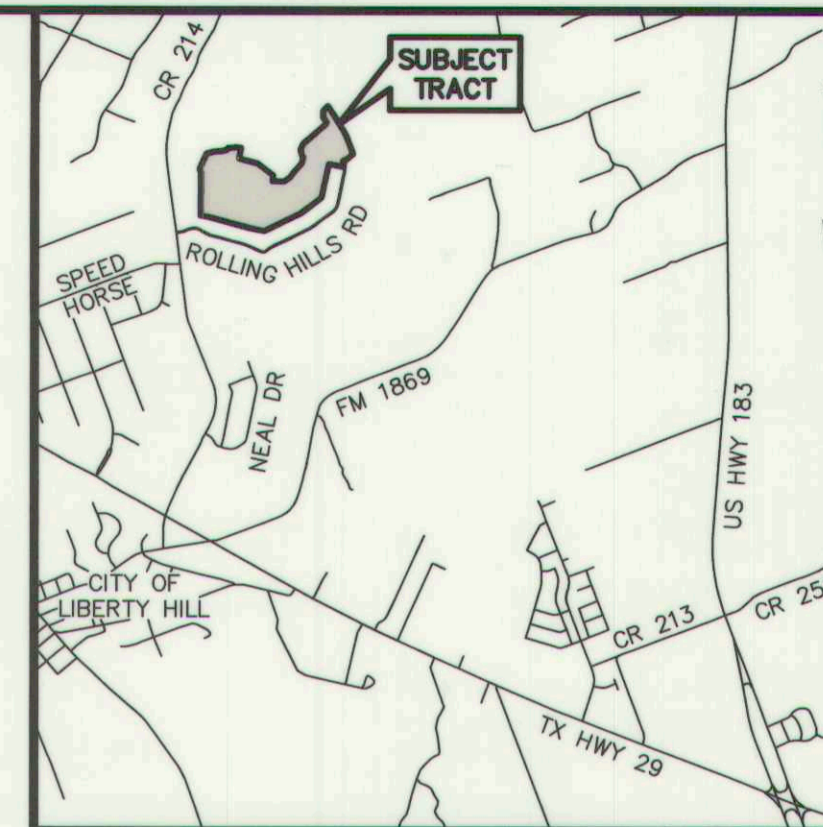


STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
FRANCIS COURT	60 FEET	26 FEET	575 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
WELLBORN ROAD	60 FEET	26 FEET	4,103 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
TOTAL LINEAR FEET OF NEW STREETS:			4,678 FEET			



VICINITY MAP
NOT TO SCALE

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	47	54.893 AC.
DRAINAGE ESMT.	1	0.852 AC.
OPEN SPACE/DRAINAGE ESMT.	5	13.373 AC.
RIGHT-OF-WAY	-	6.899 AC.
TOTAL	53	76.017 AC.

CULVERT TABLE			
BLOCK	LOT	CULVERT DIAMETER	INVERT ELEVATION
F	33	18 IN.	1003.47
F	34	18 IN.	1007.44
F	35	18 IN.	1008.7
F	41	18 IN.	1043.5
F	42	18 IN.	1042.9
F	43	18 IN.	1042.4
F	44	18 IN.	1042
F	45	24 IN.	1041.6
F	46	24 IN.	1041
F	47	24 IN.	1038.7
F	48	30 IN.	1035.7
F	49	30 IN.	1033.9
F	50	36 IN.	1032.3
F	51	2 X 30 IN.	1029.7

NOTE: ALL LOTS OMITTED FROM THE CULVERT TABLE DO NOT REQUIRE CULVERTS.

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. AS SHOWN AND LOCATED ALONG THE EAST SIDE OF C.R. 214, BEHIND LOT 22, BLOCK B, OF THE NORTHGATE PHASE 1, SECTION 1, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 2018070591, OFFICIALS PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

ELEVATION 993.74 FEET
GRID N. 10223889.38
GRID E. 3057450.22

NAVD 88 DATUM

SUBMITTED DATE: 26 MARCH, 2020

OWNER:

RIVER OAKS LAND PARTNERS, LLC
13809 RESEARCH BLVD., SUITE 745
AUSTIN, TX 78750
TEL: 512-750-0896

ENGINEER & SURVEYOR:

BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400

BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

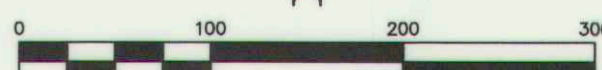
ESTATES AT NORTHGATE
PHASE 1 SECTION 1
DOC. NO. 2018070591
O.P.R.W.C.

ESTATES AT NORTHGATE
PHASE 1 SECTION 1
DOC. NO. 2018070591
O.P.R.W.C.

ESTATES AT
DOC. NO. 2

FINAL PLAT ESTATES AT NORTHGATE PHASE I, SECTION 2

A SUBDIVISION OF 76.017 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.



LEGEND

- D.E. DRAINAGE EASEMENT
- D.R.W.C. DEED RECORDS, WILLIAMSON COUNTY
- DRAN. DRAINAGE
- ESMT. EASEMENT
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
- O.S. OPEN SPACE
- O.S.S.F. ON-SITE SEWAGE FACILITY
- P.O.B. POINT OF BEGINNING
- P.R.W.C. PLAT RECORDS, WILLIAMSON COUNTY
- PROP. PROPOSED
- 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.
- [] RECORD INFORMATION DOC. NO. 2001060231, 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/ "BGE INC" CAP
- △ CALCULATED POINT

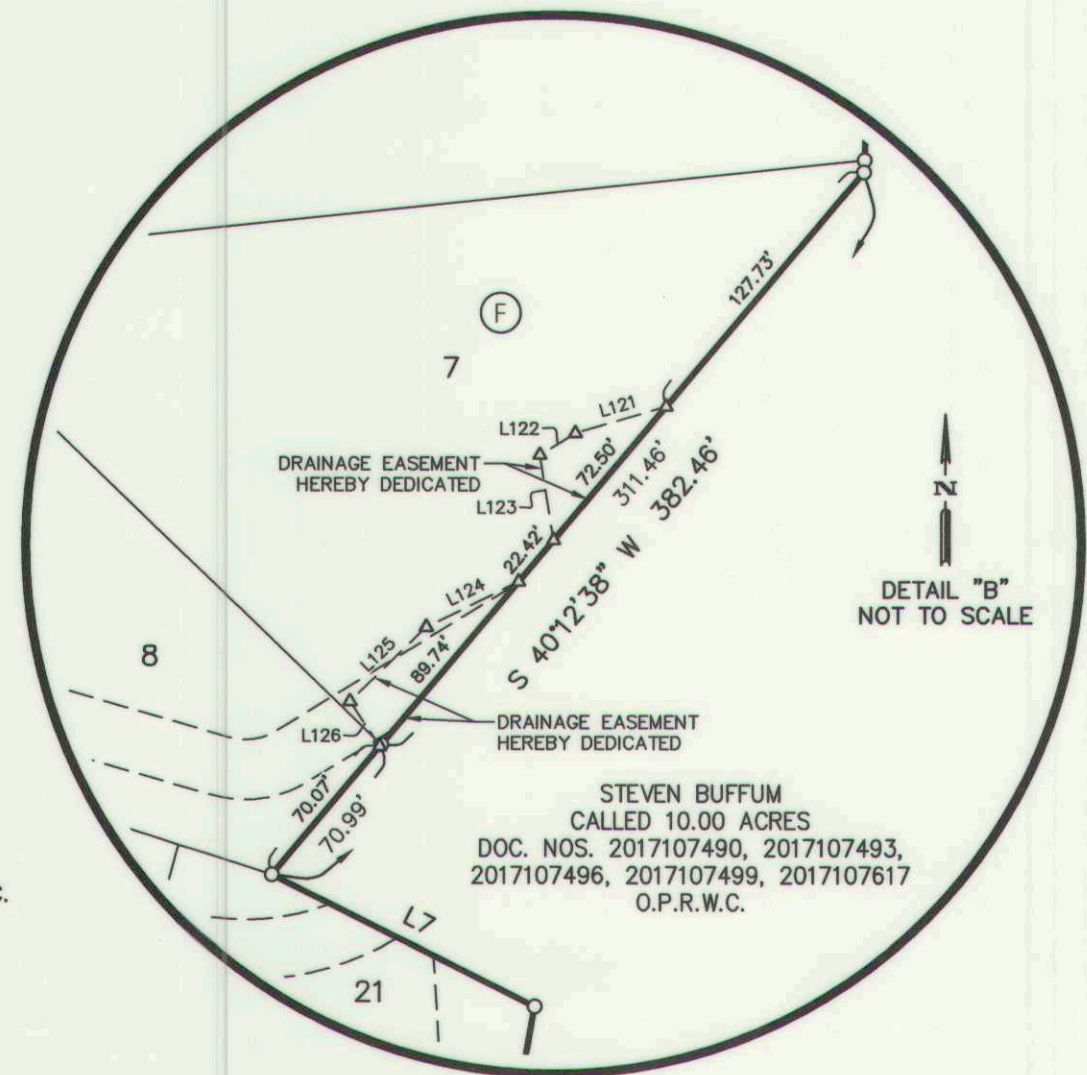
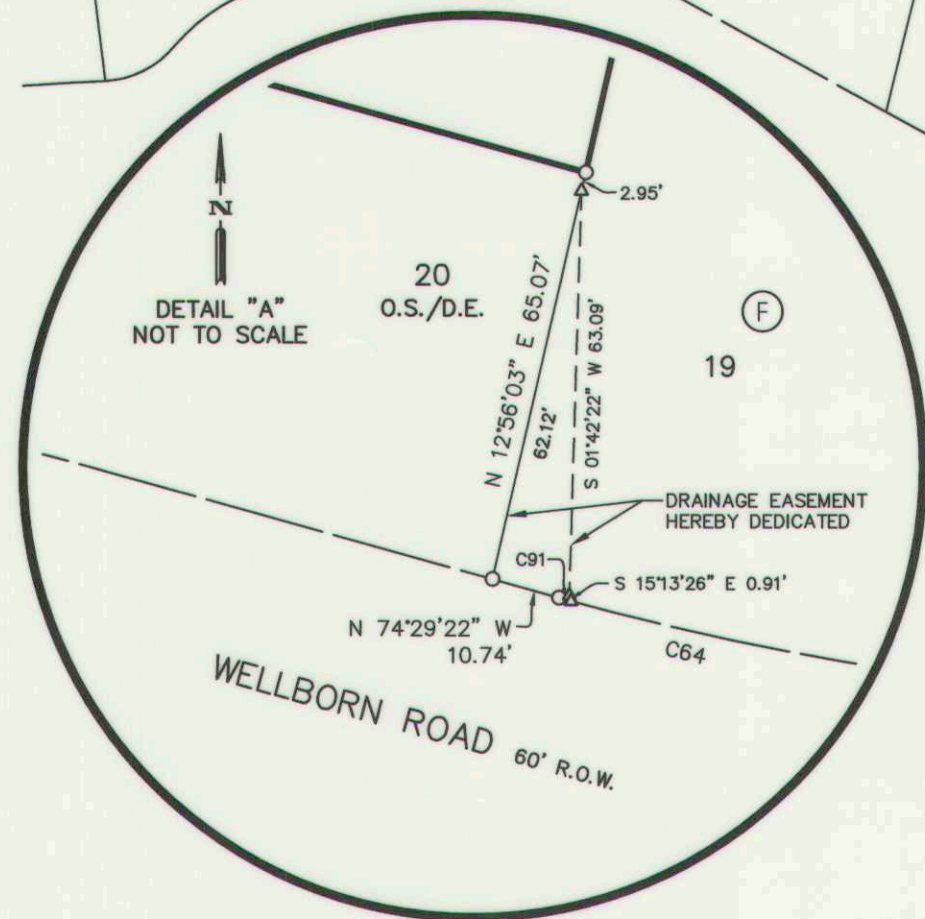
"NAME ON CAP"

G:\Projects\Survey Projects\Northgate Ranch (River Oaks)\4485-00 River Oaks\4485-00 River Oaks\Drawings\Ph 1 - Sec 2_Plat\7052-00_NG PH1 Sec 2.dwg, 10/20/2020 9:40 AM, aburger, 1:0

G:\Projects\Survey\Projects\Northgate Ranch (River Oaks)\4435-00 River Oaks\4435-00 River Oaks\Drawings\Ph 1 - Sec 2_Plat\7052-00 NG PH1 Sec 2.dwg, 10/20/2020 9:40 AM, aborger, 1:0

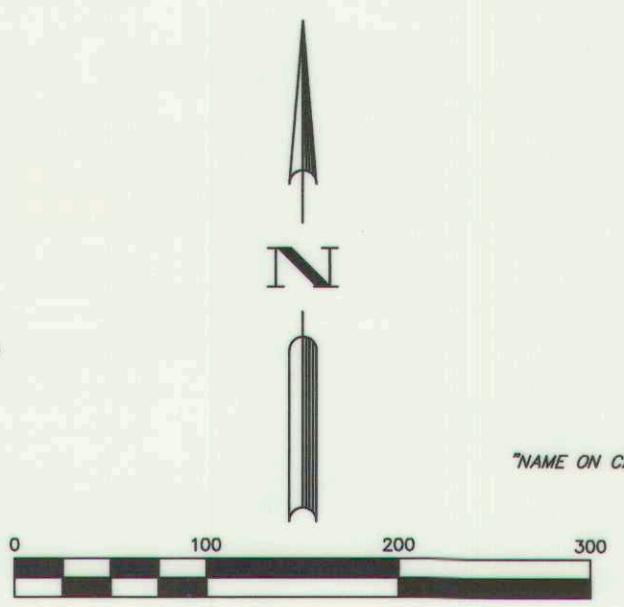


MINIMUM FINISHED FLOOR ELEVATION TABLE		
BLOCK	LOT	F.F.E.
F	6	997.5'
F	7	1002.3'
F	8	1002.5'
F	17	1003.8'
F	19	1001.7'
F	20	1000.6'
F	21	995.2'
F	23	992.9'
F	24	992.8'
F	25	991.5'
F	26	990.7'
F	27	989.0'
F	29	985.7'
F	30	984.8'
F	31	981.1'
F	32	979.4'
F	38	1013.3'



FINAL PLAT
ESTATES AT NORTHGATE
PHASE I, SECTION 2

A SUBDIVISION OF 76.017 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.

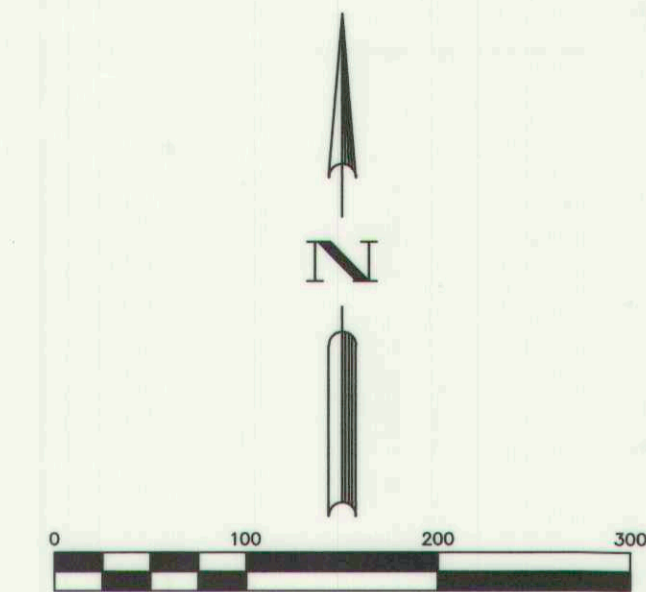
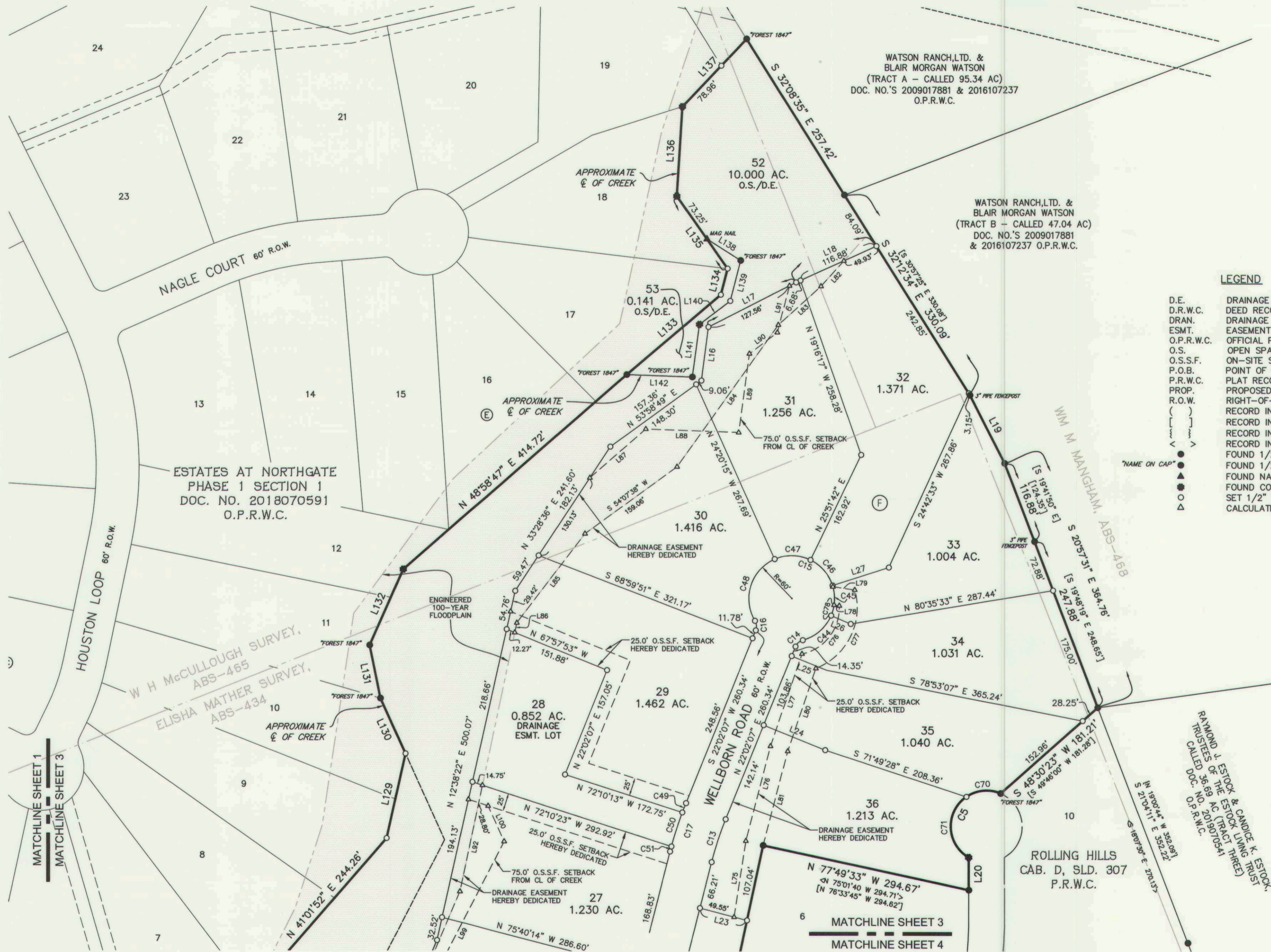


- LEGEND**
- D.E. DRAINAGE EASEMENT
 - D.R.W.C. DEED RECORDS, WILLIAMSON COUNTY
 - DRAN. DRAINAGE
 - ESMT. EASEMENT
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
 - O.S. OPEN SPACE
 - O.S.S.F. ON-SITE SEWAGE FACILITY
 - P.O.B. POINT OF BEGINNING
 - P.R.W.C. PLAT RECORDS, WILLIAMSON COUNTY
 - PROP. PROPOSED
 - 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.
 - [] RECORD INFORMATION DOC. NO. 2001060231, 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/ "BGE INC" CAP
 - △ CALCULATED POINT



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TxC\Projects\Survey\Northgate Ranch (River Oaks)\4495-00 River Oaks\4495-00 River Oaks\Drawings\Ph 1 - Sec 2\Plat\7052-00 NG PH1 Sec 2.dwg, 10/20/2020 9:41 AM, sborger, 1:0



LEGEND

- | | |
|------------|------------------------------------------------------------------|
| D.E. | DRAINAGE EASEMENT |
| D.R.W.C. | DEED RECORDS, WILLIAMSON COUNTY |
| DRAN. | DRAINAGE |
| ESMT. | EASEMENT |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY |
| O.S. | OPEN SPACE |
| O.S.S.F. | ON-SITE SEWAGE FACILITY |
| P.O.B. | POINT OF BEGINNING |
| P.R.W.C. | PLAT RECORDS, WILLIAMSON COUNTY |
| PROP. | PROPOSED |
| 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. |
| [] | RECORD INFORMATION DOC. NO. 2001060231, 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/ "BGE INC" CAP |
| [] | CALCULATED POINT |

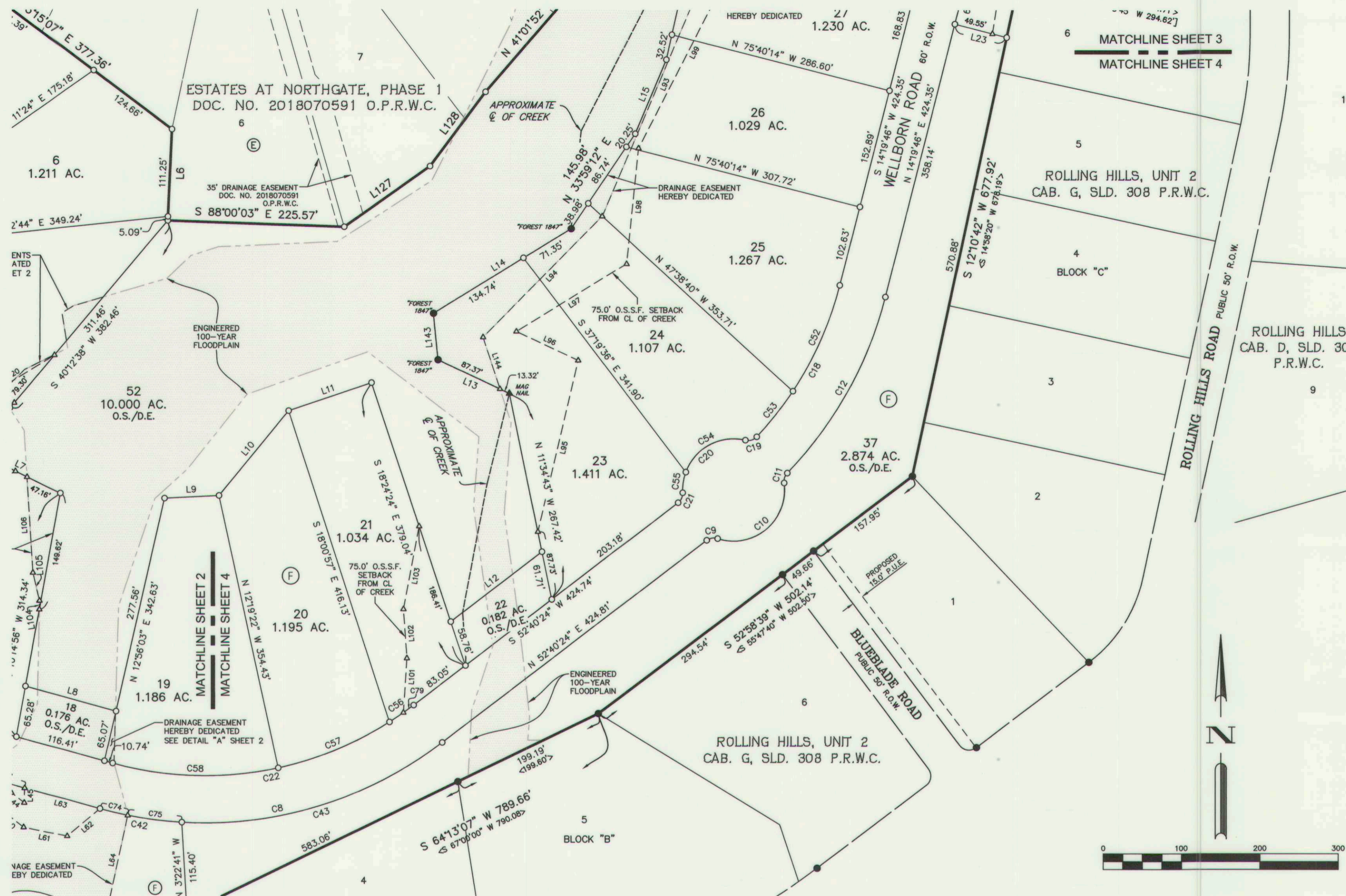
FINAL PLAT
ESTATES AT NORTHGATE
PHASE 1, SECTION 2

A SUBDIVISION OF 76.017 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.



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\Projects\Survey\Projects\Northgate Ranch (River Oaks)\4495-00 River Oaks\04_Finals\Drawings\Ph 1 - Sec 2_Plat\7052-00 NG PH1 Sec 2.dwg, 10/20/2020 9:41 AM, abarber, 1:0



FINAL PLAT ESTATES AT NORTHGATE PHASE 1, SECTION 2

A SUBDIVISION OF 76.017 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 TABLE		
NUMBER	BEARING	DISTANCE
L1	N 21°48'13" W	91.24'
L2	N 03°20'02" W	16.36'
L3	N 86°39'58" E	60.00'
L4	N 86°39'58" E	121.20'
L5	S 80°56'49" E	26.62'
L6	S 02°38'05" W	116.34'
L7	S 63°32'55" E	122.62'
L8	S 74°29'22" E	119.47'
L9	N 87°03'57" E	69.68'
L10	N 39°30'10" E	139.91'
L11	N 71°20'12" E	111.76'
L12	N 52°40'24" E	146.27'
L13	N 64°59'04" W	100.69'
L14	N 58°30'40" E	206.09'
L15	N 22°53'46" E	102.46'

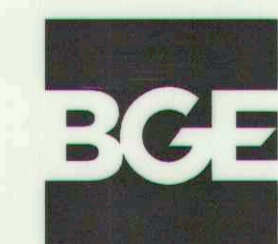
LINE TABLE		
NUMBER	BEARING	DISTANCE
L16	N 07°28'06" E	75.68'
L17	N 63°06'10" E	137.81'
L18	N 65°47'05" E	123.56'
L19	S 26°56'46" E	106.95'
	[S 26°30'07" E]	[98.67']
L20	S 00°12'02" E	45.69'
	[S 1°01'35" W]	[45.55']
L21	S 03°20'02" E	63.03'
L22	N 03°20'02" W	79.39'
L23	S 75°40'14" E	68.29'
L24	S 67°57'53" E	92.85'
L25	S 67°57'53" E	53.06'
L26	S 66°48'35" E	29.73'
L27	S 72°15'25" W	82.86'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L28	S 09°29'24" E	28.55'
L29	S 43°52'03" E	79.43'
L30	S 42°12'09" E	16.29'
L31	S 03°20'02" E	40.07'
L32	S 23°40'24" W	219.67'
L33	S 54°59'20" W	19.69'
L34	S 22°29'40" W	62.17'
L35	S 75°15'14" E	25.85'
L36	S 70°33'54" E	29.56'
L37	S 36°26'03" E	26.00'
L38	S 69°02'22" E	39.65'
L39	N 88°27'46" E	24.68'
L40	N 59°11'28" E	22.18'
L41	S 74°57'07" E	316.86'
L42	S 70°16'34" E	67.45'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L43	S 73°46'40" E	133.32'
L44	N 52°12'48" W	20.74'
L45	N 01°26'56" E	18.66'
L46	S 42°12'09" E	27.62'
L47	S 03°20'02" E	31.25'
L48	S 23°40'24" W	212.67'
L49	S 54°59'20" W	19.97'
L50	S 22°29'40" W	69.45'
L51	S 75°15'14" E	24.83'
L52	S 70°33'54" E	20.87'
L53	S 36°26'03" E	25.64'
L54	S 69°02'22" E	51.93'
L55	N 88°27'46" E	36.18'
L56	N 59°11'28" E	18.13'
L57	S 74°57'07" E	305.26'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L58	S 70°16'34" E	67.20'
L59	S 73°46'40" E	129.33'
L60	S 52°12'48" E	34.37'
L61	S 77°52'09" E	56.56'
L62	N 50°10'36" E	54.55'
L63	N 74°29'22" W	99.57'
L64	S 12°15'31" W	118.85'
L65	S 32°14'04" W	64.28'
L66	S 23°23'23" W	26.15'
L67	S 64°13'07" W	44.73'
L68	N 79°40'10" W	61.05'
L69	N 12°09'53" E	21.34'
L70	N 14°57'00" W	89.85'
L71	N 59°00'32" W	58.86'
L72	N 03°43'18" E	24.49'
L73	N 44°44'41" E	30.61'
L74	N 21°40'43" E	75.11'
L75	N 08°51'02" E	107.56'
L76	N 14°34'14" E	136.98'
L77	N 18°48'25" E	135.88'
L78	N 81°29'24" W	7.42'
L79	S 81°29'24" E	30.94'
L80	S 18°48'25" W	122.11'
L81	S 14°34'14" W	136.06'
L82	S 42°08'04" W	47.85'
L83	S 47°50'07" W	80.55'
L84	S 35°33'41" W	243.98'
L85	S 37°25'56" W	157.25'
L86	S 11°57'39" W	13.87'
L87	N 48°58'47" E	103.87'
L88	S 87°56'12" E	130.26'
L89	N 07°43'12" E	111.11'
L90	N 52°49'39" E	49.12'
L91	N 14°31'31" E	67.54'
L92	S 11°57'39" W	151.85'
L93	S 23°03'39" W	290.78'
L94	S 44°38'54" W	216.38'
L95	N 13°19'48" E	223.91'
L96	N 64°59'04" W	86.98'
L97	N 58°30'40" E	164.85'
L98	N 05°51'09" E	147.94'
L99	N 27°19'14" E	282.57'
L100	N 24°29'57" W	54.54'
L101	N 03°44'07" E	69.43'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L102	N 04°05'35" W	62.48'
L103	N 10°50'31" E	107.10'
L104	N 01°11'23" E	11.06'
L105	N 13°06'02" W	36.68'
L106	N 03°32'35" W	121.69'
L107	N 73°47'39" W	305.98'
L108	S 15°30'38" W	173.07'
L109	S 38°00'38" W	33.73'
L110	N 38°00'38" E	54.44'
L111	N 15°30'38" E	173.07'
L112	S 73°47'39" E	305.98'
L113	N 58°35'17" E	42.46'
L114	N 73°47'39" W	305.98'
L115	S 15°30'38" W	173.07'
L116	S 38°00'38" W	23.37'
L117	N 38°00'38" E	64.79'
L118	N 15°30'38" E	173.07'
L119	S 73°47'39" E	305.98'
L120	N 58°35'17" E	117.71'
L121	S 73°43'13" W	39.26'
L122	S 58°37'57" W	17.40'
L123	S 09°14'15" E	35.76'
L124	S 63°49'51" W	43.06'
L125	S 45°45'08" W	44.32'
L126	S 33°47'33" E	22.40'
L127	N 54°48'02" E	133.92'
L128	N 36°56'16" E	117.79'
L129	N 12°38'22" E	120.92'
L130	N 24°29'57" W	85.00'
L131	N 11°31'53" W	75.65'
L132	N 23°54'58" E	115.99'
L133	N 49°40'35" E	172.94'
L134	N 14°31'31" E	37.70'
L135	N 35°08'24" W	123.49'
L136	N 03°35'04" E	125.26'
L137	N 43°37'30" E	130.54'
L138	S 57°52'01" E	55.91'
L139	S 14°31'31" W	58.52'
L140	S 52°49'39" W	54.23'
L141	S 07°43'12" W	74.32'
L142	N 87°56'12" W	91.93'
L143	N 05°41'08" W	59.36'
L144	S 18°14'09" E	69.17'



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

6: \\TVC\Projects\Survey Projects\Northgate Ranch (River Oaks)\4495-00 River Oaks\04_Finals\Drawings\Ph 1- Sec 2_Plat\7052--00_NG PH1 Sec 2.dwg, 10/20/2020 10:11 AM, abarger, 1:0

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	14.60'	15.00'	55°46'16"	N 24°33'06" E	14.03'
C2	24.44'	65.00'	21°32'32"	N 41°39'58" E	24.30'
C3	14.60'	15.00'	55°46'16"	N 58°46'50" E	14.03'
C4	95.13'	440.00'	12°23'13"	S 87°08'26" E	94.94'
C5	151.57'	50.00'	173°41'09"	S 26°38'06" W	99.85'
	[151.61']	[50.00']		[S 27°53'28" W]	[99.85']
C6	207.40'	440.00'	27°00'26"	S 10°10'11" W	205.49'
C7	736.70'	430.00'	98°09'46"	N 25°24'29" W	649.85'
C8	461.09'	500.00'	52°50'14"	S 79°05'31" W	444.93'
C9	14.59'	15.00'	55°43'23"	S 80°32'06" W	14.02'
C10	131.96'	65.00'	116°19'00"	N 50°14'17" E	110.44'
C11	13.61'	15.00'	52°00'17"	S 18°04'56" W	13.15'
C12	259.66'	500.00'	29°45'19"	S 29°12'26" W	256.76'
C13	63.21'	470.00'	7°42'21"	N 18°10'56" E	63.16'
C14	13.91'	15.00'	53°07'48"	N 48°36'01" E	13.42'
C15	299.77'	60.00'	286°15'37"	S 67°57'53" E	72.00'
C16	13.91'	15.00'	53°07'48"	S 04°31'48" E	13.42'
C17	71.28'	530.00'	7°42'21"	N 18°10'56" E	71.23'
C18	222.53'	440.00'	28°58'37"	S 28°49'04" W	220.16'
C19	15.74'	15.00'	60°07'18"	S 73°22'02" W	15.03'
C20	120.90'	65.00'	106°34'25"	N 50°08'28" E	104.21'
C21	14.61'	15.00'	55°49'09"	S 24°45'50" W	14.04'
C22	405.76'	440.00'	52°50'14"	S 79°05'31" W	391.53'
C23	633.91'	370.00'	98°09'46"	N 25°24'29" W	559.17'
C24	23.56'	15.00'	90°00'00"	N 68°40'24" E	21.21'
C25	27.29'	970.00'	1°36'42"	S 65°31'15" E	27.28'
C26	13.91'	15.00'	53°07'48"	S 38°09'00" E	13.42'
C27	299.77'	60.00'	286°15'37"	S 25°17'06" W	72.00'
C28	13.91'	15.00'	53°07'48"	S 88°43'12" W	13.42'
C29	28.97'	1,030.00'	1°36'42"	S 65°31'15" E	28.97'
C30	22.27'	15.00'	85°02'51"	N 23°48'11" W	20.28'
C31	192.46'	500.00'	22°03'17"	S 07°41'36" W	191.28'
C32	160.32'	440.01'	20°52'36"	N 07°06'16" E	159.44'
C33	47.08'	440.01'	6°07'50"	N 20°36'29" E	47.06'
C34	60.79'	430.00'	8°06'01"	S 19°37'23" W	60.74'
C35	133.46'	430.00'	17°46'58"	S 06°40'53" W	132.92'
C36	127.43'	430.00'	16°58'47"	S 10°41'59" E	126.97'
C37	95.85'	430.00'	12°46'19"	S 25°34'32" E	95.65'
C38	70.48'	430.00'	9°23'26"	S 36°39'25" E	70.40'
C39	89.61'	430.00'	11°56'26"	S 47°19'21" E	89.45'
C40	119.47'	430.00'	15°55'07"	S 61°15'08" E	119.08'
C41	39.61'	430.00'	5°16'41"	S 71°51'02" E	39.60'
C42	106.06'	500.00'	12°09'12"	S 80°33'58" E	105.86'
C43	355.03'	500.00'	40°41'01"	N 73°00'55" E	347.62'
C44	54.43'	60.00'	51°58'30"	N 49°10'40" E	52.58'
C45	42.87'	60.00'	40°56'00"	N 02°43'25" E	41.96'
C46	48.59'	60.00'	46°23'44"	N 40°56'27" W	47.27'

FINAL PLAT

ESTATES AT NORTHGATE

PHASE I, SECTION 2

A SUBDIVISION OF 76.017 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.



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C47	51.61'	60.00'	49°17'09"	N 88°46'53" W	50.04'
C48	102.28'	60.00'	97°40'14"	S 17°44'25" W	90.34'
C49	13.92'	530.00'	1°30'19"	S 21°16'57" W	13.92'
C50	50.01'	530.00'	5°24'23"	S 17°49'36" W	49.99'
C51	7.35'	530.00'	0°47'39"	S 14°43'35" W	7.35'
C52	148.04'	440.00'	19°16'37"	N 23°58'05" E	147.34'
C53	74.49'	440.00'	9°41'59"	N 38°27'23" E	74.40'
C54	94.24'	65.00'	83°04'00"	S 61°53'40" W	86.20'
C55	26.67'	65.00'	23°30'25"	S 08°36'28" W	26.48'
C56	37.59'	440.00'	4°53'44"	N 55°07'16" E	37.58'
C57	154.42'	440.00'	20°06'30"	N 67°37'23" E	153.63'
C58	213.74'	440.00'	27°49'59"	S 88°24'22" E	211.65'
C59	115.34'	370.00'	17°51'39"	S 65°33'33" E	114.87'
C60	165.73'	370.00'	25°39'48"	S 43°47'49" E	164.34'
C61	189.09'	370.00'	29°16'50"	S 16°19'30" E	187.03'
C62	163.75'	370.00'	25°21'29"	S 10°59'39" W	162.42'
C63	92.05'	60.00'	87°54'18"	S 55°32'15" E	83.29'
C64	36.00'	60.00'	34°22'39"	N 63°19'16" E	35.46'
C65	54.55'	60.00'	52°05'13"	N 20°05'20" E	52.69'
C66	56.21'	60.00'	53°40'33"	N 32°47'33" W	54.18'
C67	60.96'	60.00'	58°12'53"	N 88°44'16" W	58.37'
C68	178.75'	500.01'	20°29'01"	N 08°28'44" E	177.80'
C69	13.71'	500.01'	1°34'16"	N 02°32'54" W	13.71'
C70	50.22'	50.00'	57°32'42"	S 84°42'20" W	48.13'
C71	101.35'	50.00'	116°08'27"	S 02°08'15" E	84.87'
C72	733.59'	430.00'	97°44'55"	S 26°22'47" E	647.81'
C73	776.25'	455.00'	97°44'55"	S 26°22'47" E	685.47'
C74	36.38'	500.00'	4°10'06"	S 76°34'25" E	36.37'
C75	69.68'	500.00'	7°59'06"	S 82°39'02" E	69.63'
C76	92.64'	65.63'	80°52'50"	N 37°55'21" E	85.14'
C77	134.10'	90.63'	84°46'39"	S 26°25'09" W	122.20'
C78	15.37'	60.00'	14°40'49"	N 15°51'01" E	15.33'
C79	16.17'	440.00'	2°06'19"	N 53°43'34" E	16.17'
C80	64.66'	100.00'	37°02'59"	S 87°40'51" W	63.54'
C81	39.57'	25.00'	90°41'43"	S 60°51'29" W	35.57'
C82	88.36'	225.00'	22°30'00"	S 26°45'38" W	87.79'
C83	68.72'	175.00'	22°30'00"	N 26°45'38" E	68.28'
C84	118.72'	75.00'	90°41'43"	N 60°51'29" E	106.71'
C85	41.55'	50.00'	47°37'04"	N 82°23'49" E	40.37'
C86	102.31'	125.00'	46°53'43"	S 82°45'29" W	99.48'
C87	98.17'	250.00'	22°30'00"	S 26°45'38" W	97.55'
C88	58.90'	150.00'	22°30'00"	N 26°45'38" E	58.53'
C89	158.29'	100.00'	90°41'43"	N 60°51'29" E	142.28'
C90	20.78'	25.00'	47°37'04"	N 82°23'49" E	20.18'
C91	1.98'	440.00'	0°15'30"	S 74°37'07" E	1.98'
C92	220.36'	467.50'	27°00'26"	S 10°10'11" W	218.33'

DESCRIPTION OF A 76.017 ACRE TRACT OF LAND SITUATED
WILLIAMSON COUNTY, TEXAS

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 AND ALL OF A 25.530-ACRE TRACT AS CONVEYED TO RIVER OAKS LAND PARTNERS, LLC BY SPECIAL WARRANTY DEEDS RECORDED IN DOCUMENT NUMBERS 2016083415 AND 2017107562, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A 10.000-ACRE TRACT OF LAND AS CONVEYED TO STEVEN BUFFUM BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017107490, KATHERINE MAYER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017107493, MICHAEL MOYER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017107496, MARGARET RIGGINS BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017107499 AND ELTON W. ROUSE BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017107617, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped 'BGE INC' set at the most southerly southeast corner of Lot 5, Block A, Estates at Northgate, Phase 1, Section 1, a subdivision as recorded in Document No. 2018070591 of the Official Public Records of Williamson County, Texas, on the south line of said River Oaks Land Partners 201.375-acre tract, on the north line of Lot 2, Block 'A' of Rolling Hills, Unit 2, a subdivision recorded in Cabinet G, Slide 308 of the Plat Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract, from which a 5/8-inch iron rod found at the common north corner of Lot 1 and said Lot 2 of said Block 'A', Rolling Hills, Unit 2 bears N 82°44'16" W a distance of 131.76 feet;

THENCE, with an easterly line of said Estates at Northgate, Phase 1, Section 1, N 00°53'06" E, a distance of 834.85 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;

THENCE, continuing with an easterly line of said Estates at Northgate, Phase 1, Section 1, N 21°48'13" W, a distance of 91.24 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the common east corner of Lots 9 and 10, Block A, of said Estates at Northgate, Phase 1, Section 1, for an exterior corner of the herein described tract;

THENCE, continuing with an easterly line of said Estates at Northgate, Phase 1, Section 1, N 25°42'03" E, a distance of 321.02 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;

THENCE, continuing with a southerly line of said Estates at Northgate, Phase 1, Section 1, the following fourteen (14) courses:

- 1) N 75°07'05" E, a distance of 155.15 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 2) N 86°39'58" E, a distance of 185.93 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the southeast corner of said Lot 10, Block A, Northgate, Phase 1, Section 1, for a northerly interior corner of the herein described tract;
- 3) N 03°20'02" W, a distance of 16.36 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the southwest terminus of Houston Loop (60' right-of-way) for a northerly exterior corner of the herein described tract;
- 4) N 86°39'58" E, a distance of 60.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the southeast terminus of said Houston Loop, for a northerly interior corner of the herein described tract;
- 5) Along a curve to the right, 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 N 24°33'06" E, a distance of 14.03 feet to 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of said Houston Loop, at a point of reverse curvature;
- 6) Along said curve to the left, an arc distance of 24.44 feet, having a radius of 65.00 feet, a central angle of 21°32'32" and a chord which bears N 41°39'58" E, a distance of 24.30 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of said Houston Loop, at a point of reverse curvature;
- 7) Along said curve to the right, 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 N 58°46'50" E, a distance of 14.03 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of said Houston Loop, at a point of tangency;
- 8) N 86°39'58" E, a distance of 121.20 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of said Houston Loop, at the point of curvature of a curve to the right;
- 9) Along said curve to the right, 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 S 87°08'26" E, a distance of 94.94 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of said Houston Loop, for a point of tangency;
- 10) S 80°56'49" E, a distance of 26.62 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of said Houston Loop, at the northwest corner of Lot 2, Block E, of said Estates at Northgate, Phase 1, Section 1, for a northerly exterior corner of the herein described tract;
- 11) S 09°03'11" W, a distance of 205.83 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the southwest corner of said Lot 2, Block E, for a northerly corner of the herein described tract;
- 12) S 75°14'39" E, a distance of 373.86 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 13) S 53°15'07" E, a distance of 377.36 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the southeast corner of Lot 5, Block E, being on the west line of Lot 6, Block E, of said Estates at Northgate, Phase 1, Section 1, for a northerly exterior corner of the herein described tract; and
- 14) S 02°38'05" W, a distance of 116.34 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the southwest corner of Lot 6, Block E, of said Estates at Northgate, Phase 1, Section 1, for a northerly interior corner of the herein described tract, being a north corner of said 10.000-acre tract;

THENCE, with the southerly lines of said Estates at Northgate, Phase 1, Section 1 and the northerly lines of said 10.000-acre tract, the following nine (9) courses:

- 1) S 88°00'03" E, a distance of 225.57 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the common south corner of Lot 6, Block E, and Lot 7, Block E, of said Estates at Northgate, Phase 1, Section 1, for an angle point;
- 2) N 54°48'02" E, a distance of 133.92 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 3) N 36°56'16" E, a distance of 117.79 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 4) N 41°01'52" E, a distance of 244.26 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 5) N 12°38'22" E, a distance of 120.92 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point; and
- 6) N 24°29'57" W, a distance of 85.00 feet to a 1/2-inch iron rod with cap stamped 'FOREST 1847' found at the common east corner of Lots 10 and 11 for an angle point;
- 7) N 11°31'53" W, a distance of 75.65 feet to a 1/2-inch iron rod with cap stamped 'FOREST 1847' found for an angle point;

- 8) N 23°54'58" E, a distance of 115.99 feet to a cotton gin spindle found for an angle point; and
- 9) N 48°58'47" E, a distance of 414.72 feet to 1/2-inch iron rod with cap stamped 'FOREST 1847' found on the easterly line of Lot 17, Block E, of said Estates at Northgate, Phase 1, Section 1, at the west corner of a 0.141-acre portion of said 201.375-acre tract, for an angle point of the herein described tract;

THENCE, with the southerly lines of said Estates at Northgate, Phase 1, Section 1, and the northerly lines of said 0.141-acre portion of the 201.375-acre tract, the following three (3) courses:

- 1) N 49°40'35" E, a distance of 172.94 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point of the herein described tract;
- 2) N 14°31'31" E, a distance of 37.70 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the common easterly corner of Lots 17 and 18, for a northerly interior corner of the herein described tract; and
- 3) N 35°08'24" W, a distance of 50.24 feet to a mag nail found at the common north corner of said 0.141-acre tract and a northwesterly corner of said 10.000-acre tract;

THENCE, with the southerly lines of said Estates at Northgate, Phase 1, Section 1, and the northerly lines of said 10.000-acre tract, the following three (3) courses:

- 1) N 35°08'24" W, a distance of 73.25 feet to a cotton gin spindle found on the easterly line of said Lot 18 for an angle point;
- 2) N 03°35'04" E, a distance of 125.26 feet to a cotton gin spindle found at the common easterly corner of Lots 18 and 19 for an angle point; and
- 3) N 43°37'30" E, passing at a distance of 78.96 feet a 1/2-inch iron rod with cap stamped 'BGE INC' set at the east corner of Lot 19, Block E, of said Estates at Northgate, Phase 1, Section 1, for an exterior corner of said Estates at Northgate, Phase 1, Section 1, and continuing for a total distance of 130.54 feet to a 1/2-inch iron rod with cap stamped 'FOREST 1847' found on the west line of a called 95.34-acre tract of land described as 'Tract A' and conveyed to Watson Ranch, Ltd. by General Warranty Deed recorded in Document No. 2009017881 and Correction Deed recorded in Document Number 2016107237, both of the Official Public Records of Williamson County, Texas, at the northeast corner of said 10.000-acre tract, for the northerly east corner of the herein described tract;

THENCE, with the west line of said Watson Ranch, Ltd. 95.34-acre tract (Tract A) and an east line of said 10.000-acre tract, S 32°08'35" E, a distance of 257.42 feet to a 1/2-inch iron rod found at the southwest corner of said Watson Ranch, Ltd. 95.34-acre tract (Tract A) and the northwest corner of a called 47.04-acre tract of land described as 'Tract B' and conveyed to Watson Ranch, Ltd. by General Warranty Deed recorded in Document No. 2009017881 and Correction Deed recorded in Document Number 2106107237, both of the Official Public Records of Williamson County, Texas, for an angle point;

THENCE, continuing with an east line of said 10.000-acre tract with the west line of said Watson Ranch, Ltd. 47.04-acre tract (Tract B), S 32°12'34" E, passing at a distance of 84.09 feet a 1/2-inch iron rod with cap stamped 'BGE INC' set at the most easterly corner of said 10.000-acre tract, and continuing with the west line of said Watson Ranch, Ltd. 47.04-acre tract (Tract B) a total distance of 330.09 feet to a 3-inch pipe fencepost found for an angle point;

THENCE, continuing with the west line of said Watson Ranch, Ltd. 47.04-acre tract (Tract B), S 26°56'46" E, a distance of 106.95 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with the west line of said Watson Ranch, Ltd. 47.04-acre tract (Tract B), S 20°57'31" E, passing at a distance of 116.88 feet a 3-inch pipe fencepost found, and continuing for a total distance of 364.76 feet to a 1/2-inch iron rod found at the southwest corner of said Watson Ranch, Ltd. 47.04-acre tract (Tract B), and the northwest corner of a called 36.89-acre tract of land described as 'Tract Three' and conveyed to Raymond J. Estock and Candice K. Estock, Trustees of the Estock Living Trust by General Warranty Deed recorded in Document Number 2019070541 of the Official Public Records of Williamson County, Texas, for the most easterly corner of the herein described tract;

THENCE, with the southeasterly line of said River Oaks Land Partners 25.530-acre tract, generally as fenced, S 48°30'23" W a distance of 181.21 feet to a 1/2-inch iron rod found with cap stamped 'Forest 1847' on the curving east right-of-way line of the Rolling Hills Road cul-de-sac for corner;

THENCE, with the northerly right-of-way of said Rolling Hills Road cul-de-sac, along a curve to the left, an arc distance of 151.57 feet, having a radius of 50.00 feet, a central angle of 173°41'09" and a chord which bears S 26°38'06" W a distance of 99.85 feet to a cotton gin spindle found for corner;

THENCE, with the west right-of-way line of said Rolling Hills Road, S 00°12'02" E a distance of 45.69 to a 1/2-inch iron rod found at the northeast corner of Lot 6, Block 'C', of said Rolling Hills Unit 2, for an easterly exterior corner of the herein described tract;

THENCE, with the north line of said Lot 6, Block 'C', Rolling Hills Unit 2 and a south line of said River Oaks Land Partners 25.530-acre tract, N 77°49'33" W a distance of 294.67 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 6, Block 'C', Rolling Hills Unit 2, at an interior corner of said River Oaks Land Partners 25.530-acre tract, for an interior corner of the herein described tract;

THENCE, with the northerly line of said Rolling Hills Unit 2 and the south line of said River Oaks Land Partners 25.530-acre tract, the following three (3) courses:

- 1) S 12°10'42" W a distance of 677.92 feet to a 1/2-inch iron rod found at the common north corner of Lots 1 and 2, Block 'C' of said Rolling Hills Unit 2, for an angle point;
- 2) S 52°58'39" W, pass a 1/2-inch iron rod found at a distance of 157.95 feet, pass a 1/2-inch iron rod found at a distance of 207.60 feet, and continuing on for a total distance of 502.14 feet to a 1/2-inch iron rod found at the common north corner of Lots 5 and 6, Block 'B' of said Rolling Hills Unit 2, for an angle point; and
- 3) S 64°13'07" W, passing at a distance of 199.19 feet a 1/2-inch iron rod found at the common north corner of Lots 4 and 5, Block 'B' of said Rolling Hills Unit 2 and continuing for a total distance of 789.66 feet to

G:\TVC\Projects\Survey\Projects\Northgate Ranch (River Oaks)\4495-00 River Oaks\Drawings\Ph 1- Sec 2.dwg, 10/20/2020 9:42 AM, abarger, 1:0

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

THAT RIVER OAKS LAND PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WRR INTEREST, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY RANDY ROLLO, IT'S MANAGER, OWNER OF 66.017 ACRES OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND CONVEYED TO IT BY SPECIAL WARRANTY DEEDS AS RECORDED IN DOCUMENT NOS. 2016083415 AND 2017107562 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND STEVEN BUFFUM, KATHERINE MAYER, MICHAEL MOYER, MARGARET RIGGINS AND ELTON W. ROUSE, OWNERS OF 10.000 ACRES OF LAND AS CONVEYED TO THEM BY SPECIAL WARRANTY DEEDS AS RECORDED IN DOCUMENT NOS. 2017107490, 2017107493, 2017107496, 2017107499 AND 2017107617, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LAND BEING OUT OF THE RICHARD WEST SURVEY, ABSTRACT 468, WILLIAM H. McCULLOUGH SURVEY, ABSTRACT 465, WILLIAM M. MANGHAM SURVEY, ABSTRACT 468 AND THE E. MATHER SURVEY, ABSTRACT 434, SITUATED IN 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:

ESTATES AT NORTHGATE PHASE 1, SECTION 2.

WITNESS MY HAND, THIS THE 2 DAY OF DECEMBER, 2020 A.D.

RIVER OAKS LAND PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY
13809 RESEARCH BLVD., SUITE 745
AUSTIN, TX 78750

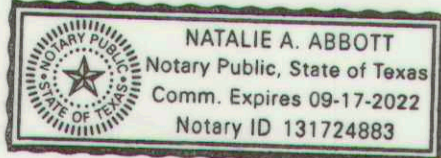
BY: WRR INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY
IT'S MANAGER

Randy Rollo
RANDY ROLLO, MANAGER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED RANDY ROLLO, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Natalie A. Abbott
NOTARY PUBLIC, STATE OF TEXAS



Natalie A. Abbott
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 09-17-2022

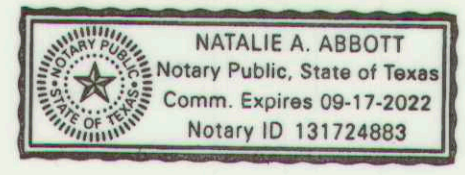
WITNESS MY HAND, THIS THE 30th DAY OF November, 2020 A.D.

Steven Buffum
STEVEN BUFFUM

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED STEVEN BUFFUM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Natalie A. Abbott
NOTARY PUBLIC, STATE OF TEXAS



Natalie A. Abbott
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 09-17-2022

FINAL PLAT

ESTATES AT NORTHGATE
PHASE I, SECTION 2

A SUBDIVISION OF 76.017 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.

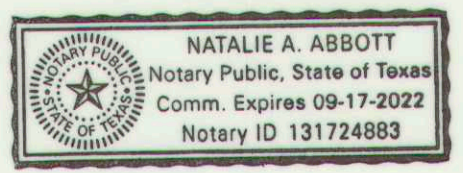
WITNESS MY HAND, THIS THE 30th DAY OF November, 2020 A.D.

Katherine Mayer
KATHERINE MAYER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KATHERINE MAYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Natalie A. Abbott
NOTARY PUBLIC, STATE OF TEXAS



Natalie A. Abbott
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 09-17-2022

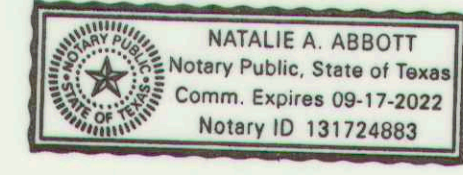
WITNESS MY HAND, THIS THE 24th DAY OF November, 2020 A.D.

Michael Moyer
MICHAEL MOYER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MOYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Natalie A. Abbott
NOTARY PUBLIC, STATE OF TEXAS



Natalie A. Abbott
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 09-17-2022

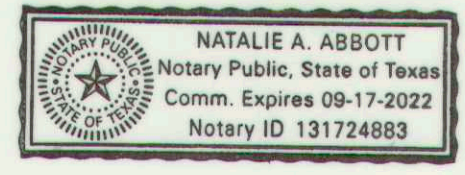
WITNESS MY HAND, THIS THE 1st DAY OF December, 2020 A.D.

Margaret Riggins
MARGARET RIGGINS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MARGARET RIGGINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Natalie A. Abbott
NOTARY PUBLIC, STATE OF TEXAS



Natalie A. Abbott
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 09-17-2022

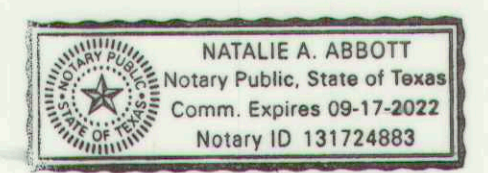
WITNESS MY HAND, THIS THE 27th DAY OF November, 2020 A.D.

Elton W. Rouse
ELTON W. ROUSE

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ELTON W. ROUSE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Natalie A. Abbott
NOTARY PUBLIC, STATE OF TEXAS



Natalie A. Abbott
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 09-17-2022

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

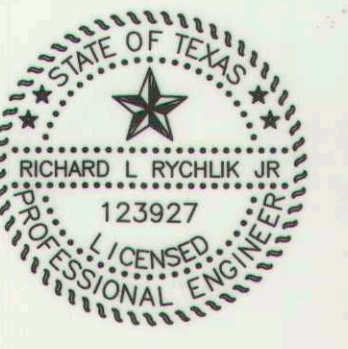
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO.'S 48491C0235F AND 48491C0245F, DATED DECEMBER 20, 2019.

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 L. Rychlik, Jr.
RICHARD L. RYCHLIK, JR, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123927
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

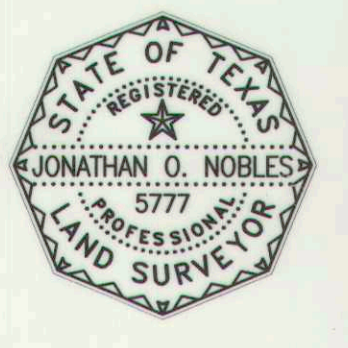
12/11/2020
DATE



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.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

12/01/2020
DATE



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TxC\Projects\Survey\Projects\Northgate Ranch (River Oaks)\4485-00 River Oaks\04_Finals\Drawings\Ph 1- Sec 2_Plat\7052-00_NG PH1 Sec 2.dwg, 10/20/2020 9:42 AM, abarger, 1:0

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.
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 25 FOOT BUILDING SETBACK ALONG ALL RIGHT-OF-WAYS IS HEREBY DEDICATED.
8. A 15 FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS IS HEREBY DEDICATED.
9. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
10. 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.
11. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
12. 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.
13. 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.
14. 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.
15. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
16. LOT 24, BLOCK F SHALL NOT TAKE DRIVEWAY ACCESS TO THE TRAFFIC CIRCLE.
17. THE MAXIMUM IMPERVIOUS COVER PER LOT IS 20%.
18. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.'S 48491C0235F AND 48491C0245F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
19. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
20. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 5-7, 17, 19-21, 23-27, 29-32 AND LOT 38, BLOCK F, PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY FRANCISCO A. ARCE, PROJECT NO. 4679-00 DATED MARCH, 2017 AND AMENDED BY RICHARD L RYCHLIK DATED MARCH 2020.

FINAL PLAT
ESTATES AT NORTHGATE
PHASE 1, SECTION 2

A SUBDIVISION OF 76.017 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.



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 2 DAY OF December, 2020 A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Bridges

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT 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 ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS 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 WITHIN IT.

for
J. TERRON EVERTSON, PE, DR., CFM
COUNTY ENGINEER
December 10, 2020
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 §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, 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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D., 20____, AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D., 20____, AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY