAD	25	1139	50	SADDLESKIRT LANE; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
GUS LOOP	25	2536	50	McMURTRY DRIVE; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
HECTOR LOOP	25	3323	50	SADDLESKIRT LANE; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
LIVERY STREET	25	2299	50	BOLIVAR STREET; PEA EYE ROAD	30	LOCAL	PUBLIC	URBAN
MOUSE ROAD	25	889	50	HOOFBEAT TRAIL; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
NEWT STREET	25	783	50	HOOFBEAT TRAIL; LIVERY STREET	30	LOCAL	PUBLIC	URBAN

FIELD NOTES

BEGINNING at a 1/2-inch iron rod in concrete found at the most southerly southwest corner of said 110.68 acre tract and the southeast corner of a called 14.982 acre tract described in a deed to Trien Bui, Nancy Nguyen Bui and Willow Springs Development II, LP and recorded in Document No. 2022030959 of the OPRWC and being in the north right-of-way line of State Highway 29;

THENCE, along the common line of said 110.68 acre tract and said 14.982 acre tract the following three (3) courses:

- North 15°03'33" West, 420.25 feet to a 1/2-inch iron rod with cap stamped "Wallace Group" found for corner;
- North 34°15'37" West, 892.27 feet to a 1/2-inch iron rod found for corner;
- South 83°48'44" West, 177.76 feet to a 1/2-inch iron rod found for the northwest corner of said 14.982 acre tract and the most westerly southwest corner of said 110.68 acre tract in the east line of the Jonah Estates Subdivision as amended by plat recorded in Cabinet 1, Slide No. 228-229 of the Plat Records of Williamson Count (PRWC);

THENCE, North 06°20'13" West, 382.25 feet along the common line of said Jonah Estates and said 110.68 acre tract to a 1/2-inch iron rod found for the northeast corner of said Jonah Estates and the most southerly southeast corner of a called 54.2806 acre tract described in a deed to AX MHC Riverside, L.P. and recorded in Document No. 2024089296 of the OPRWC;

THENCE, North 06°07'10" West, 1130.94 feet along the common line of said 54.2806 acre tract and said 110.68 acre tract to a 1/2-inch iron rod found at the northwest corner of said 4.15 acre tract and an interior corner of said 54.2806 acre tract;

THENCE, North 67°57'11" East, 277.57 feet along the common line of said 4.15 acre tract and said 54.2806 acre tract to a 1/2-inch iron rod found at the most easterly southeast corner of said 54.2806 acre tract and a southwest corner of a called 290.8 acre tract described as Tract 2 in a deed to First United Bank and recorded in Document No. 2024099497 of the OPRWC;

THENCE, North 69°20'50" East, 403.62 feet along the common line of said 4.15 acre tract and said 290.8 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for the southeast corner of said 290.8 acre tract;

THENCE, South 63°47'26" East, 63.37 feet along the northeast line of said 4.15 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for an interior corner of said 4.15 acre tract;

THENCE, North 74°48'03" East, 598.39 feet along the north line of said 4.15 acre tract and the north line of said 110.68 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for an interior corner of said 110.68 acre tract;

THENCE, over and across said 110.68 acre tract the following two (2) courses:

- South 14°11'57" East, 689.92 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 75°48'03" East, 160.00 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner in the east line of said 110.68 acre tract;

THENCE, South 14°11'57" East, 1105.52 feet along the east line of said 110.68 acre tract to a 1/2-inch iron rod (with cap stamped "YALGO") set for an interior corner of said 110.68 acre tract;

THENCE, along the north line of said 110.68 acre tract the following three (3) courses:

- North 75°48'03" East, 152.67 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 68°42'40" East, 211.68 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- North 61°34'21" East, 39.27 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for the most easterly northeast corner of said 110.68 acre tract, also the southwest corner of a called 184.28 acre tract described in a deed to WBW Single Land Investment, LLC - Series 107 and recorded in Document No. 2020103185 of the OPRWC and the northwest corner of a called 24.26 acre tract described in a deed to Tamara Davidson Stroman and spouse, David Walter Stroman and recorded in Document No. 2016097120 of the OPRWC;

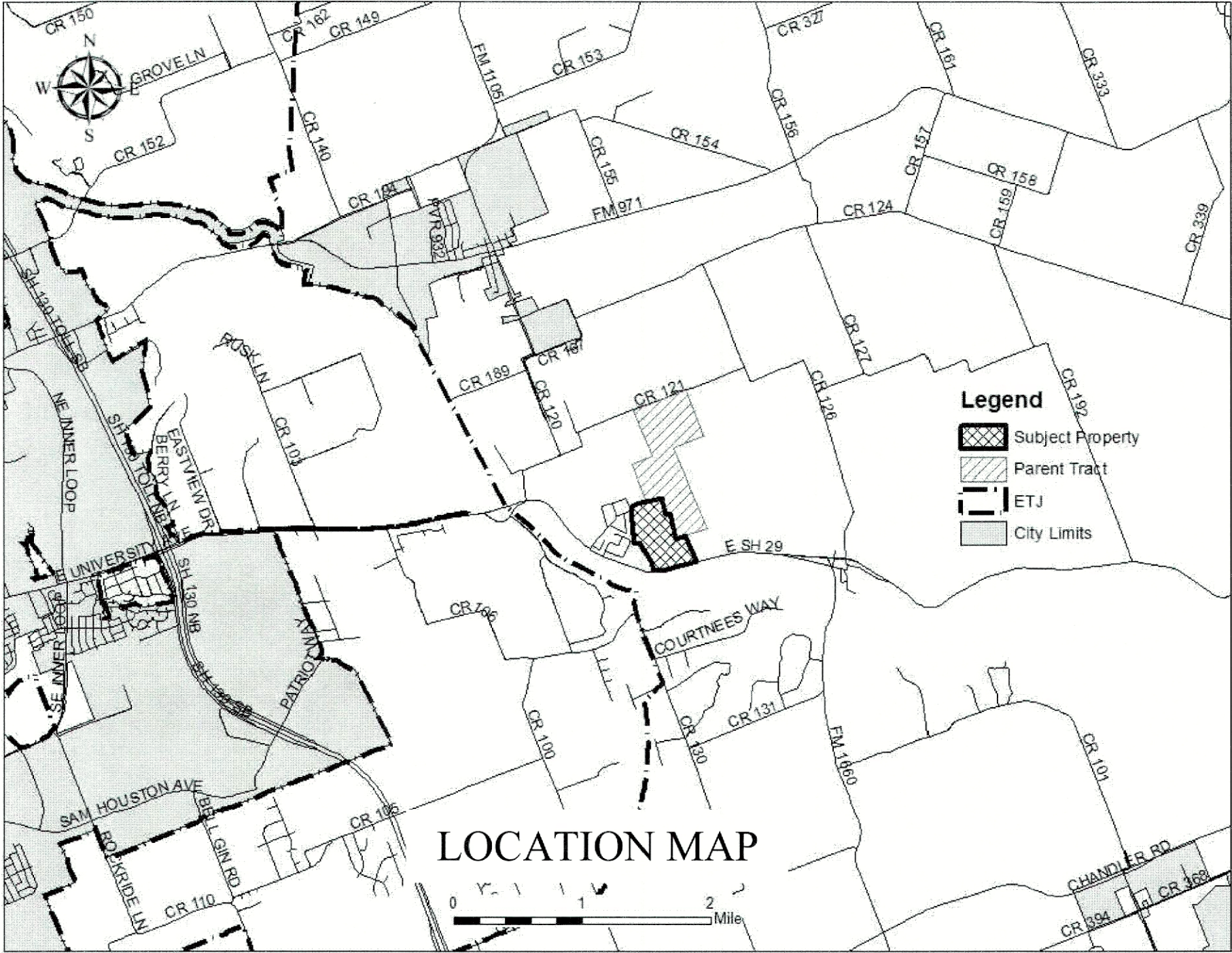
THENCE, South 24°29'56" East, 1144.30 feet along the common line of said 110.68 acre tract and said 24.26 acre tract to a 1/2-inch iron rod with cap stamped "Wallace Group" found for the southeast corner of said 110.68 acre tract and the southwest corner of said 24.26 acre tract and being in the north line of said State Highway 29;

THENCE, along the north right-of-way line of said State Highway 29 the following three (3) courses:

- South 75°37'18" West, 1288.20 feet to a 1/2-inch iron rod with cap stamped "Wallace Group" found for corner;
- South 80°26'12" West, 244.63 feet to a point for the beginning of a non-tangent curve to the right;
- Southwesterly, along said non-tangent curve to the right having a radius of 1074.70 feet, a central angle of 15°01'39", an arc length of 281.87 feet, and a chord which bears South 83°05'22" West, 281.06 feet to the **POINT OF BEGINNING**, and containing 106.576 acres of land in Williamson County;

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	20.18'	20.05'	N 62°38'03" W	23°07'48"
C2	50.00'	49.14'	47.19'	N 22°54'47" W	56°18'44"
C3	50.00'	33.98'	33.33'	N 24°42'51" E	38°56'33"
C4	50.00'	37.21'	36.36'	N 65°30'27" E	42°38'38"
C5	50.00'	42.74'	41.45'	S 68°41'05" E	48°58'17"
C6	50.00'	78.54'	70.71'	N 30°48'03" E	90°00'00"
C7	25.00'	39.27'	35.36'	N 30°48'03" E	90°00'00"
C8	50.00'	15.73'	15.67'	S 24°48'51" W	18°01'35"
C9	50.00'	48.21'	46.37'	S 61°27'03" W	55°14'49"
C10	50.00'	33.28'	32.67'	S 71°51'33" E	38°07'59"
C11	50.00'	33.98'	33.33'	S 33°19'17" E	38°56'33"
C12	50.00'	44.20'	42.78'	S 11°28'31" W	50°39'04"
C13	50.00'	70.69'	64.94'	N 63°41'57" W	81°00'00"
C14	25.00'	35.34'	32.47'	N 63°41'57" W	81°00'00"
C15	475.00'	63.41'	63.36'	S 29°49'18" E	7°38'54"
C16	525.00'	90.88'	90.77'	N 28°09'30" W	9°55'07"
C17	525.00'	27.16'	27.16'	N 34°35'59" W	2°57'52"
C18	475.00'	20.20'	20.19'	N 34°51'50" W	2°26'10"
C19	1025.00'	20.93'	20.93'	N 35°29'49" W	1°10'12"
C20	1025.00'	11.66'	11.66'	S 34°35'10" E	0°39'06"
C21	975.00'	22.89'	22.89'	N 35°24'34" W	1°20'43"
C22	275.00'	53.09'	53.01'	N 70°16'13" E	11°03'40"
C23	300.00'	57.92'	57.83'	N 70°16'13" E	11°03'40"
C24	325.00'	42.26'	42.23'	N 68°27'54" E	7°27'01"
C25	325.00'	20.48'	20.48'	S 73°59'43" W	3°36'39"
C26	275.00'	53.09'	53.01'	S 70°16'13" W	11°03'40"
C27	300.00'	57.92'	57.83'	S 70°16'13" W	11°03'40"
C28	325.00'	3.23'	3.23'	S 65°01'27" W	0°34'07"
C29	325.00'	46.47'	46.43'	S 69°24'16" W	8°11'32"
C30	325.00'	13.05'	13.05'	S 74°39'03" W	2°18'01"
C31	1000.00'	31.80'	31.79'	N 35°10'16" W	1°49'18"
C32	500.00'	112.42'	112.19'	N 29°38'26" W	12°52'58"
C33	25.00'	44.27'	38.71'	S 16°28'23" W	101°27'59"
C34	50.00'	88.55'	77.42'	N 16°28'23" E	101°27'59"
C35	50.00'	20.59'	20.45'	S 82°27'45" E	23°35'44"
C36	50.00'	45.41'	43.87'	S 44°38'41" E	52°02'24"
C37	50.00'	33.98'	33.33'	S 00°50'48" W	38°56'33"
C38	50.00'	33.28'	32.67'	N 39°23'04" E	38°07'59"
C39	50.00'	58.04'	54.83'	S 88°17'50" E	66°30'12"
C40	1025.00'	48.30'	48.30'	N 67°31'20" E	2°42'00"
C41	1025.00'	48.89'	48.88'	N 70°14'18" E	2°43'57"
C42	1000.00'	150.00'	149.86'	S 71°30'13" W	8°35'40"
C43	1025.00'	48.24'	48.23'	S 72°57'10" W	2°41'47"
C45	1025.00'	26.83'	26.83'	S 75°03'04" W	1°29'59"
C46	975.00'	55.62'	55.61'	S 68°50'26" W	3°16'06"
C47	975.00'	55.39'	55.38'	N 72°06'07" E	3°15'18"
C48	975.00'	35.25'	35.25'	S 74°45'55" W	2°04'17"
C49	1074.70'	281.87'	281.06'	S 83°05'22" W	15°01'39"
C50	475.00'	23.20'	23.20'	N 24°35'54" W	2°47'54"
C75	50.00'	40.91'	39.78'	N 39°14'29" E	46°52'52"
C76	50.00'	41.40'	40.22'	S 86°24'00" W	47°26'10"
C77	50.00'	37.54'	36.67'	S 48°22'18" E	43°01'13"
C78	50.00'	54.77'	52.07'	S 04°31'10" W	62°45'43"
C79	50.00'	15.64'	15.58'	S 44°51'47" W	17°55'30"
C80	50.00'	85.54'	75.49'	N 55°11'12" W	98°01'29"
C81	25.00'	42.77'	37.74'	N 55°11'12" W	98°01'29"
C82	25.00'	38.91'	35.10'	N 31°13'03" E	89°09'59"
C83	50.00'	77.81'	70.19'	S 31°13'03" W	89°09'59"
C84	50.00'	46.46'	44.81'	N 46°44'43" W	53°14'26"
C85	50.00'	35.96'	35.19'	N 00°28'32" E	41°12'05"
C86	50.00'	33.98'	33.33'	S 40°32'51" W	38°56'33"
C87	50.00'	45.32'	43.79'	N 85°59'13" E	51°56'10"
C88	50.00'	20.81'	20.66'	N 56°07'20" W	23°50'45"
C89	50.00'	20.47'	20.32'	S 27°31'37" W	23°27'08"
C90	50.00'	48.85'	46.93'	S 67°14'23" W	55°58'23"
C91	50.00'	37.54'	36.67'	N 63°15'49" W	43°01'13"
C92	50.00'	44.62'	43.16'	S 16°11'14" E	51°07'57"
C93	50.00'	31.78'	31.25'	N 27°35'24" E	36°25'19"
C94	50.00'	78.54'	70.71'	S 59°11'57" E	90°00'00"
C95	25.00'	39.27'	35.36'	S 59°11'57" E	90°00'00"
C96	1034.70'	284.29'	283.40'	N 83°21'14" E	15°44'33"
C97	500.00'	62.76'	62.71'	N 09°46'12" W	7°11'28"
C98	525.00'	31.09'	31.08'	S 11°40'09" E	3°23'34"
C99	525.00'	34.81'	34.80'	N 08°04'25" W	3°47'55"
C100	475.00'	59.62'	59.58'	S 09°46'12" E	7°11'28"



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

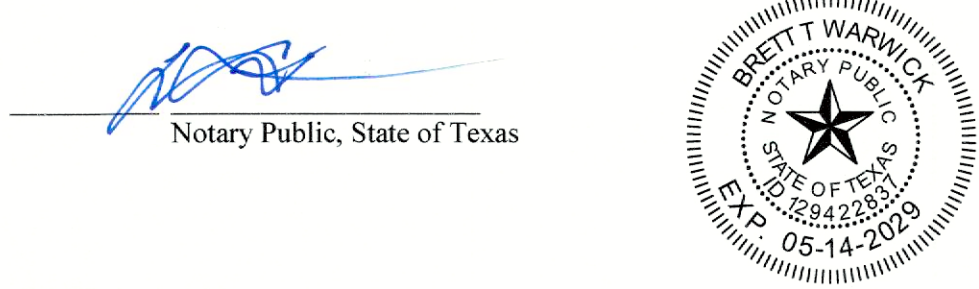
We, BWB SINGLE DEVELOPMENT GROUP, LLC - SERIES 103, sole owner of the certain 106.58 ACRES tract of land shown hereon and described in a deeds recorded in Document No. 2025020230 and 2025020231 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of 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 RANCHO SAN GABRIEL PHASE 1.

BWB SINGLE DEVELOPMENT GROUP, LLC - SERIES 103
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 13, 2025, by Bruce Whitis, in his capacity as President of BWB SINGLE DEVELOPMENT GROUP, LLC - SERIES 103, a separate series of BWB Single Development Group, LLC, a Texas series limited liability company, on behalf of said series.



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 Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 13th day of August, 2025.

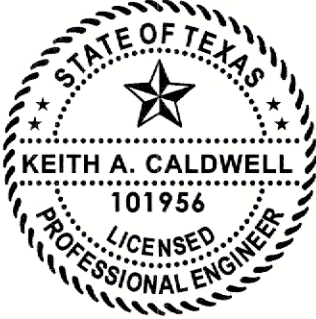
COREY SHANNON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5967



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 numbers 48491C0320F and 48491C0315F, dated December 20, 2010, for Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 13 day of August, 2025.

KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956



Notes:

1. Driveways shall only connect to internal platted roadways and not to E State Highway 29 or McMurtry Drive.
2. The bearings cited 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 0.99987530. 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 a 3/4" iron rod in the north margin of E. State Highway 29, approximately 0.4 of a mile east of the intersection of E. State Highway 29 and Water Valley Drive. Observed GPS coordinates for said 3/4" iron rod are N = 10,206,716.39, E = 3,166,725.81, Z = 609.62 feet (NAVD88-Geoid18).
3. All easements on private property shall be maintained by the property owner or their assigns.
4. No buildings, fences, landscaping or other structures and / or obstructions which impede flow are permitted within the drainage easements shown.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by regulatory authorities.
6. 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.
7. This subdivision is not located within the contributing zone of the Edwards Aquifer.
8. Building setback lines shall be in accordance with setbacks shown hereon, applicable owner restrictions recorded in county records, or applicable ordinances.
9. 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, will change over time and the current effective floodplain data takes precedence over the floodplain data represented on this plat. 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 been accepted for maintenance by the County.
10. 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.
11. Water service is provided by Jonah Special Utility District. Wastewater service is provided by Jonah Special Utility District.
12. 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.
13. 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.
14. 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.
15. Portions of this development are considered exempt from on-site stormwater detention controls based on Williamson County Subdivision Regulation B11.1.1, which states that a proposed development may be considered exempt from providing on-site stormwater detention if the development releases undetained stormwater directly into a detention exempt stream reach.
16. All streets are to be dedicated for public use.
17. Tracts 1-8 and 10-17 contain blanket drainage easements and shall be owned and maintained by the Home Owners Association.
18. Tract 9 shall be owned and maintained by Jonah Special Utility District (SUD).
19. Tract 11 shall contain a blanket underground utility easement.
20. No lot within this subdivision may be further subdivided.
21. A 25-ft building setback shall be provided on both sides of McMurtry Drive's right-of-way.
22. Maximum of 59% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed, and maintained by 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.
23. The minimum finished floor elevation (FFE) shall be at least one foot above the adjacent finished grade and base flood elevation (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.
24. The minimum finished floor elevations (FFE) for lots shown on this plat are determined by "Flood Insurance Study, Williamson County, Texas, and Incorporated Areas" by FEMA dated December 2019 with Flood Insurance Study Number 48491CV001B. All lots in this plat shall have a minimum LFE of 608.8 feet, based upon the 500 year BFE of 607.8 feet from the San Gabriel River.
25. Driveway maintenance will be the responsibility of the property owner. If obstructions occur within the driveway culvert, the County reserves the right to clear obstructions that are causing adverse impacts to the roadway.
26. 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 must be submitted and approved prior to any construction or development within or adjacent to a regulated floodplain.
27. 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.
28. In approving this plat by the Commissioners 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 Commissioners Court of Williamson County, Texas. Said Commissioners Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of construction and 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.
29. 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.
30. All sidewalks shall be maintained by each of the adjacent property owners.

Portions of this tract are within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panels for Williamson County, Texas dated December 20, 2019, panel numbers 48491C0320F and 48491C0315F. 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.

FINAL PLAT
RANCHO SAN GABRIEL PHASE I
BEING PART OF THE JOHN F. FERGUSON SURVEY,
ABSTRACT NO. 231, WILLIAMSON COUNTY, TEXAS

Road name and address assignments verified this the 13 day of August, 2025 A.D.

Williamson County Addressing Coordinator
Cindy Bridges

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 August 13, 2025	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 5 OF 5
					TOTAL SIZE: 106.58 ACRES TOTAL BLOCKS: 9 TOTAL RESIDENTIAL LOTS: 410 TOTAL NON-RESIDENTIAL: 17	A 3/4" IRON ROD IN THE NORTH MARGIN OF E. SH 29, APPROX. 0.4 MILES EAST OF THE INTERSECTION OF E. SH 29 AND WATER VALLEY DR.	WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353 pshepherd@wbdevelopment.com	KEITH A. CALDWELL P.E. NO. 101956 YALGO ENGINEERING, LLC 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626	COREY SHANNON R.P.L.S. NO. 5967 YALGO ENGINEERING, LLC 109 W 2nd STREET SUITE 201 GEORGETOWN, TX 78626	
	2	REVISED NOTES PER WILCO COMMENTS	07/28/2025	JCL		(TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE) N: 10,206,716.39 E: 3,166,725.81 ELEV.: 609.62 FEET (NAVD88-GEOID 18)				
	1	ORIGINAL RELEASE	06/24/2025	JCL						
	PROJECT NUMBER: RS01		CLIENT NAME:							
			WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103							
	APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX							
AUTHORIZED BY: WBW										