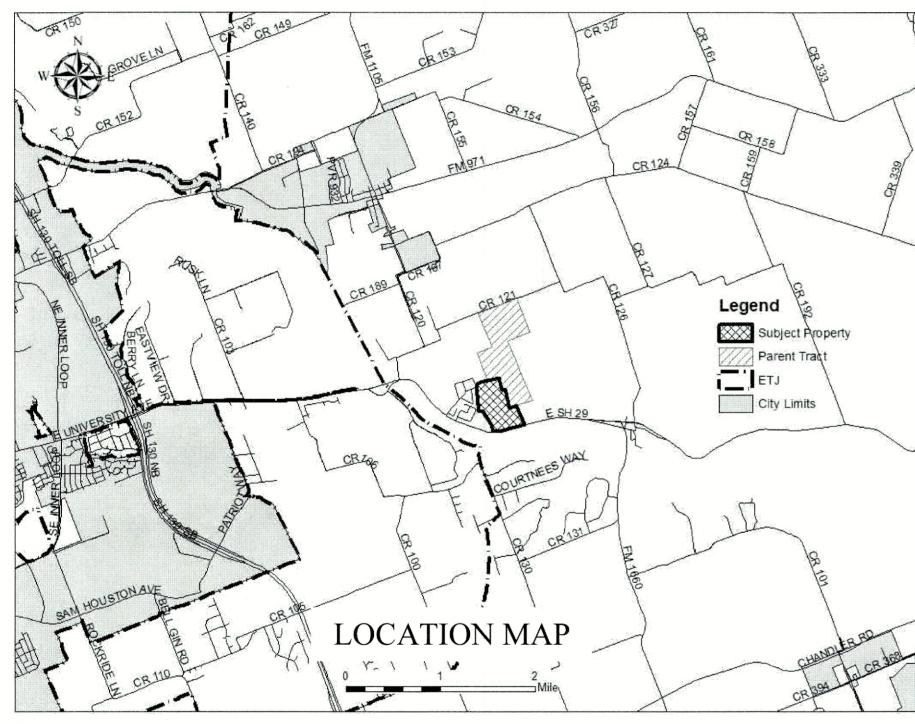
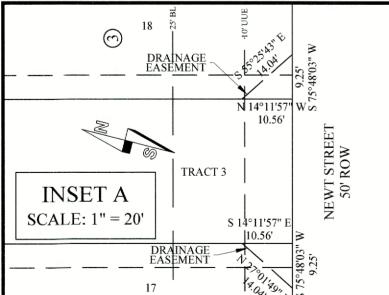


ROAD TABLE

				TOTAL TRADEL				
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
DEETSROAD	25	1139	50	SADDLESKIRT LANE; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
GUS LOOP	25	2536	50	McMURTRY DRIVE; LIVERY STREET	30	LOCAL	PUBLIC	URBAN
HECT OR 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





LINE TABLE

BEARING	DISTANCE
S 10°59'57" W	30.15'
N 75°48'03" E	56.03'
N 34°15'37" W	21.17'
N 23°11'57" W	10.96'
	S 10°59'57" W N 75°48'03" E N 34°15'37" W

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:

- 1. North 15°03'33" West, 420.25 feet to a 1/2-inch iron rod with cap stamped "Wallace Group" found for corner;
- 2. North 34°15'37" West, 892.27 feet to a 1/2-inch iron rod found for corner;
- 3. 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 I, 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:

- 1. South 14°11'57" East, 689.92 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- 2. 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

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:

- 1. North 75°48'03" East, 152.67 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- 2. North 68°42'40" East, 211.68 feet to a 1/2-inch iron rod (with cap stamped "YALGO") set for corner;
- 3. 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

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:

- 1. South 75°37'18" West, 1288.20 feet to a 1/2-inch iron rod with cap stamped "Wallace Group" found for corner;
- 2. South 80°26'12" West, 244.63 feet to a point for the beginning of a non-tangent curve to the right;
- 3. 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;

LEGEND

ACCESS EASEMENT NON-ACCESS EASEMENT NAE BMBENCHMARK DA DRAINAGE AREA DRAINAGE EASEMENT DE LIMITED MAINTENANCE DRAINAGE EASEMENT **ELEVATION** NOT TO SCALE NTS NUMBER NO RE REFERENCE REV REVISION **TBM** TEMPORARY BENCH MARK TYP TYPICAL OHE OVERHEAD EASEMENT UUE UNDERGROUND UTILITY EASEMENT FE FENCE EASEMENT ½" IRON ROD FOUND 1/2" IRON ROD W/ CAP MARKED "YALGO" SET CHANGE IN BEARING

CHORD BEARING DELTA ANGLE CURVE RADIUS 20.18' N 62°38'03" W N 22°54'47" W 50.00' 33.98' 33.33' N 24°42'51" E 38°56'33" 50.00' 37.21' 36.36' N 65°30'27" E 42°38'38"

CURVE TABLE

C1

C2

C3

C4

C35 50.00' 20.59' 20.45' S 82°27'45" E 23°3: C36 50.00' 45.41' 43.87' S 44°38'41" E 52°0. C37 50.00' 33.98' 33.33' S 00°50'48" W 38°50 C38 50.00' 58.04' 54.83' S 88°17'50" E 66°30 C40 1025.00' 48.30' 48.30' N 67°31'20" E 2°42' C41 1025.00' 48.89' 48.88' N 70°14'18" E 2°43' C42 1000.00' 150.00' 149.86' S 71°30'13" W 8°35' C43 1025.00' 48.24' 48.23' S 72°57'10" W 2°41' C43 1025.00' 48.24' 48.23' S 72°57'10" W 2°41' C44 1025.00' 26.83' 26.83' S 75°03'04" W 1°29' C45 1025.00' 26.83' 26.83' S 75°03'04" W 1°29' C46 975.00' 55.62' 55.61' S 68°50'26" W 3°16' C47)'00"
C7 25.00 39.27 35.36° N 30/4803° E 90°0 C8 50.00° 15.73° 15.67° S 24/4851° W 18°0 C9 50.00° 48.21° 46.37° S 61°2703° W 55°1-1 C10 50.00° 33.28° 32.67° S 71°31'33° E 38°0 C11 50.00° 34.20° 42.78° S 11°28'31° W 50°3 C12 50.00° 70.69° 64.94° N 63°41'57° W 81°0 C13 50.00° 70.69° 64.94° N 63°41'57° W 81°0 C14 25.00° 35.34° 32.47° N 63°41'57° W 81°0 C15 475.00° 63.41° 63.36° \$ 29°49'18° E 7°28° C16 525.00° 27.16° 27.16° N 34°35'59° W 2°2° C17 525.00° 20.02° 20.93° N 38°15'59° W 2°2° C18 475.00° 20.20° 20.93° N 35°24'34° W 1°2° C19 1025.00° <	
C7 25.00 39.27 35.36° N 30/4803° E 90°0 C8 50.00° 15.73° 15.67° S 24/4851° W 18°0 C9 50.00° 48.21° 46.37° S 61°2703° W 55°1-1 C10 50.00° 33.28° 32.67° S 71°31'33° E 38°0 C11 50.00° 34.20° 42.78° S 11°28'31° W 50°3 C12 50.00° 70.69° 64.94° N 63°41'57° W 81°0 C13 50.00° 70.69° 64.94° N 63°41'57° W 81°0 C14 25.00° 35.34° 32.47° N 63°41'57° W 81°0 C15 475.00° 63.41° 63.36° \$ 29°49'18° E 7°28° C16 525.00° 27.16° 27.16° N 34°35'59° W 2°2° C17 525.00° 20.02° 20.93° N 38°15'59° W 2°2° C18 475.00° 20.20° 20.93° N 35°24'34° W 1°2° C19 1025.00° <	
CS 50.00** 15.73** 15.67** \$2.4*4851*** N 1870** C10 50.00** 48.21** 46.37** \$612703*** \$5*1** C10 50.00** 48.21** 46.37** \$612703*** \$5*1** C11 50.00** 33.98** 33.33** \$33*919*** 88*0** C12 50.00** 40.99** 44.28** \$1128*** \$9*2** C13 50.00** 70.69** 64.94** \$63*415*** \$9*2** C14 25.00** 35.41** 32.47** \$63*415*** \$810** C15 475.00** 63.41** 63.36** \$2.9*49**18** \$7*38** C16 525.00** 90.88** 90.77** \$1.88*9350** \$9*25** C17 \$25.00** 90.88** 90.77** \$1.88*9350** \$2*2** C18 425.00** 20.20** 20.19** \$1.3*4*25** \$2*2** C19 1025.00** 20.3** 20.93** 20.99** \$1.3*4** \$1*10*	000"
Space	
C10	
C11 50.00" 43.39" 33.33" S.33"917" E 38"56 C12 50.00" 44.20" 42.78" S.11"28"31" W 50"35 C13 50.00" 70.69" 64.94" N.63"41"57" W 81"00 C14 25.00" 35.34" 32.47" N.63"41"57" W 81"00 C15 475.00" 63.41" 63.36" S.29"491"8" E 728"8 C16 525.00" 90.88" 90.77" N.26"0930" W 95"55 C17 525.00" 27.16" 27.16" N.34"35"59" W 22"57 C18 475.00" 20.29" 20.93" N.35"2949" W 22"57 C19 1025.00" 20.93" 20.93" N.35"2494" W 1"10" C20 1025.00" 11.66" 11.66" S.34"3510" E 0"2" C21 975.00" 22.89" 22.89" N.35"234" W 1"20" C22 275.00" 53.09" 53.01" N.70"1613" E 11"0. C23 30.00" <td></td>	
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C17 \$25.00' \$27.16' \$27.16' \$17.16' \$18.475.00'' \$20.20'' \$20.19'' \$18.475.100'' \$2°5.70'' C19 \$1025.00'' \$20.93'' \$20.93'' \$18.375.940'' \$2°6.00'' C20 \$1025.00'' \$20.93'' \$1.66'' \$3.473.10'' \$10.00'' C21 \$975.00'' \$22.89'' \$2.89'' \$1.374'' \$120'' C22 \$275.00'' \$3.09'' \$3.01'' \$1.70'' \$1.70'' C23 \$300.00'' \$7.92'' \$7.83'' \$1.70'' \$1.70'' C24 \$23.00'' \$2.26'' \$42.23'' \$1.83'' \$1.70'' C24 \$23.00'' \$2.48'' \$2.48'' \$7.78'' \$1.70'' C25 \$325.00'' \$2.48'' \$2.48'' \$7.79'' \$7.83'' \$70'' 16'13''' \$1.10'' C26 \$275.00'' \$3.09'' \$3.01'' \$7.79'' \$7.83'' \$70'' 16'13''' \$1.10'' C27 \$300.00'' \$7.82'' \$7.83'' \$70''' <td></td>	
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C19 1025.00' 20.93' 20.93' N 35°2949'' W 1°10' C20 1025.00' 11.66' 11.66' S 34°35'0"E 0°39' C21 975.00' 22.89' 22.89' N 35°24'34'' W 1°20' C22 275.00' 53.09' 53.01' N 70°16'13"E 11°0. C23 300.00' 57.92' 57.83' N 70°16'13"E 11°0. C24 325.00' 42.26' 42.23' N 68°27'54"E 7°27' C25 325.00' 20.48' 20.48' \$ 73°59'43" W 3°36' C26 275.00' 53.09' 53.01' \$ 70°16'13" W 11°0. C27 300.00' 57.92' 57.83' \$ 70°16'13" W 11°0. C28 325.00' 32.3' 3.23' \$ 65°01'27" W 9°34' C29 325.00' 46.47' 46.43' \$ 69°24'16" W 8°11' C30 325.00' 43.05' 13.05' \$ 74°39'03'W 2°18' C31 100	10"
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	8'23"
C91 50.00' 37.54' 36.67' N 63°15'49" W 43°0'	1'13"
C92 50.00' 44.62' 43.16' \$ 16°11'14" E 51°0'	
C93 50.00' 31.78' 31.25' N 27°35'24" E 36°2:	
C94 50.00' 78.54' 70.71' S 59°11'57" E 90°00	
C95 25.00' 39.27' 35.36' S 59°11'57" E 90°00	
C96 1034.70' 284.29' 283.40' N 83°21'14" E 15°4	4'33"
C97 500.00' 62.76' 62.71' N 09°46'12" W 7°11'	28"
C98 525.00' 31.09' 31.08' S11°40'09" E 3°23'	
C100 4/5.00 59.62 59.58 S 09°46'12" E 7°11'	28"
C100 475.00' 59.62' 59.58' S 09°46'12" E 7°11'	28"

FINAL PLAT RANCHO SAN GABRIEL PHASE I

BEING PART OF THE JOHN F. FURGUSON SURVEY, ABSTRACT NO. 231, WILLIAMSON COUNTY, TEXAS

	REV.		DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo	
	August 13, 2025	STREET NAMES AND TABLE PER V	WILCO ADDRESSING	07/28/2025 06/24/2025	JCL JCL	TOTAL SIZE: 106.58 ACRES TOTAL BLOCKS: 9 TOTAL RESIDENTIAL LOTS: 410 TOTAL NON-RESIDENTIAL: 17	OF THE INTERSECTION OF E. SH 29 AND WATER VALLEY DR. (TEXAS COORDINATE SYSTEM OF 1983,	LLC - SERIES 103 109 W 2nd STREET, SUITE 201 GEORGETOWN, TX 78626 254-953-5353	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	Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	SHEET 4
	PROJEC	CT NUMBER: RS01	CLIENT NAME:				TEXAS CENTRAL ZONE) N: 10,206,716.39				Texas Registered Engineering Firm F-24040	
	Œ		WBW SINGLE DEVELOPMENT GROUP, LLC - S	SERIES 103			E: 3,166,725.81				T D 1	5
1	APPROVED BY: KAC		CLIENT LOCATION: GEORGETOWN, TX				ELEV.: 609.62 FEET (NAVD88-GEOID 18)				Texas Registered Surveying Firm # 10194797)
	∠ AUTHO	ORIZED BY: WBW										

STATE OF TEXAS \$

§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON \$

We, WBW 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.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 103 a Texas Series Limited Liability Company

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Bruce Whitis, President

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on white the property of the proper

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 Williamson County, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 1314 day of 2025.

COREY SHANNON REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 5967



AUGUST

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 day of

KEITH A. CALDWELL
REGISTERED PROFESSIONAL

ENGINEER NO. 101956



Notes:

- Driveways shall only connect to internal platted roadways and not to E State Highway 29 or McMurtry Drive.
- 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
- 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
- 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 food 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.
-). 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. FURGUSON SURVEY, ABSTRACT NO. 231, WILLIAMSON COUNTY, TEXAS

Road name and address assignments	verified this the \3	day of August	_, 20 <u>&</u> A.D.
Williamson County Addressing Cook	rdinator		
STATE OF TEXAS §			

STATE OF TEXAS	\$ SKNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON	§KNOW ALL MEN BY THESE PRESENTS §
field notes hereon, for a subdivis Williamson County, Texas, and	f Williamson County, Texas, do hereby certify that this map or plat, with sion having been fully presented to the Commissioner's Court of by the said Court duly considered, were on this day approved and that the d and recorded in the proper records of the County Clerk of Williamson
Steven Snell, County Judge Williamson County, Texas	Date
STATE OF TEXAS COUNTY OF WILLIAMSON	§ §KNOW ALL MEN BY THESE PRESENTS §
I, Nancy E. Rister, Clerk of the of instrument in writing, with its ce	County Court of said County, do hereby certify that the foregoing ertificate of authentication was filed for record in my office on the o'clock,,M., and duly recorded this the day

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

у:	,	Deputy

	REV.]	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	Yalgo	
Anonet 13, 2025	0	REVISED NOTES PER WILCO COMM ORIGINAL RELEASE	ENTS	07/28/2025 06/24/2025	JCL JCL	TOTAL SIZE: 106.58 ACRES TOTAL BLOCKS: 9 TOTAL RESIDENTIAL LOTS: 410 TOTAL NON-RESIDENTIAL: 17	OF E. SH 29, APPROX. 0.4 MILES EAST OF THE INTERSECTION OF E. SH 29 AND WATER VALLEY DR. (TEXAS COORDINATE SYSTEM OF 1983,	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	Engineering, LLC 109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	SHEET 5 OF
	PROJECT	NUMBER: RS01	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - S	ERIES 103		1	TEXAS CENTRAL ZONE) N: 10,206,716.39 E: 3,166,725.81				Texas Registered Engineering Firm F-24040	-
RINTE		ED BY: KAC IZED BY: WBW	CLIENT LOCATION: GEORGETOWN, TX			-	ELEV.: 609.62 FEET (NAVD88-GEOID 18)				Texas Registered Surveying Firm # 10194797)