

G:\TXC\Projects\Survey\Projects\4495-00 River Oaks\04\_Finals\Drawings\Ph 1- Sec 1\Plot\4495-00\_PH 1-SEC 1\_Plat.dwg, 7/24/2018 10:01 AM, MCorney

SUNDANCE RANCH  
CAB. O, SLD. 55  
P.R.W.C.

37

38

# FINAL PLAT ESTATES AT NORTHGATE PHASE I, SECTION 1

A SUBDIVISION OF 110.984 ACRES OF LAND  
LOCATED IN THE  
RICHARD WEST SURVEY, A-468, WILLIAM H.  
McCULLOUGH SURVEY, A-465, WILLIAM M. MANGHAM  
SURVEY, A-468 AND THE E, MATHER SURVEY, A-434,  
IN WILLIAMSON COUNTY, TEXAS.

SUBMITTED DATE: JULY 10, 2018

OWNER:

RIVER OAKS LAND PARTNERS, LLC  
4807 SPICEWOOD SPRINGS RD.  
BLDG. 2, SUITE 104  
AUSTIN, TX 78759  
TEL: 512-750-0896

ENGINEER & SURVEYOR:

BGE, INC.  
7000 NORTH MOPAC, SUITE 330  
AUSTIN, TX 78731  
TEL: 512-879-0400

## LEGEND

D.R.W.C.  
O.P.R.W.C.  
P.O.B.  
P.R.W.C.  
R.O.W.  
( )  
[ ]  
/ /  
< >

NAME ON CAP

●  
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DEED RECORDS, WILLIAMSON COUNTY  
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY  
POINT OF BEGINNING  
PLAT RECORDS, WILLIAMSON COUNTY  
RIGHT-OF-WAY  
RECORD INFORMATION DOC. NO. 2016083415, O.P.R.W.C.  
RECORD INFORMATION DOC. NO. 2008064005, O.P.R.W.C.  
RECORD INFORMATION DOC. NO. 2009093312, O.P.R.W.C.  
RECORD INFORMATION CAB. D, SLD. 307 & CAB. G, SLD. 308, P.R.W.C.  
FOUND 1/2" IRON ROD (UNLESS NOTED)  
FOUND 1/2" IRON ROD WITH CAP (CAP NOTED ON SURVEY)  
FOUND NAIL (TYPE NOTED ON SURVEY)  
FOUND COTTON GIN SPINDLE  
SET 1/2" IRON ROD W/"BROWN & GAY" CAP

MATCHLINE SHEET 2  
MATCHLINE SHEET 1

W H McCULLOUGH SURVEY, ABS-465  
ELISHA MATHER SURVEY, ABS-434

RIVER OAKS LAND PARTNERS, LLC  
CALLED 201.375 ACRES  
DOC. NO. 2016083415  
O.P.R.W.C.

(FUTURE PHASE 2 DEVELOPMENT)

RICHARD WEST SURVEY, ABS-643

COUNTY ROAD NO. 214  
R.O.W. WIDTH VARIES

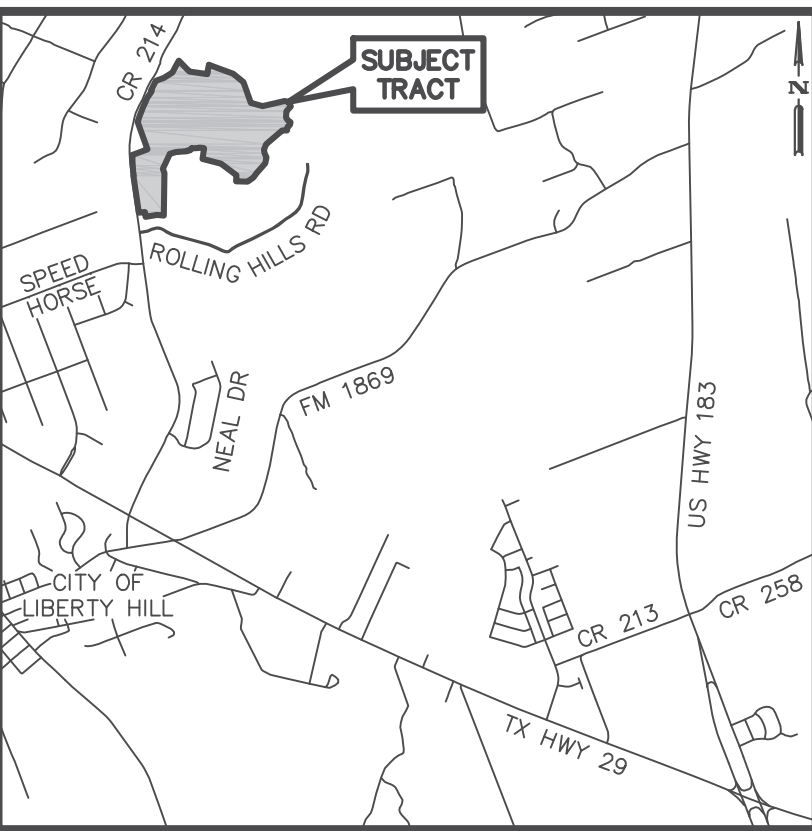
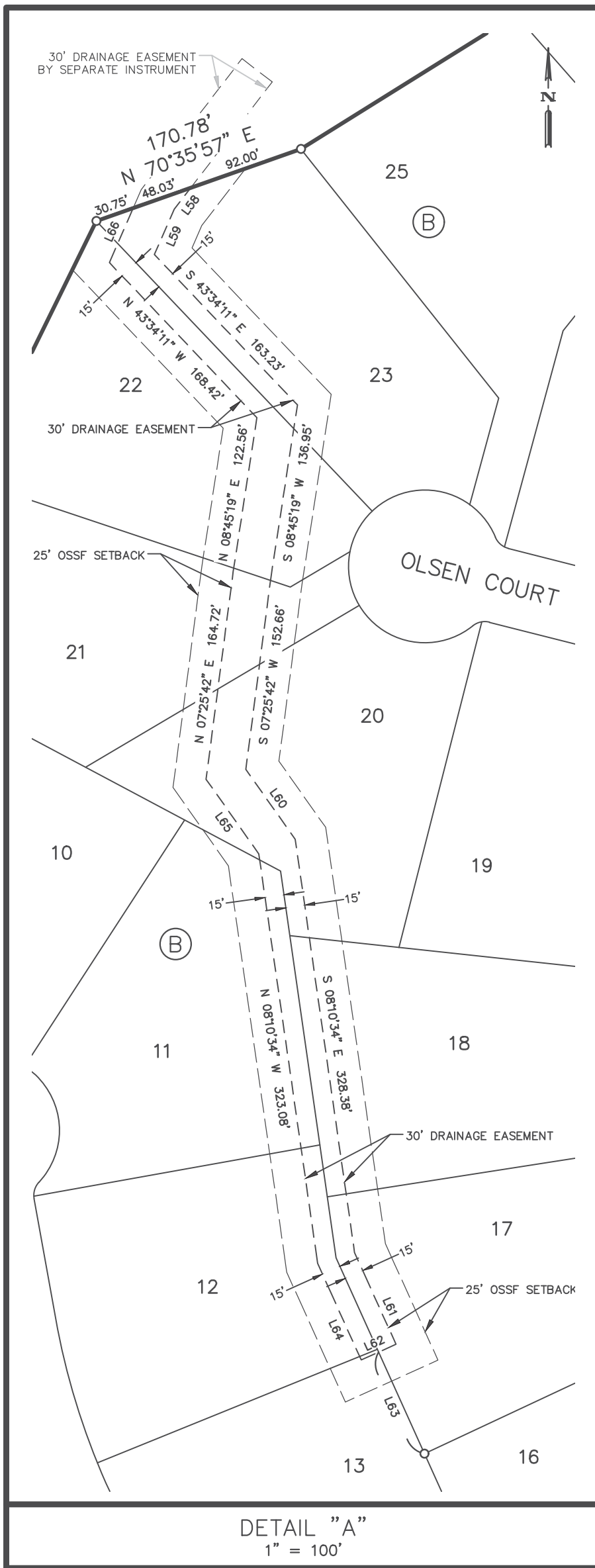
ROLLING HILLS ROAD  
50' R.O.W.

LAS TRES MARIAS  
CEMETERY

LODGE STREET  
R.O.W. WIDTH VARIES

BIZZELL COVE  
60' R.O.W.

(FUTURE PHASE 2 DEVELOPMENT)



VICINITY MAP  
NOT TO SCALE

## LAND USE SCHEDULE

DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	90	95.758 AC.
OPEN SPACE	4	2.459 AC.
RIGHT-OF-WAY	-	12.767 AC.
TOTAL	94	110.984 AC.

## STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
LODGE STREET	VARIES	1,294 FT.
BIZZELL COVE	60 FT.	470 FT.
LODGE COURT	60 FT.	732 FT.
HOUSTON LOOP	60 FT.	4,642 FT.
NAGLE COURT	60 FT.	496 FT.
HOUSTON COVE	60 FT.	384 FT.
RICKARD DRIVE	60 FT.	168 FT.
OLSEN COURT	60 FT.	255 FT.
TOTAL LINEAR FEET OF NEW SREETES		8,441 FT.
DESIGN SPEED FOR ALL STREETS WILL BE 25 MPH.		

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83.  
COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES.  
COMBINED SCALE FACTOR IS 1.00014679.

BENCHMARK NOTE:

TEMPORARY BENCHMARK FOR THIS PROJECT IS A "□" CHISEL  
MARK AT THE APPROXIMATE MIDDLE POINT OF THE CONCRETE  
HEADWALL ON THE EAST SIDE OF THE BOX CULVERTS  
CROSSING C.R. 214, ON THE WEST SIDE OF THE SUBJECT  
PROPERTY, AS SHOWN ON SHEET 3.

ELEVATION 993.74 FEET  
GRID N. 10223889.38  
GRID E. 3057450.22

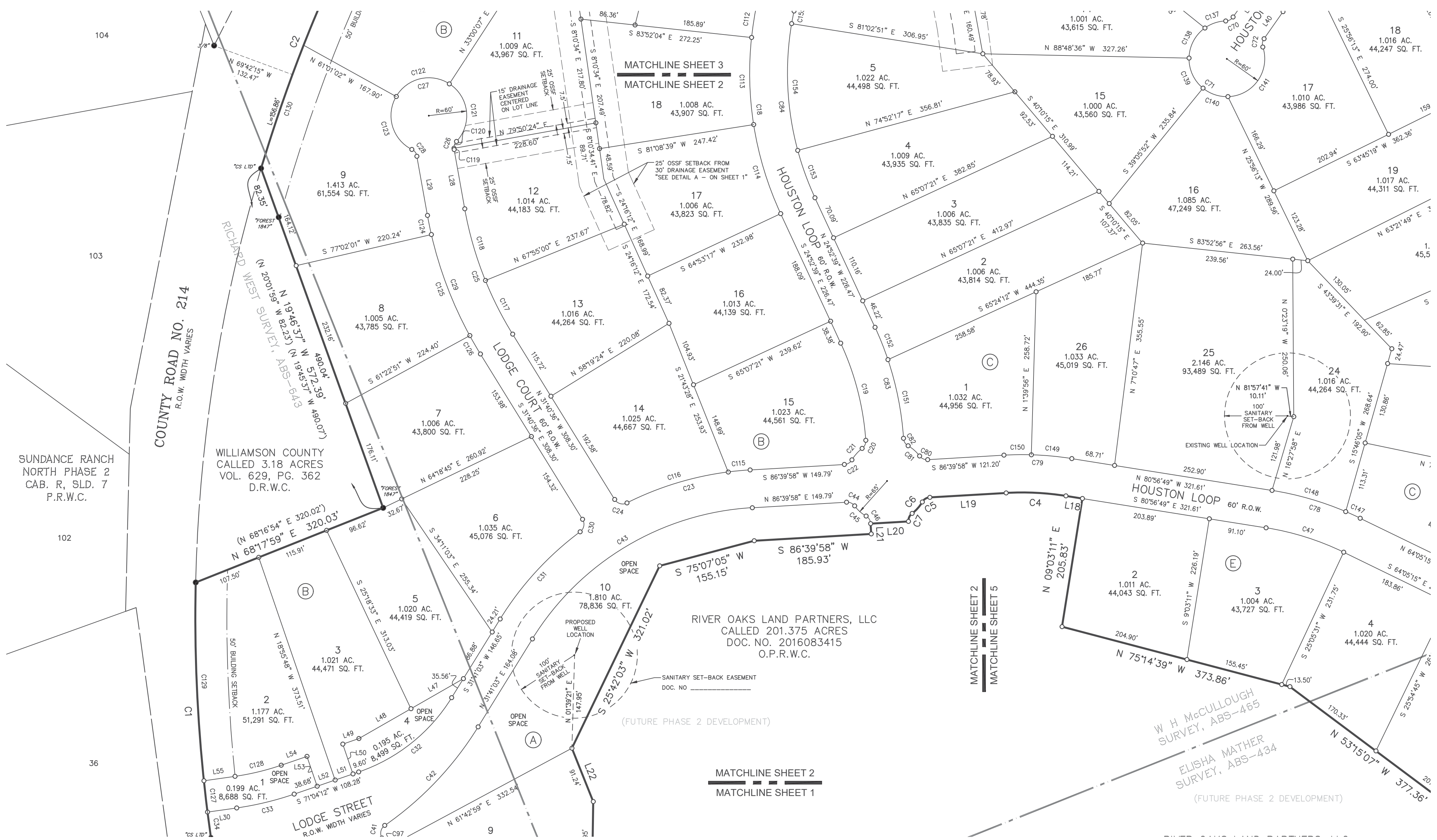
NAVD 88 DATUM



**BGE, Inc.**  
7000 North Mopac, Suite 330  
Austin, TX 78731  
Tel: 512-879-0400 • www.browngay.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502



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FINAL PLAT

**ESTATES AT NORTHGATE  
PHASE I, SECTION 1**

A SUBDIVISION OF 110.984 ACRES OF LAND  
LOCATED IN THE  
RICHARD WEST SURVEY, A-468, WILLIAM H.  
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- LEGEND**
- D.R.W.C. DEED RECORDS, WILLIAMSON COUNTY
  - O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
  - P.O.B. POINT OF BEGINNING
  - P.L.R.W.C. PLAT RECORDS, WILLIAMSON COUNTY
  - R.O.W. RIGHT-OF-WAY
  - ( ) RECORD INFORMATION DOC. NO. 2016083415, O.P.R.W.C.
  - [ ] RECORD INFORMATION DOC. NO. 2008064005, O.P.R.W.C.
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  - < > RECORD INFORMATION CAB. D, SLD. 307 & CAB. G, SLD. 308, P.R.W.C.
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  - ▲ FOUND 1/2" IRON ROD WITH CAP (CAP NOTED ON SURVEY)
  - ◆ FOUND NAIL (TYPE NOTED ON SURVEY)
  - FOUND COTTON GIN SPINDLE
  - SET 1/2" IRON ROD W/"BROWN & GAY" CAP
- NAME ON CAP

0 100 200 300

N

**BGE**

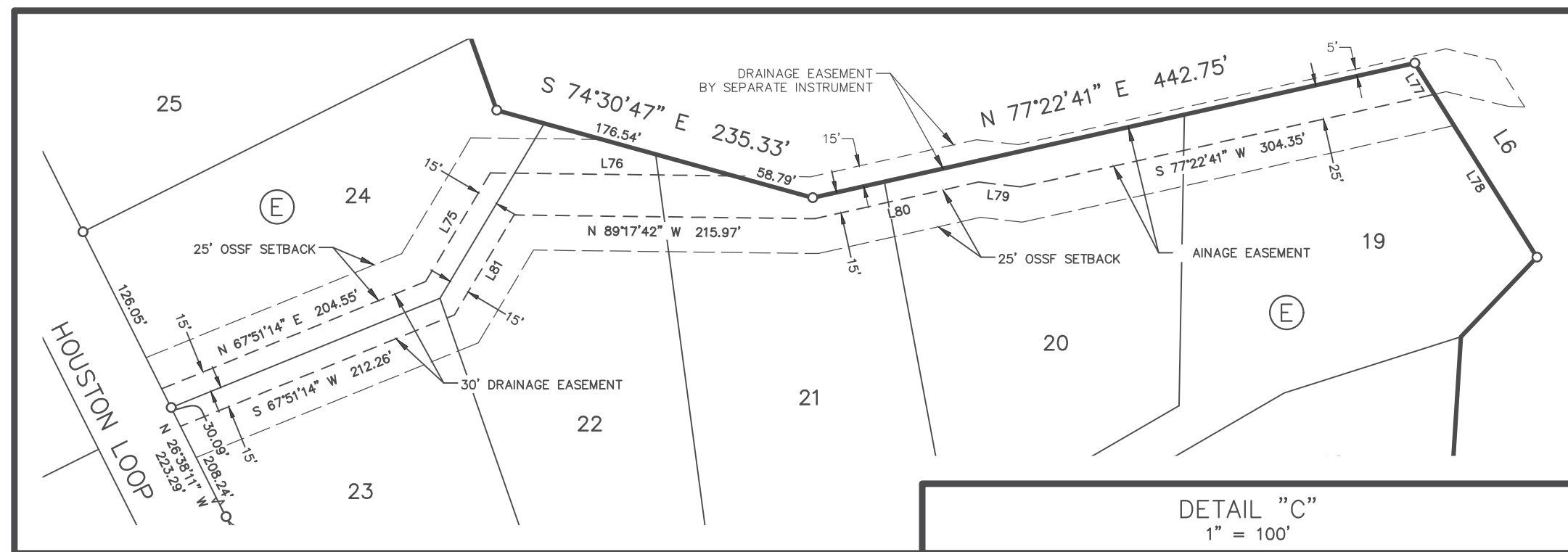
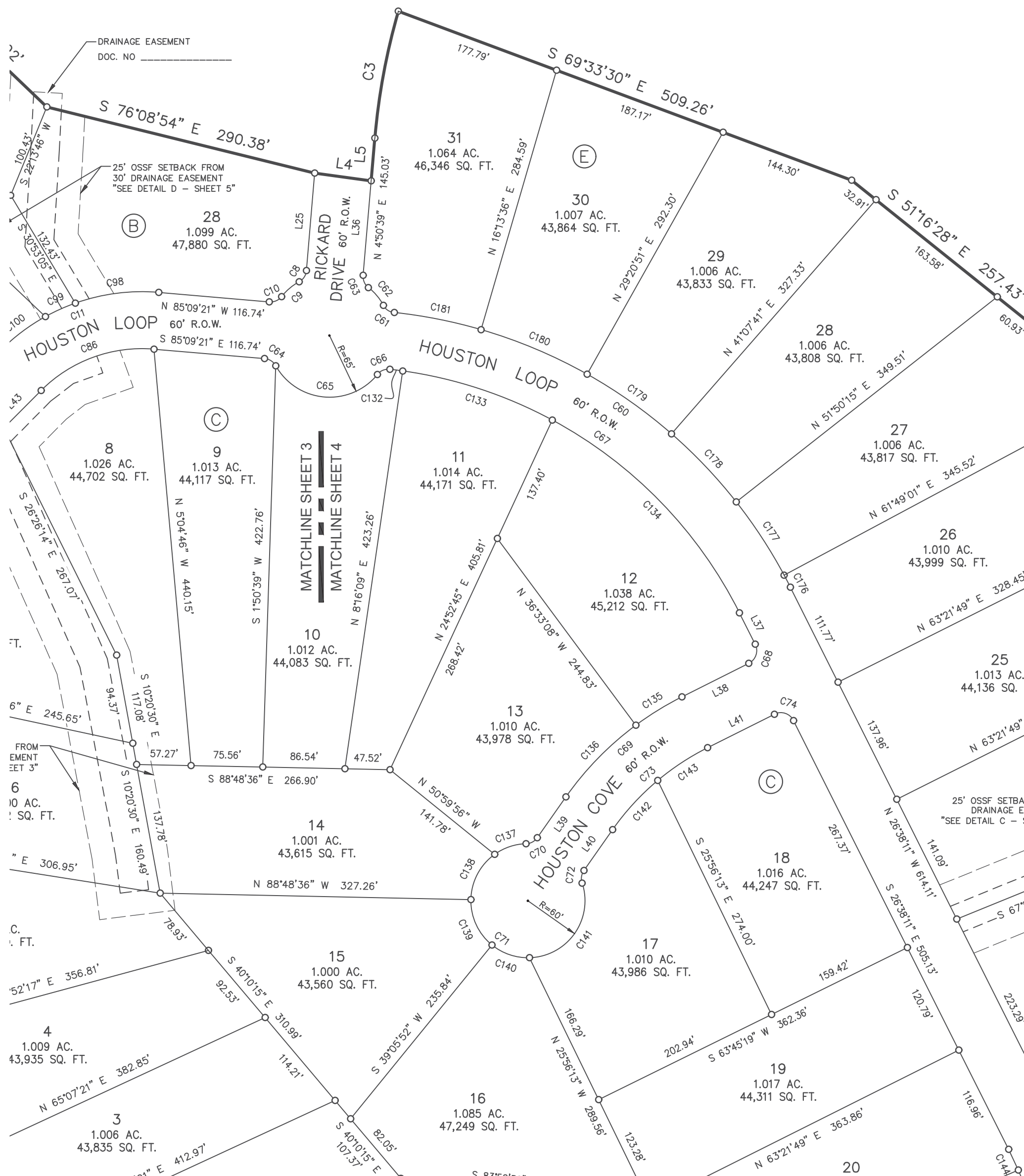
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SHEET 2 OF 8



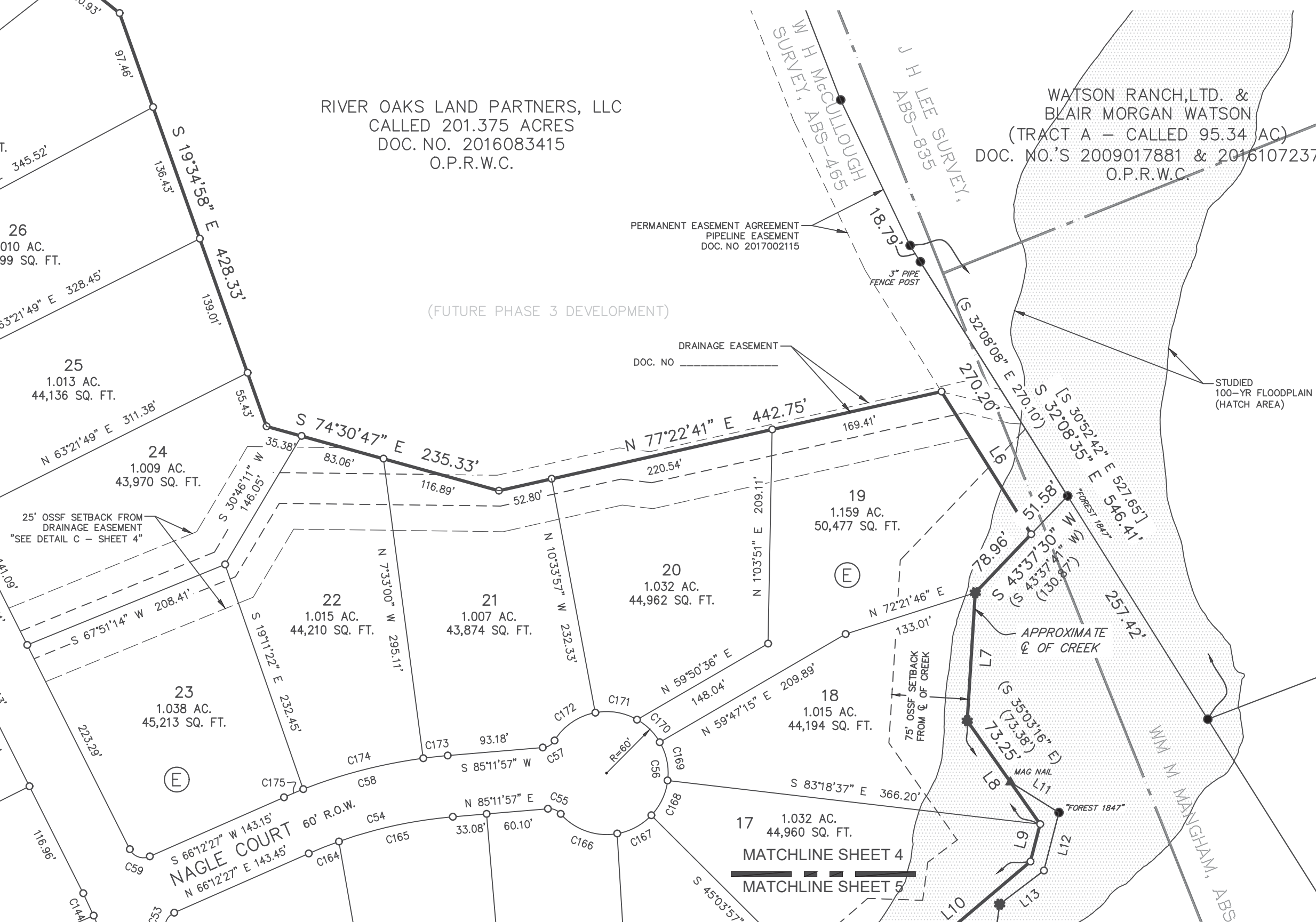






RIVER OAKS LAND PARTNERS, LLC  
CALLED 201.375 ACRES  
DOC. NO. 2016083415  
O.P.R.W.C.

WATSON RANCH, LTD. &  
BLAIR MORGAN WATSON  
(TRACT A - CALLED 95.34 AC)  
DOC. NO.'S 2009017881 & 2016107237  
O.P.R.W.C.



FINAL PLAT  
ESTATES AT NORTHGATE  
PHASE I, SECTION 1

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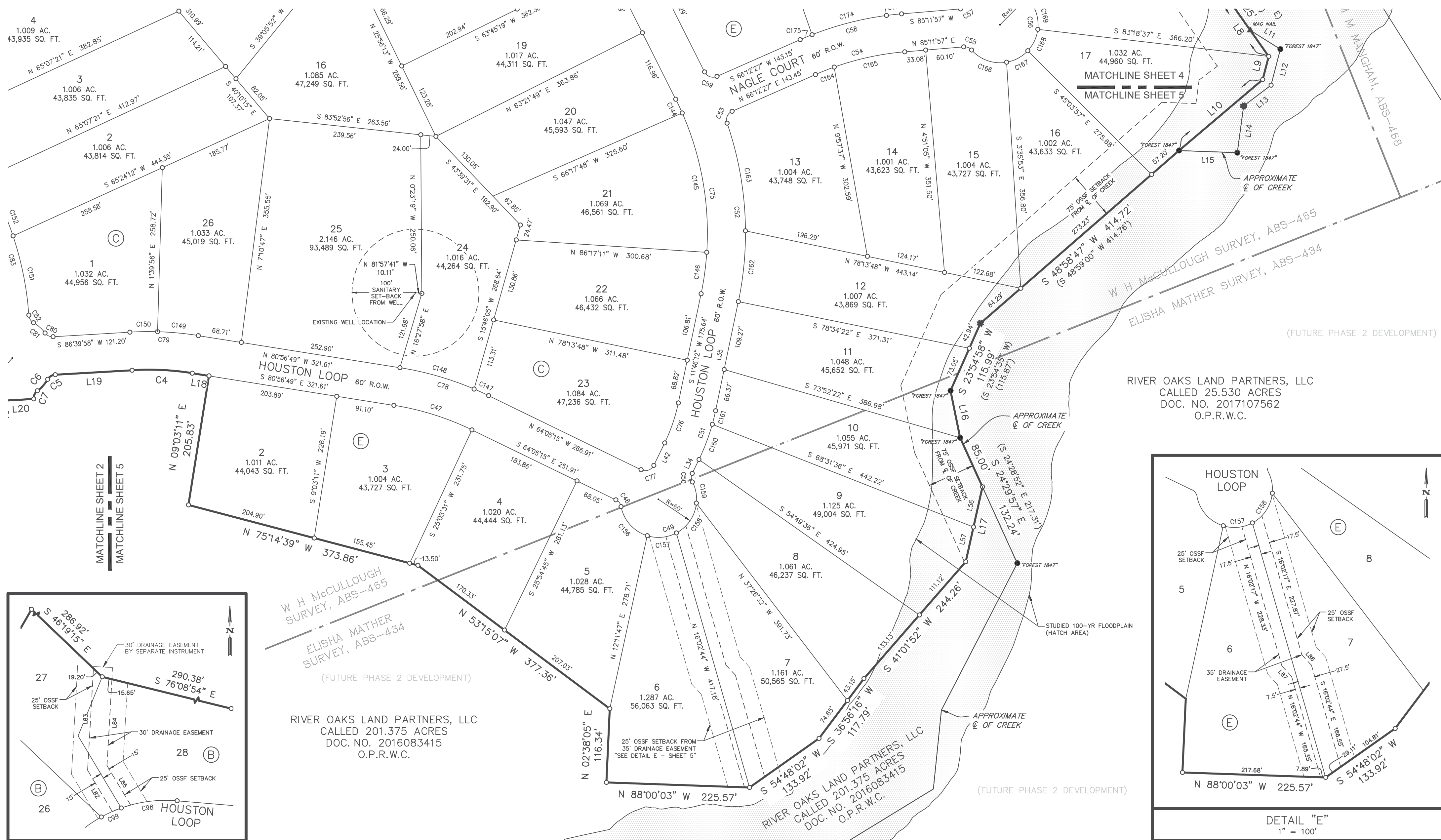
### LEGEND

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O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
P.O.B.	POINT OF BEGINNING
P.R.W.C.	PLAT RECORDS, WILLIAMSON COUNTY
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✿	FOUND COTTON GIN SPINDLE
○	SET 1/2" IRON ROD W/"BROWN & GAY" CAP



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PHASE I, SECTION 1

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CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DIST.
C1	2486.48'	9°22'02"	406.51'	N 3°24'43" W	406.06'
	(2,485.54')	(9°22'04")	(406.38')	(N 03°24'15" W)	(405.93')
	/2,486.48'/	/9°22'06"/	/406.56'/	/N 03°23'35" W/	/406.10'/
C2	2486.48'	9°31'43"	413.51'	N 21°26'44" E	413.04'
	(2,486.62')	(9°30'10")	(412.42')	(N 21°27'08" E)	(411.95')
	/2,486.48'/	/9°32'04"/	/413.77'/	/N 21°25'41" E/	/413.29'/
C3	689.55'	11°18'24"	136.08'	N 10°29'51" E	135.86'
C4	440.00'	12°23'13"	95.13'	N 87°08'26" W	94.94'
C5	15.00'	55°46'16"	14.60'	S 58°46'50" W	14.03'
C6	65.00'	21°32'32"	24.44'	S 41°39'58" W	24.30'
C7	15.00'	55°46'16"	14.60'	S 24°33'06" W	14.03'
C8	15.00'	55°46'16"	14.60'	S 32°43'47" W	14.03'
C9	65.00'	21°32'32"	24.44'	S 49°50'39" W	24.30'
C10	15.00'	55°46'16"	14.60'	S 66°57'31" W	14.03'
C11	210.00'	49°52'11"	182.78'	S 69°54'33" W	177.07'
C12	330.00'	32°52'23"	189.34'	S 28°32'16" W	186.75'
C13	15.00'	92°10'09"	24.13'	S 58°11'09" W	21.61'
C14	15.00'	53°07'48"	13.91'	N 49°09'53" W	13.42'
C15	60.00'	286°15'37"	299.77'	S 14°16'13" W	72.00'
C16	15.00'	53°07'48"	13.91'	N 77°42'19" E	13.42'
C17	15.00'	87°49'51"	22.99'	S 31°48'51" E	20.81'
C18	530.00'	36°58'44"	342.06'	S 6°23'18" E	336.16'
C19	440.00'	20°50'19"	160.03'	S 14°27'30" E	159.15'
C20	15.00'	56°26'53"	14.78'	S 24°11'07" W	14.19'
C21	65.00'	21°30'52"	24.41'	S 41°39'08" W	24.26'
C22	15.00'	55°46'16"	14.60'	S 58°46'50" W	14.03'
C23	500.00'	23°19'47"	203.59'	S 75°00'04" W	202.19'
C24	15.00'	84°59'14"	22.25'	N 74°10'13" W	20.27'
C25	570.00'	21°31'00"	214.06'	N 20°55'06" W	212.80'
C26	15.00'	53°07'48"	13.91'	N 16°24'19" E	13.42'
C27	60.00'	286°15'37"	299.77'	S 79°50'24" W	72.00'
C28	15.00'	53°07'48"	13.91'	S 36°43'30" E	13.42'
C29	630.00'	21°31'00"	236.59'	S 20°55'06" E	235.20'
C30	15.00'	84°59'14"	22.25'	S 10°49'01" W	20.27'
C31	500.00'	21°37'35"	188.73'	S 42°29'51" W	187.61'
C32	280.00'	39°23'08"	192.47'	S 51°22'38" W	188.71'
C33	500.00'	10°45'57"	93.95'	S 76°27'10" W	93.81'
C34	2486.48'	0°57'03"	41.26'	S 7°37'13" E	41.26'
C35	530.00'	17°10'08"	158.82'	N 73°15'05" E	158.22'
C36	15.00'	85°35'38"	22.41'	S 72°32'10" E	20.38'
C37	270.00'	29°01'15"	136.76'	S 15°13'44" E	135.30'
C38	60.00'	258°27'47"	270.66'	N 50°03'00" E	92.95'
C39	15.00'	78°27'47"	20.54'	N 39°57'00" W	18.97'
C40	330.00'	29°01'15"	167.15'	N 15°13'44" W	165.37'
C41	15.00'	84°56'01"	22.23'	N 12°43'33" E	20.25'
C42	528.50'	23°30'24"	216.83'	N 43°26'15" E	215.31'
C43	440.00'	54°58'54"	422.23'	N 59°10'31" E	406.21'

FINAL PLAT

ESTATES AT NORTHGATE

PHASE I, SECTION 1

A SUBDIVISION OF 110.984 ACRES OF LAND  
LOCATED IN THE  
RICHARD WEST SURVEY, A-468, WILLIAM H.  
McCULLOUGH SURVEY, A-465, WILLIAM M. MANGHAM  
SURVEY, A-468 AND THE E, MATHER SURVEY, A-434,  
IN WILLIAMSON COUNTY, TEXAS.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DIST.
C44	15.00'	55°46'16"	14.60'	S 65°26'54" E	14.03'
C45	65.00'	21°32'32"	24.44'	S 48°20'02" E	24.30'
C46	15.00'	55°46'16"	14.60'	S 31°13'10" E	14.03'
C47	440.00'	16°51'34"	129.47'	S 72°31'02" E	129.00'
C48	15.00'	53°07'48"	13.91'	S 37°31'21" E	13.42'
C49	60.00'	196°15'37"	205.52'	N 70°54'45" E	118.79'
C50	15.00'	53°07'48"	13.91'	N 0°39'09" W	13.42'
C51	330.00'	14°08'33"	81.45'	N 18°50'29" E	81.25'
C52	530.00'	30°49'35"	285.15'	N 3°38'35" W	281.73'
C53	15.00'	85°15'50"	22.32'	N 23°34'32" E	20.32'
C54	440.00'	18°59'30"	145.85'	N 75°42'12" E	145.18'
C55	15.00'	53°07'48"	13.91'	S 68°14'09" E	13.42'
C56	60.00'	286°15'37"	299.77'	N 4°48'03" W	72.00'
C57	15.00'	53°07'48"	13.91'	S 58°38'03" W	13.42'
C58	500.00'	18°59'30"	165.73'	S 75°42'12" W	164.98'
C59	15.00'	87°09'22"	22.82'	N 70°12'52" W	20.68'
C60	530.00'	57°13'04"	529.28'	N 55°14'43" W	507.56'
C61	15.00'	54°35'28"	14.29'	N 56°33'31" W	13.76'
C62	65.00'	21°39'50"	24.58'	N 40°05'42" W	24.43'
C63	15.00'	55°46'16"	14.60'	N 23°02'29" W	14.03'
C64	15.00'	55°46'16"	14.60'	S 57°16'13" E	14.03'
C65	65.00'	111°24'04"	126.38'	S 85°05'07" E	107.39'
C66	15.00'	57°09'47"	14.97'	N 67°47'45" E	14.35'
C67	470.00'	56°59'11"	467.46'	S 55°07'46" E	448.43'
C68	15.00'	90°00'00"	23.56'	S 18°21'49" W	21.21'
C69	330.00'	28°18'29"	163.04'	S 49°12'35" W	161.39'
C70	15.00'	53°07'48"	13.91'	S 61°37'14" W	13.42'
C71	60.00'	286°15'37"	299.77'	S 54°56'40" E	72.00'
C72	15.00'	53°07'48"	13.91'	N 8°29'26" E	13.42'
C73	270.00'	28°18'29"	133.40'	N 49°12'35" E	132.05'
C74	15.00'	90°00'00"	23.56'	S 71°38'11" E	21.21'
C75	470.00'	38°24'23"	315.05'	S 7°25'59" E	309.19'
C76	270.00'	14°08'33"	66.64'	S 18°50'29" W	66.48'
C77	15.00'	90°00'00"	23.56'	S 70°54'45" W	21.21'
C78	500.00'	16°51'34"	147.13'	N 72°31'02" W	146.60'
C79	500.00'	12°23'13"	108.10'	N 87°08'26" W	107.89'
C80	15.00'	55°46'16"	14.60'	N 65°26'54" W	14.03'
C81	65.00'	21°33'56"	24.47'	N 48°20'44" W	24.32'
C82	15.00'	55°12'30"	14.45'	N 31°31'27" W	13.90'
C83	500.00'	20°57'27"	182.89'	N 14°23'56" W	181.87'
C84	470.00'	36°58'44"	303.34'	N 6°23'18" W	298.10'
C85	270.00'	32°52'23"	154.91'	N 28°32'16" E	152.79'
C86	150.00'	49°52'11"	130.56'	N 69°54'33" E	126.48'
C87	270.00'	6°02'08"	28.44'	S 26°43'17" E	28.43'
C88	270.00'	22°59'07"	108.32'	S 12°12'40" E	107.59'
C89	578.50'	18°27'15"	186.33'	N 72°36'32" E	185.52'

CULVERT TABLE		
BLOCK	LOT	CULVERT DIAMETER
A	8	18 IN.
A	9	18 IN.
B	6	18 IN.
B	7	18 IN.
B	8	24 IN.
B	9	24 IN.
B	15	18 IN.
B	16	18 IN.
B	17	24 IN.
B	18	24 IN.
B	19	18 IN.
B	20	18 IN.

CULVERT TABLE		
BLOCK	LOT	CULVERT DIAMETER
C	1	18 IN.
C	6	18 IN.
C	7	18 IN.
C	8	30 IN.
C	9	30 IN.
C	10	30 IN.
C	11	24 IN.
C	12	24 IN.
C	13	18 IN.
C	14	18 IN.
C	15	18 IN.
C	16	18 IN.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DIST.
C90	60.00'	18°48'19"	19.69'	S 10°07'16" E	19.60'
C91	60.00'	46°19'10"	48.51'	S 42°41'00" E	47.20'
C92	60.00'	41°25'11"	43.37'	S 86°33'11" E	42.44'
C93	60.00'	53°05'17"	55.59'	N 46°11'35" E	53.63'
C94	60.00'	98°49'50"	103.50'	N 29°45'58" W	91.13'
C95	330.00'	11°32'59"	66.52'	N 6°29'35" W	66.41'
C96	330.00'	16°00'56"	92.24'	N 20°16'33" W	91.94'
C97	330.00'	1°27'21"	8.38'	N 29°00'41" W	8.38'
C98	210.00'	24°21'10"	89.26'	S 82°40'04" W	88.59'
C99	210.00'	9°26'23"	34.60'	S 65°46'17" W	34.56'
C100	210.00'	16°04'38"	58.93'	S 53°00'47" W	58.73'
C101	330.00'	1°51'27"	10.70'	S 44°02'44" W	10.70'
C102	330.00'	31°00'56"	178.64'	S 27°36'32" W	176.46'
C103	15.00'	12°15'33"	3.21'	N 69°36'00" W	3.20'
C104	15.00'	40°52'16"	10.70'	N 43°02'06" W	10.47'
C105	60.00'	31°23'52"	32.88'	N 38°17'55" W	32.47'
C106	60.00'	79°34'20"	83.33'	S 86°12'59" W	76.79'
C107	60.00'	35°13'18"	36.88'	S 28°49'10" W	36.31'
C108	60.00'	41°48'37"	43.78'	S 9°41'47" E	42.82'
C109	60.00'	98°15'29"	102.90'	S 79°43'51" E	90.74'
C110	15.00'	30°00'10"	7.85'	N 66°08'30" E	7.77'
C111	15.00'	23°07'39"	6.05'	S 87°17'36" E	6.01'
C112	530.00'	5°58'08"	55.21'	S 9°07'00" W	55.19'
C113	530.00'	14°59'17"	138.64'	S 1°21'42" E	138.25'
C114	530.00'	16°01'18"	148.21'	S 16°52'00" E	147.72'
C115	500.00'	3°59'17"	34.80'	S 84°40'19" W	34.79'
C116	500.00'	19°20'31"	168.79'	S 73°00'26" W	167.99'
C117	570.00'	9°35'36"	95.44'	N 26°52'48" W	95.33'
C118	570.00'	11°55'24"	118.62'	N 16°07'18" W	118.40'
C119	15.00'	7°30'16"	1.96'	N 6°24'27" W	1.96'
C120	15.00'	45°37'32"	11.94'	N 20°09'27" E	11.63'
C121	60.00'	100°05'31"	104.82'	N 7°04'32" W	91.99'
C122	60.00'	92°22'06"	96.73'	S 76°41'39" W	86.59'
C123	60.00'	93°48'00"	98.23'	S 16°23'24" E	87.62'
C124	630.00'	2°48'24"	30.86'	S 11°33'47" E	30.86'
C125	630.00'	15°39'10"	172.11'	S 20°47'34" E	171.58'
C126	630.00'	3°03'26"	33.62'	S 30°08'53" E	33.61'
C127	2486.48'	1°09'09"	50.02'	N 6°34'07" W	50.02'
C128	402.50'	10°45'57"	75.63'	N 76°27'10" E	75.52'
C129	2486.48'	7°15'50"	315.23'	N 2°21'37" W	315.02'
C130	2486.48'	4°45'51"	206.76'	N 19°03'49" E	206.70'
C131	2486.48'	4°45'51"	206.76'	N 23°49'40" E	206.70'
C132	470.00'	1°39'35"	13.62'	S 82°47'34" E	13.62'
C133	470.00'	20°17'50"	166.50'	S 71°48'51" E	165.63'
C134	470.00'	35°01'45"	287.35'	S 44°09'04" E	282.89'
C135	330.00'	9°54'57"	57.11'	S 58°24'21" W	57.04'

CULVERT TABLE		
BLOCK	LOT	CULVERT DIAMETER
C	19	18 IN.
C	20	18 IN.
C	21	18 IN.
C	22	18 IN.
C	23	18 IN.
C	24	24 IN.
C	26	18 IN.
E	20	18 IN.
E	21	18 IN.
E	22	18 IN.
E	23	18 IN.

MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS EFFECTED BY THE 100-YEAR FLOODPLAIN					
BLOCK	LOT	FF ELEVATION	BLOCK	LOT	FF ELEVATION
E	8	990.0'	E	17	982.0'
E	9	988.0'	E	18	979.0'
E	10	988.0'	E	19	975.0'
E	11	987.0'	B	22	992.0'
E	12	986.0'	B	23	990.0'
E	15	985.0'	B	24	987.0'
E	16	984.0'	B	26	982.0'
			B	27	981.0'



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7000 North Mopac, Suite



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LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N 26°19'02" E	100.86'
	(N 26°11'43" E)	(100.73')
	/N 26°11'42" E/	/100.73'/
L2	N 34°00'26" E	138.24'
	(N 33°59'55" E)	(138.10')
	/N 34°01'15" E/	/137.98'/
L3	N 23°58'55" W	24.51'
	(N 24°06'58" W)	(24.02')
	/N 23°58'06" W/	/24.47'/
L4	S 82°04'41" E	60.09'
L5	N 4°50'39" E	45.20'
L6	S 32°08'35" E	164.60'
L7	S 3°35'04" W	125.26'
	(S 3°32'17" W)	(125.16')
L8	S 35°08'24" E	123.49'
L9	S 14°31'31" W	37.70'
L10	S 49°40'35" W	172.94'
L11	S 57°52'01" E	55.91'
	(S 57°59'11" E)	(55.91')
L12	S 14°31'31" W	58.52'
	(S 14°32'00" W)	(58.57')
L13	S 52°49'39" W	54.23'
	(S 52°50'08" W)	(54.29')
L14	S 7°43'12" W	74.32'
	(S 7°36'21" W)	(74.54')
L15	N 87°56'12" W	91.93'
	(N 87°39'56" W)	(92.04')
L16	S 11°31'53" E	75.65'
	(S 11°31'28" E)	(75.70')
L17	S 12°38'22" W	120.92'
L18	N 80°56'49" W	26.62'
L19	S 86°39'58" W	121.20'
L20	S 86°39'58" W	60.00'
L21	S 3°20'02" E	16.36'
L22	S 21°48'13" E	91.24'
L23	N 6°43'39" W	95.60'
	(N 06°33'13" W)	(95.90')
L24	S 83°28'13" W	123.29'
	(S 83°17'43" W)	(123.37')
L25	S 4°50'39" W	103.06'
L26	S 44°58'28" W	55.79'
L27	S 12°06'04" W	34.52'
L28	N 10°09'36" W	95.48'
L29	S 10°09'36" E	95.48'
L30	S 81°50'09" W	46.67'
L31	N 81°50'09" E	38.09'
L32	S 29°44'21" E	8.71'
L33	N 29°44'21" W	9.08'
L34	N 25°54'45" E	24.30'
L35	N 11°46'12" E	175.64'
L36	N 4°50'39" E	99.83'

FINAL PLAT

ESTATES AT NORTHGATE

PHASE I, SECTION 1

A SUBDIVISION OF 110.984 ACRES OF LAND  
LOCATED IN THE  
RICHARD WEST SURVEY, A-468, WILLIAM H.  
McCULLOUGH SURVEY, A-465, WILLIAM M. MANGHAM  
SURVEY, A-468 AND THE E, MATHER SURVEY, A-434,  
IN WILLIAMSON COUNTY, TEXAS.

LINE DATA		
NUMBER	BEARING	DISTANCE
L37	S 26°38'11" E	36.97'
L38	S 63°21'49" W	78.70'
L39	S 35°03'20" W	52.50'
L40	N 35°03'20" E	52.50'
L41	N 63°21'49" E	78.70'
L42	S 25°54'45" W	39.30'
L43	N 44°58'28" E	55.79'
L44	N 81°50'09" E	42.15'
L45	N 15°11'07" E	86.96'
L46	S 59°23'54" W	54.64'
L47	S 60°10'24" W	95.94'
L48	S 60°10'24" W	95.33'
L49	N 71°04'12" E	26.94'
L50	S 18°55'48" E	50.00'
L51	S 71°04'12" W	30.00'
L52	S 71°04'12" W	30.00'
L53	N 18°55'48" W	50.00'
L54	N 71°04'12" E	43.15'
L55	N 81°50'09" E	49.75'
L56	S 12°38'22" W	65.01'
L57	S 12°38'22" W	55.92'
L58	S 2°56'08" W	24.35'
L59	S 8°45'11" E	68.44'
L60	S 10°18'39" W	101.01'
L61	S 24°16'12" E	76.70'
L62	S 65°43'48" W	30.00'
L63	N 24°16'12" W	80.94'
L64	N 10°18'39" E	100.31'
L65	N 8°45'11" W	61.68'
L66	N 2°56'08" E	16.85'
L67	S 26°23'08" E	20.64'
L68	S 65°30'00" W	84.50'
L69	S 44°58'28" W	42.29'
L70	S 79°39'30" W	30.00'
L71	N 85°26'37" E	145.72'
L72	N 76°51'16" W	9.64'
L73	S 82°54'11" W	30.00'
L74	N 7°05'49" W	40.20'
L75	N 30°46'11" E	90.72'
L76	S 89°17'42" E	174.67'
L77	S 32°08'35" E	26.52'
L78	S 32°08'35" E	138.07'
L79	N 83°18'47" W	30.24'
L80	S 77°22'41" W	120.48'
L81	S 30°46'11" W	83.48'
L82	N 30°53'05" W	75.67'
L83	N 3°14'48" E	160.79'
L84	S 3°14'48" W	136.24'
L85	S 30°53'05" E	72.52'
L86	S 42°44'57" E	22.32'
L87	N 42°44'57" W	22.32'

METES & BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE RICHARD WEST SURVEY, ABSTRACT NO. 468, WILLIAM H. McCULLOUGH SURVEY, ABSTRACT NO. 465, WILLIAM M. MANGHAM SURVEY, ABSTRACT NO. 468 AND E. MATHER SURVEY, ABSTRACT NO. 434, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 201.375 ACRE TRACT OF LAND AS CONVEYED TO RIVER OAKS LAND PARTNERS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016083415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the east right-of-way line of County Road 214, as conveyed to Williamson County by Special Warranty Deed recorded in Document No. 2009093312 of the Official Public Records of Williamson County, Texas, at the northwest corner of Las Tres Marias Cemetery (recording info unknown), at the most westerly southwest corner of the above described River Oaks Land Partners 201.375-acre tract, for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east right-of-way line of said County Road 214 and the west line of said River Oaks Land Partners 201.375-acre tract, N 08°02'54" W a distance of 727.29 feet to a ½" iron rod found with cap stamped "CS Ltd." at a point of curvature of a curve to the right;

THENCE, continuing with the east right-of-way line of said County Road 214 and the west line of said River Oaks Land Partners 201.375-acre tract, along a curve to the right an arc distance of 406.51 feet, having a radius of 2,486.48 feet, a central angle of 09°22'02" and a chord which bears N 03°24'43" W a distance of 406.06 feet to a ½" iron rod found on the south line of a 3.18-acre tract as conveyed to Williamson County by instrument recorded in Volume 629, Page 362 of the Deed Records of Williamson County, Texas;

THENCE, with the south line of said Williamson County 3.18-acre tract, N 68°17'59" E a distance of 320.03 feet to a ½" iron rod found with cap stamped "Forest 1847" at the southeast corner of said Williamson County 3.18-acre tract, at an interior corner of said River Oaks Land Partners 201.375-acre tract, for an interior corner of the herein described tract;

THENCE, with the east line of said Williamson County 3.18-acre tract, N 19°46'37" W, pass a ½" iron rod found with cap stamped "Forest 1847" at a distance of 490.04 feet, and continuing on for a total distance of 572.39 feet to a ½" iron rod found with cap stamped "CS Ltd." on the east right-of-way line of said County Road 214 (as referenced in Doc. No. 2009093312), at an exterior corner of said River Oaks Land Partners 201.375-acre tract, for an exterior corner of the herein described tract;

THENCE, with the east right-of-way line of said County Road 214 (as referenced in Doc. No. 2009093312) and the west line of said River Oaks Land Partners 201.375-acre tract the following five (5) courses:

- 1) Along a curve to the right an arc distance of 413.51 feet, having a radius of 2486.48 feet, a central angle of 09°31'43" and a chord which bears N 21°26'44" E a distance of 413.04 feet to a ½" iron rod found with cap stamped "CS Ltd." for corner;
- 2) N 26°19'02" E a distance of 100.86 feet to a ½" iron rod found with cap stamped "CS Ltd." for an angle point;
- 3) N 34°00'26" E a distance of 138.24 feet to a ½" iron rod set with cap stamped "Brown and Gay" at an angle point;
- 4) N 23°58'55" W a distance of 24.51 feet to a ½" iron rod found with cap stamped "CS Ltd." at an angle point; and
- 5) N 26°11'04" E a distance of 208.44 feet to a ½" iron rod set with cap stamped "Brown and Gay" for the westerly northwest corner of the herein described tract, from which a ½" iron rod found with cap stamped "CS Ltd." found on the east right-of-way line of said County Road 214 (as referenced in Doc. No. 2009093312) and the west line of said River Oaks Land Partners 201.375-acre tract bears N 26°11'04" E a distance of 1,197.65 feet;

THENCE, leaving the east right-of-way line of said County Road 214, crossing over and across said River Oaks Land Partners 201.375-acre tract, N 70°35'57" E a distance of 170.78 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE N 58°00'01" E a distance of 199.25 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE N 27°00'33" E a distance of 158.05 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE N 30°02'13" E a distance of 122.22 feet to a ½" iron rod set with cap stamped "Brown and Gay" for the most northerly corner of the herein described tract;

THENCE S 46°19'15" E a distance of 286.92 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an interior corner of the herein described tract;

THENCE S 76°08'54" E a distance of 290.38 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an interior corner of the herein described tract;

THENCE S 82°04'41" E a distance of 60.09 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an interior corner of the herein described tract;

THENCE N 04°50'39" E a distance of 45.20 feet to a ½" iron rod set with cap stamped "Brown and Gay" at a point of curvature of a curve to the right;

THENCE, along said curve to the right an arc distance of 136.08 feet, having a radius of 689.55 feet, a central angle of 11°18'24" and chord which bears N 10°29'51" E a distance of 135.86 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an outside corner of the herein described tract;

THENCE S 69°33'30" E a distance of 509.26 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 51°16'28" E a distance of 257.43 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 19°34'58" E a distance of 428.33 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an inside corner of the herein described tract;

THENCE S 74°30'47" E a distance of 235.33 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE N 77°22'41" E a distance of 442.75 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an exterior corner of the herein described tract;

THENCE S 32°08'35" E a distance of 164.60 feet to a ½" iron rod set with cap stamped "Brown and Gay" on the easterly line of said River Oaks Land Partners 201.375-acre tract, on the westerly line of a called 25.530-acre tractof land as conveyed to River Oaks Land Partners, LLC, by special warranty deed recorded in Document No. 2017107562 of the Official Public Records of Williamson County Texas, for an exterior corner of the herein described tract, from which a ½" iron rod found with cap stamped "Forest 1847" at the southeast corner of said River Oaks Land Partners 201.375-acre tract, at the most northerly corner of said River Oaks Land Partners 25.530-acre tract and on the west line of a 95.34-acre tract of land as conveyed to Watson Ranch, Ltd. by general warranty deed recorded in Document No. 2009017881 of the Official Public Records of Williamson County, Texas, bears N 43°37'30" E a distance of 51.58 feet;

THENCE, with an easterly line of said River Oaks Land Partners 201.375-acre tract and a westerly line of said River Oaks Land Partners 25.530-acre tract, the following three (3) courses:

- 1) S 43°37'30" W a distance of 78.96 feet to a cotton gin spindle found for an angle point;
- 2) S 03°35'04" W a distance of 125.26 feet to a cotton gin spindle found for an angle point;
- 3) S 35°08'24" E a distance of 73.25 feet to a mag nail found for an angle point, from which a ½" iron rod found with cap stamped "Forest 1847" on the easterly line of said River Oaks Land Partners 201.375-acre tract bears, S 57°52'01" E a distance of 55.91 feet; and

THENCE, leaving the easterly line of said River Oaks Land Partners 201.375-acre tract and the westerly line of said River Oaks Land Partners 25.530-acre tract, crossing over and across said River Oaks Land Partners 201.375-acre tract, S 35°08'24" E a distance of 50.24 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point;

THENCE, continuing over and across said River Oaks Land Partners 201.375-acre tract, S 14°31'31" W a distance of 37.70 feet to a to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point;

THENCE, continuing over and across said River Oaks Land Partners 201.375-acre tract, S 49°40'35" W a distance of 172.94 feet to a ½" iron rod found with cap stamped "Forest 1847" on the easterly line of said River Oaks Land Partners 201.375-acre tract and the westerly line of said River Oaks Land Partners 25.530-acre tract;

THENCE, with the easterly line of said River Oaks Land Partners 201.375-acre tract and the westerly line of said River Oaks Land Partners 25.530-acre tract, the following four (4) courses:

- 1) S 48°58'47" W a distance of 414.72 feet to a cotton gin spindle found for an angle point;
- 2) S 23°54'58" W a distance of 115.99 feet to a ½" iron rod found with cap stamped "Forest 1847" for an angle point;
- 3) S 11°31'53" E a distance of 75.65 feet to a ½" iron rod found with cap stamped "Forest 1847" for an angle point;
- 4) S 24°29'57" E a distance of 85.00 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract, from which a ½" iron rod found with cap stamped "Forest 1847" on the easterly line of said River Oaks Land Partners 201.375-acre tract, and the westerly line of said River Oaks Land Partners 25.530-acre tract, bears S 24°29'57" E a distance of 132.24 feet; and

THENCE, leaving the westerly line of said River Oaks Land Partners 25.530-acre tract, crossing over and across said River Oaks Land Partners 201.375-acre tract, S 12°38'22" W a distance of 120.92 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 41°01'52" W a distance of 244.26 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 36°56'16" W a distance of 117.79 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 54°48'02" W a distance of 133.92 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE N 88°00'03" W a distance of 225.57 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an outside corner of the herein described tract;

THENCE N 02°38'05" E a distance of 116.34 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an inside corner of the herein described tract;

THENCE N 53°15'07" W a distance of 377.36 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE N 75°14'39" W a distance of 373.86 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an outside corner of the herein described tract;

THENCE N 09°03'11" E a distance of 205.83 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an inside corner of the herein described tract;

THENCE N 80°56'49" W a distance of 26.62 feet to a ½" iron rod set with cap stamped "Brown and Gay" at a point of curvature of a curve to the left;

THENCE, along said curve to the left an arc distance of 95.13 feet, having a radius of 440.00 feet, a central angle of 12°23'13", and a chord which bears N 87°08'26" W a distance of 94.94 feet to a ½" iron rod set with cap stamped "Brown and Gay" for corner;

THENCE S 86°39'58" W a distance of 121.20 feet to a ½" iron rod set with cap stamped "Brown and Gay" at a point of curvature of a curve to the left;

THENCE, along said curve to the left an arc distance of 14.60 feet, having a radius of 15.00 feet, a central angle of 55°46'16", and a chord which bears S 58°46'50" W a distance of 14.03 feet to a ½" iron rod set with cap stamped "Brown and Gay" at a point of reverse curvature;

THENCE, along said curve to the right an arc length of 24.44 feet, having a radius of 65.00 feet, a central angle of 21°32'32", and a chord which bears S 41°39'58" W a distance of 24.30 feet to a ½" iron rod set with cap stamped "Brown and Gay" at a point of reverse curvature;

THENCE, along said curve to the left an arc distance of 14.60 feet, having a radius of 15.00 feet, a central angle of 55°46'16", and a chord which bears S 24°33'06" W a distance of 14.03 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an outside corner of the herein described tract;

THENCE S 86°39'58" W a distance of 60.00 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an inside corner of the herein described tract;

THENCE S 03°20'02" E a distance of 16.36 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an outside corner of the herein described tract;

THENCE S 86°39'58" W a distance of 185.93 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 75°07'05" W a distance of 155.15 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an interior corner of the herein described tract;

THENCE S 25°42'03" W a distance of 321.02 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 21°48'13" E a distance of 91.24 feet to a ½" iron rod set with cap stamped "Brown and Gay" for an angle point of the herein described tract;

THENCE S 00°53'06" W a distance of 834.85 feet to a ½" iron rod set with cap stamped "Brown and Gay" on the south line of said River Oaks Land Partners 201.375-acre tract, on the north line of Lot 2, Block "A", Rolling Hills, Unit 2, a subdivision as recorded in Cabinet G, Page 308 of the Plat Records of Williamson County, Texas, for the most southerly southeast corner of the herein described tract;

THENCE, with the south line of said River Oaks Land Partners 201.375-acre tract, N 82°44'16" W a distance of 131.76 feet to a 5/8" iron rod found at the common north corner of Lots 1 and 2, Block "A" of said Rolling Hills, Unit 2, for an angle point of the herein described tract;

THENCE S 79°52'59" W a distance of 230.96 feet to a 1/2" iron rod found on the east line of said Las Tres Marias Cemetery, at the northwest corner of said Lot 1, Block "A" of said Rolling Hills Unit 2, at the most southerly southwest corner of said River Oaks Land Partners 201.375-acre tract, for the most southerly southwest corner of the herein described tract;

THENCE, with the east line of said Las Tres Marias Cemetery, N 06°43'39" W a distance of 95.60 feet to a ½" iron rod found with cap stamped "Meador" at the northeast corner of said cemetery, at an interior corner of said River Oaks Land Partners 201.375-acre tract, for an interior corner of the herein described tract;

THENCE, with the north line of said Las Tres Marias Cemetery, and a south line of said River Oaks Land Partners 201.375-acre tract, S 83°28'13" W a distance of 123.29 feet to the POINT OF BEGINNING and containing 110.984 acres (4,834,450 square feet) of land, more or less.



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Tel: 512-879-0400 • www.browngay.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:  
THAT RIVER OAKS LAND PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WRR INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IT'S MANAGER, BY RANDY ROLLO, MANAGER, OWNER OF A 201.375-ACRE TRACT OF LAND OUT OF THE RICHARD WEST SURVEY, ABSTRACT 468, JAMES HACKETT SURVEY, ABSTRACT 312, WILLIAM H. McCULLOUGH SURVEY, ABSTRACT 465, WILLIAM M. MANGHAM SURVEY, ABSTRACT 468 AND THE E. MATHER SURVEY, ABSTRACT 434, SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016083415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 110.984 ACRES OF LAND, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS ESTATES AT NORTHGATE PHASE 1, SECTION 1 AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 16 DAY OF July, 2018, A.D.

RIVER OAKS LAND PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
11402 HARE TRAIL  
AUSTIN, TX 78726

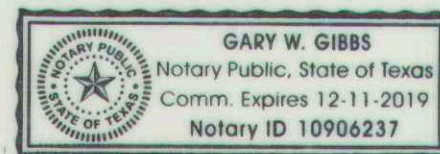
BY: WRR INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
IT'S MANAGER

*Randy Rollo*  
RANDY ROLLO, MANAGER

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED RANDY ROLLO, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

*Gary W. Gibbs*  
NOTARY PUBLIC, STATE OF TEXAS



GARY W. GIBBS  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 12/11/2019

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP 48491C0250E DATED SEPTEMBER 26, 2008.

A PORTION OF THIS SUBDIVISION LIES WITHIN THE STUDIED 100-YEAR FLOODPLAIN AS SHOWN ON THIS PLAT.

I, RICHARD L. RYCHLIK, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Richard Rychlik Jr.*  
RICHARD L. RYCHLIK, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 123927  
BGE, INC.  
7000 N. MOPAC EXPRESSWAY, SUITE 330  
AUSTIN, TEXAS 78731

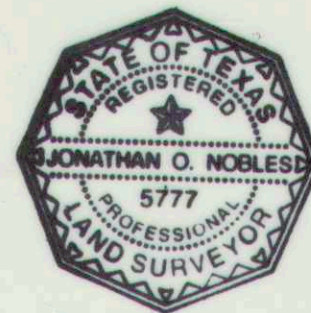
7/12/18  
DATE



I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

*Jonathan O. Nobles*  
JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
BGE, INC.  
7000 N. MOPAC EXPRESSWAY, SUITE 330  
AUSTIN, TEXAS 78731

7/12/2018  
DATE



#### NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
3. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.

## FINAL PLAT ESTATES AT NORTHGATE PHASE I, SECTION 1

A SUBDIVISION OF 110.984 ACRES OF LAND  
LOCATED IN THE  
RICHARD WEST SURVEY, A-468, WILLIAM H.  
McCULLOUGH SURVEY, A-465, WILLIAM M. MANGHAM  
SURVEY, A-468 AND THE E. MATHER SURVEY, A-434,  
IN WILLIAMSON COUNTY, TEXAS.

#### NOTES CONTINUED:

5. WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
6. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF THE INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET WHICHEVER IS LESS.
7. A 50 FOOT BUILDING SETBACK ALONG COUNTY ROAD 214 IS HEREBY DEDICATED.
8. A 25 FOOT BUILDING SETBACK ALONG ALL RIGHT-OF-WAYS IS HEREBY DEDICATED.
9. A 15 FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS IS HEREBY DEDICATED.
10. LOT 25, BLOCK C SHALL HAVE A MAXIMUM IMPERVIOUS COVER OF 18,284 SQUARE FEET. ALL OTHER SINGLE FAMILY LOTS SHALL HAVE A MAXIMUM IMPERVIOUS COVER OF 7,424 SQUARE FEET.
11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
12. IT IS THE RESPONSIBILITY OF THE OWNERS, 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.
13. DRIVEWAYS FOR LOTS ABUTTING CR 214 SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT DIRECTLY TO CR 214.
14. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
15. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION [EXCEPT FOR LOTS 22-27, BLOCK B, AND 8-12, 15-19, BLOCK E]. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR LOTS 22-27, BLOCK B, AND 8-12, 15-19, BLOCK E PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.
16. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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.
17. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY FRANCISCO A. ARCE, PROJECT NO. 4678-00, DATED MARCH, 2017.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 16th DAY OF July, 2018 A.D.

*Teresa Baker*  
WILLIAMSON COUNTY ADDRESS COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

*J. Terron Evertson*  
J. TERRON EVERTSON, PE, DR, CFM  
COUNTY ENGINEER

7/26/18  
DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS 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 STREETS, 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 AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:  
I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:  
I, NANCY 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 THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2018 A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE.

NANCY RISTER, CLERK COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

DEPUTY



BGE, Inc.  
7000 North Mopac, Suite 330  
Austin, TX 78731  
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