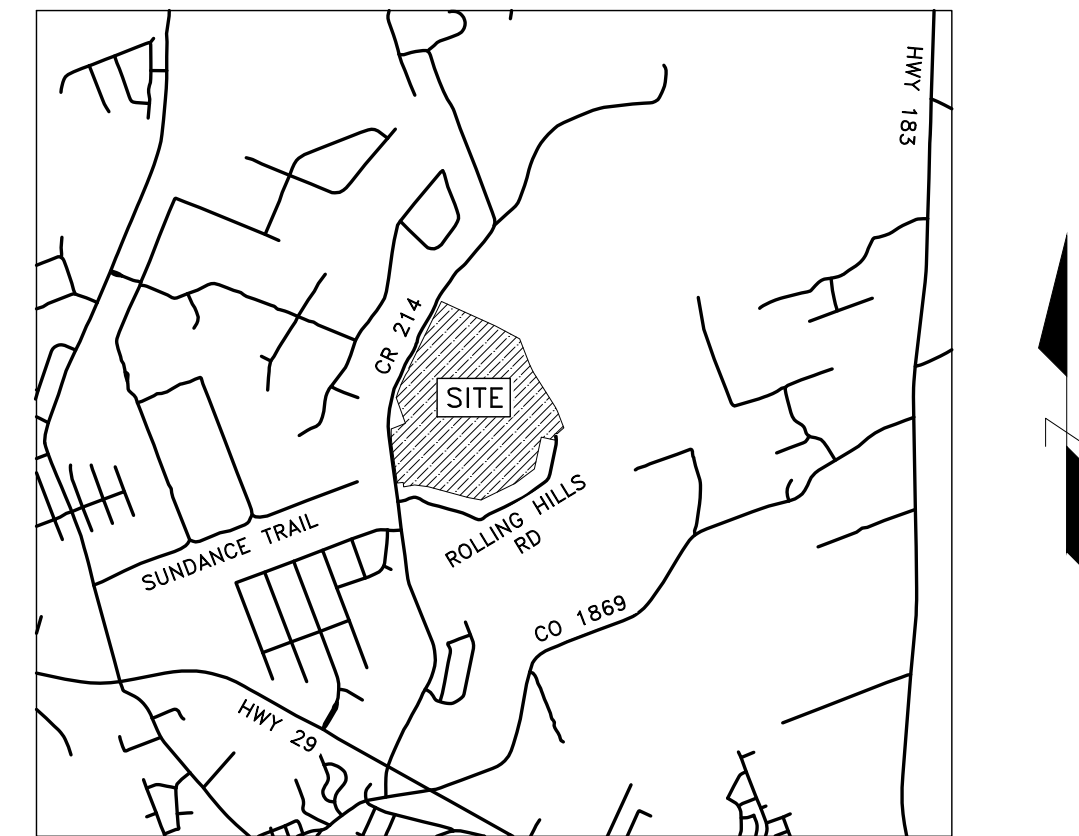
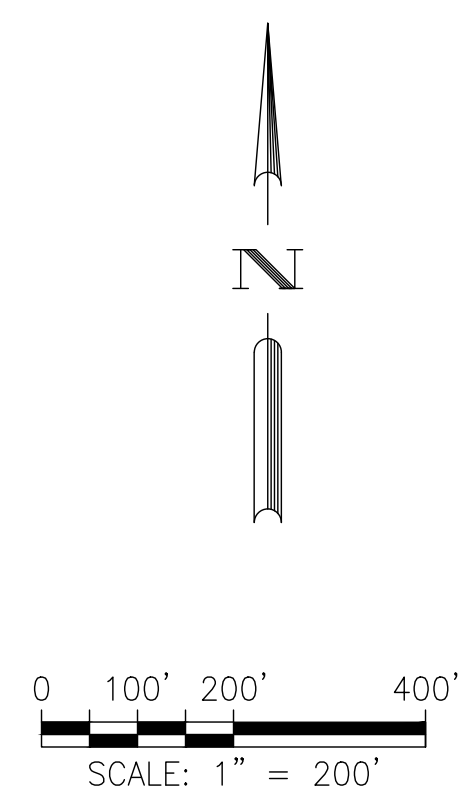
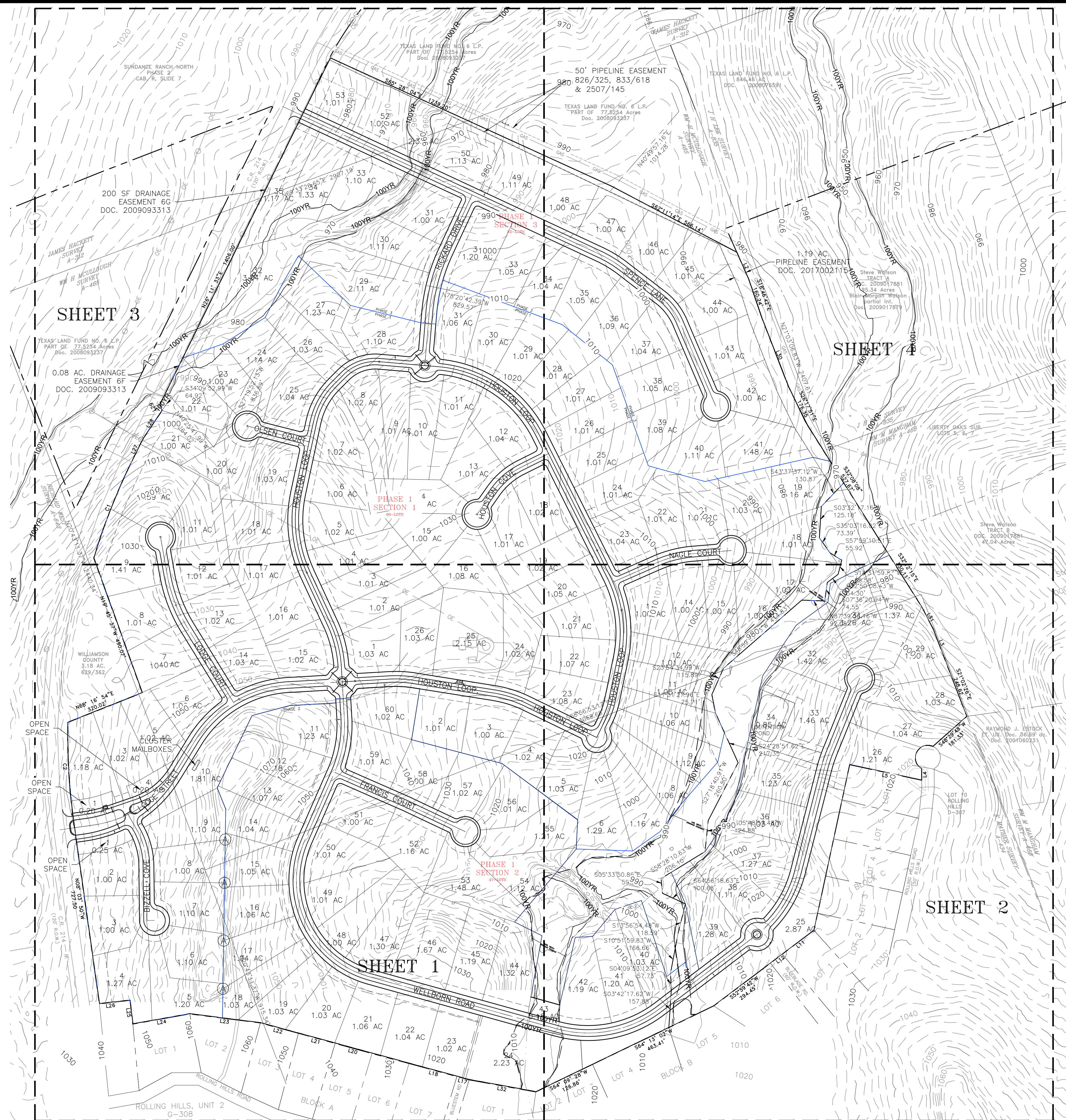




LOCATION
N.T.S.

NO PORTION OF THIS PLAN IS
ENCROACHED BY SPECIAL FLOOD HAZARD
AREAS INUNDATED BY THE 1% ANNUAL
CHANCE FLOOD AS IDENTIFIED BY THE US
FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) FLOOD PLAIN MAP
NUMBER 48491C0235F AND 48491C0245F
DATED DECEMBER 20, 2019.

Line Table		
Line #	Length	Direction
L1	24.02	N24° 06' 58"W
L2	119.14	23° 49' 15"E
L3	124.26	S20° 57' 40"E
L4	45.81	S20° 57' 40"E
L5	294.63	N77° 52' 38"W
L6	151.91	S12° 09' 40"W
L7	151.96	S12° 14' 17"W
L8	151.86	S12° 08' 42"W
L9	151.85	S12° 09' 36"W
L10	70.74	S12° 04' 54"W
L11	157.86	S53° 07' 28"W
L12	49.61	S53° 01' 00"W
L13	181.33	S48° 29' 48"W
L14	45.81	S00° 12' 45"E

Line Table		
Line #	Length	Direction
L15	294.63	N77° 52' 38" W
L16	151.91	S12° 09' 40"W
L17	49.25	N74° 59' 45"W
L18	198.66	N74° 45' 44"W
L19	153.04	N74° 47' 21"W
L20	152.90	N74° 46' 58"W
L21	152.39	N74° 44' 08"W
L22	157.49	N74° 35' 48"W
L23	285.28	N82° 46' 46"W
L24	230.95	S79° 53' 11"W
L25	95.90	N06° 33' 13"W
L26	123.37	S83° 17' 43"W
L27	100.73	N26° 11' 43"E
L28	138.10	N33° 59' 55"E
L29	24.02	N24° 06' 58"W

Line Table		
Line #	Length	Direction
L30	294.47	S21° 09' 33"E
L31	98.75	S27° 18' 00"E
L32	272.36	N79° 40' 09"W

Curve Table						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	09° 30' 10"	206.68	486.62	412.42	411.95	N21° 27' 08"E
C2	09° 22' 04"	203.64	2485.54	406.38	405.93	N03° 24' 15"W
C3	05° 52' 17"	70.38	1372.36'	140.63	140.57	N25° 09' 19"E
C4	173° 43' 47"	912.85	50.00'	151.61	99.85	S26° 38' 12"W

TOTAL NO. OF LOTS: 173
NO. OF BLOCKS: 4
NO. OF RESIDENTIAL LOTS: 163
NO. OF OPEN SPACE LOTS: 10

TOTAL LINEAR FOOTAGE OF STREETS: 15,830 LF

OWNER:
RIVER OAKS LAND PARTNERS, LLC.
4807 SPICEWOOD SPRINGS ROAD
BLDG 2, SUITE 104
AUSTIN, TX 78759

OWNER:
TEXAS LAND FUND NO. 6, LP.
3200 SOUTHWEST FREEWAY
SUITE 3000
HOUSTON, TX 77027

ENGINEER:
BGE, INC.
101 W. LOUIS HENNA BLVD. SUITE #400
AUSTIN, TX 78728
PHONE: 512-879-0400

UTILITIES:
WATER: PROVIDED BY GEORGETOWN UTILITY SYSTEMS
WASTEWATER: ON-SITE SEPTIC
ELECTRIC: PROVIDED BY PEC

TOTAL ACREAGE : 227.006 ACRES
SURVEY: FOREST SURVEYING & MAPPING COMPANY,
WM H McCULLOUGH SURVEY A-465
E MATHER SURVEY A-434
RICHARD WET A-643

APPLICATION SUBMITTAL DATE: SEPTEMBER 21, 2020

- NOTES:**
1. THE BUILDING SETBACK LINE ON CR 214 SHALL BE 50 FEET FROM THE EDGE OF THE RIGHT-OF-WAY.
 2. THE FRONT BUILDING SETBACK LINE ON ALL OTHER PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY.
 3. ALL ROADS WILL BE PUBLICLY OWNED.
 4. A 10 FOOT PUBLIC UTILITY EASEMENT IS LOCATED ALONG THE FRONT AND SIDE OF ALL LOTS.
 5. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

[illegible]

DESIGNED BY: MKS

REVIEWED BY: RLR

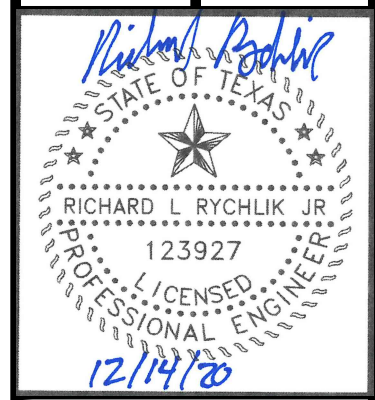
DRAWN BY: EGH

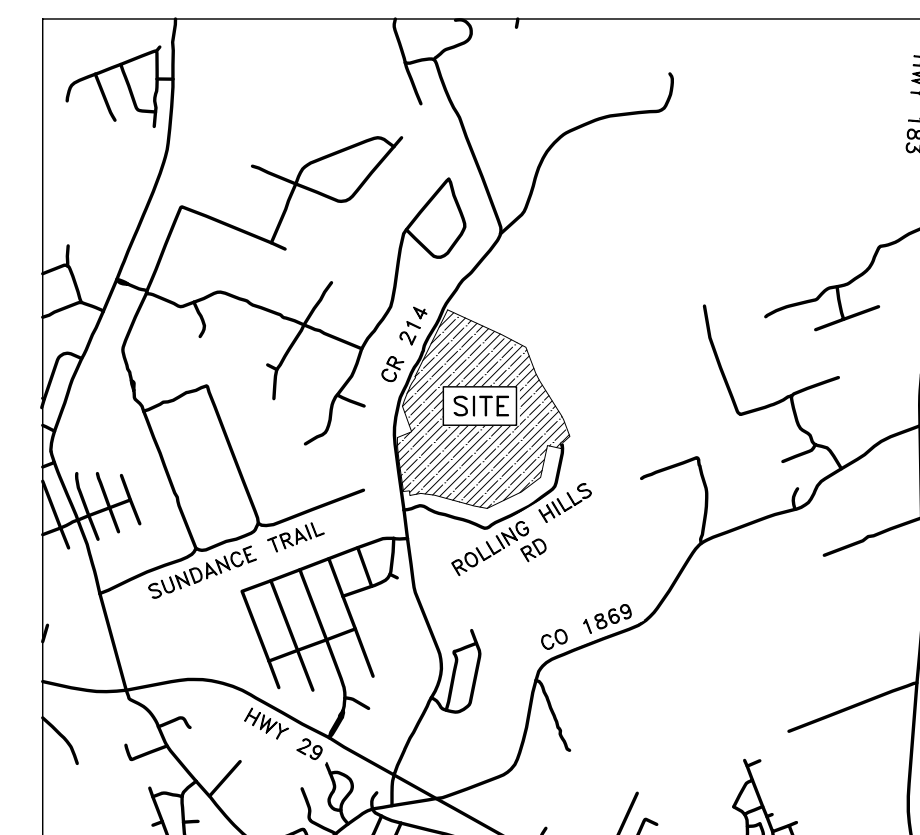
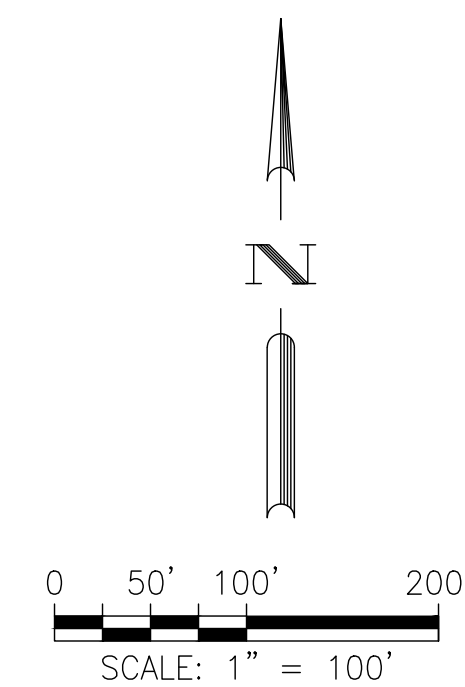


BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TDS Registration No. E 1046

ESTATES AT NORTHGATE

OVERALL PRELIMINARY PLAT



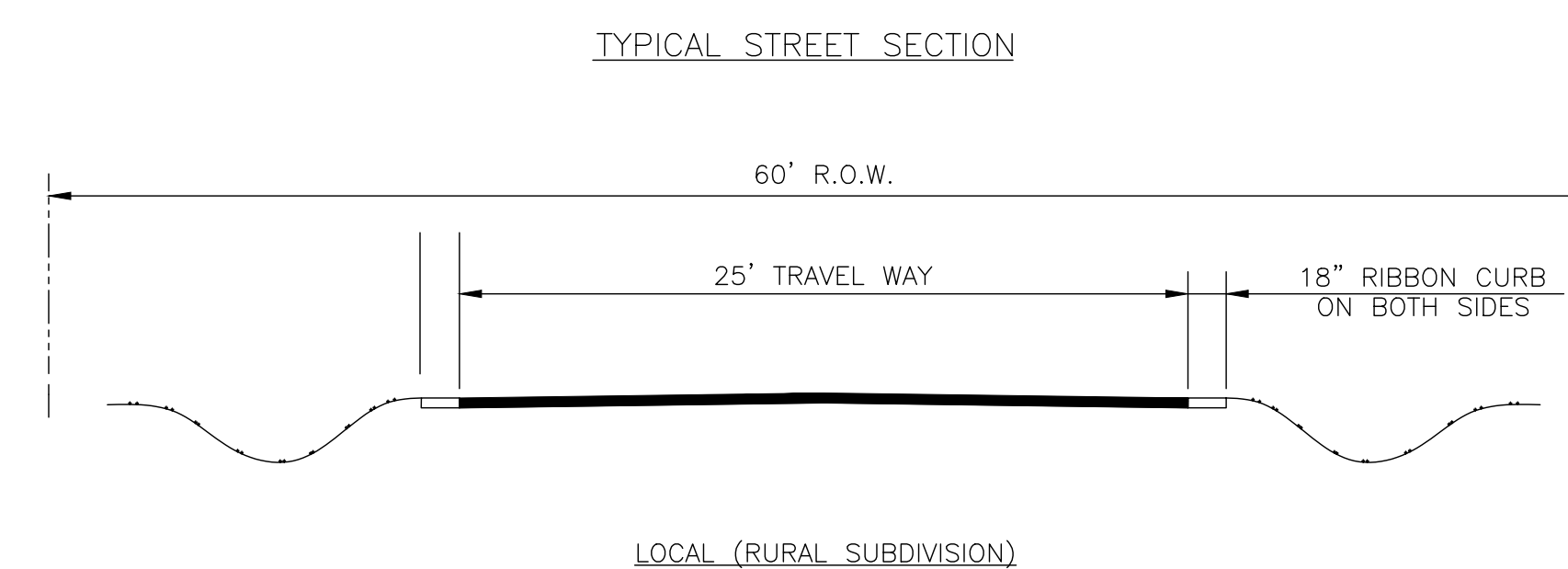


LOCATION MAP
N.T.S.

LEGEND	
— — — — —	PROPERTY BOUNDARY
— — — — — XXX — — — — —	MAJOR ELEV. CONTOUR
— — — — — XXX — — — — —	MINOR ELEV. CONTOUR
— — — — — XXX — — — — —	PHASE BOUNDARY
— — — — —	SHEET SECTION
— — — — — OU — — — — —	EXISTING OVERHEAD UTILITIES
— — — — — GAS — — — — —	EXISTING GAS LINE
— — — — — GAS — — — — —	EXISTING OVERHEAD ELECTRIC

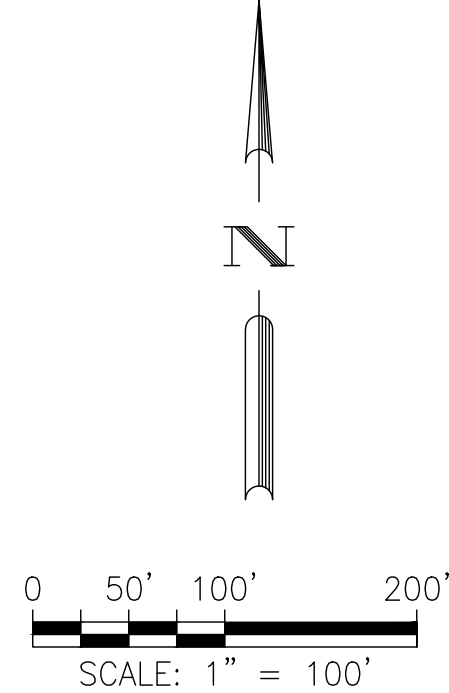
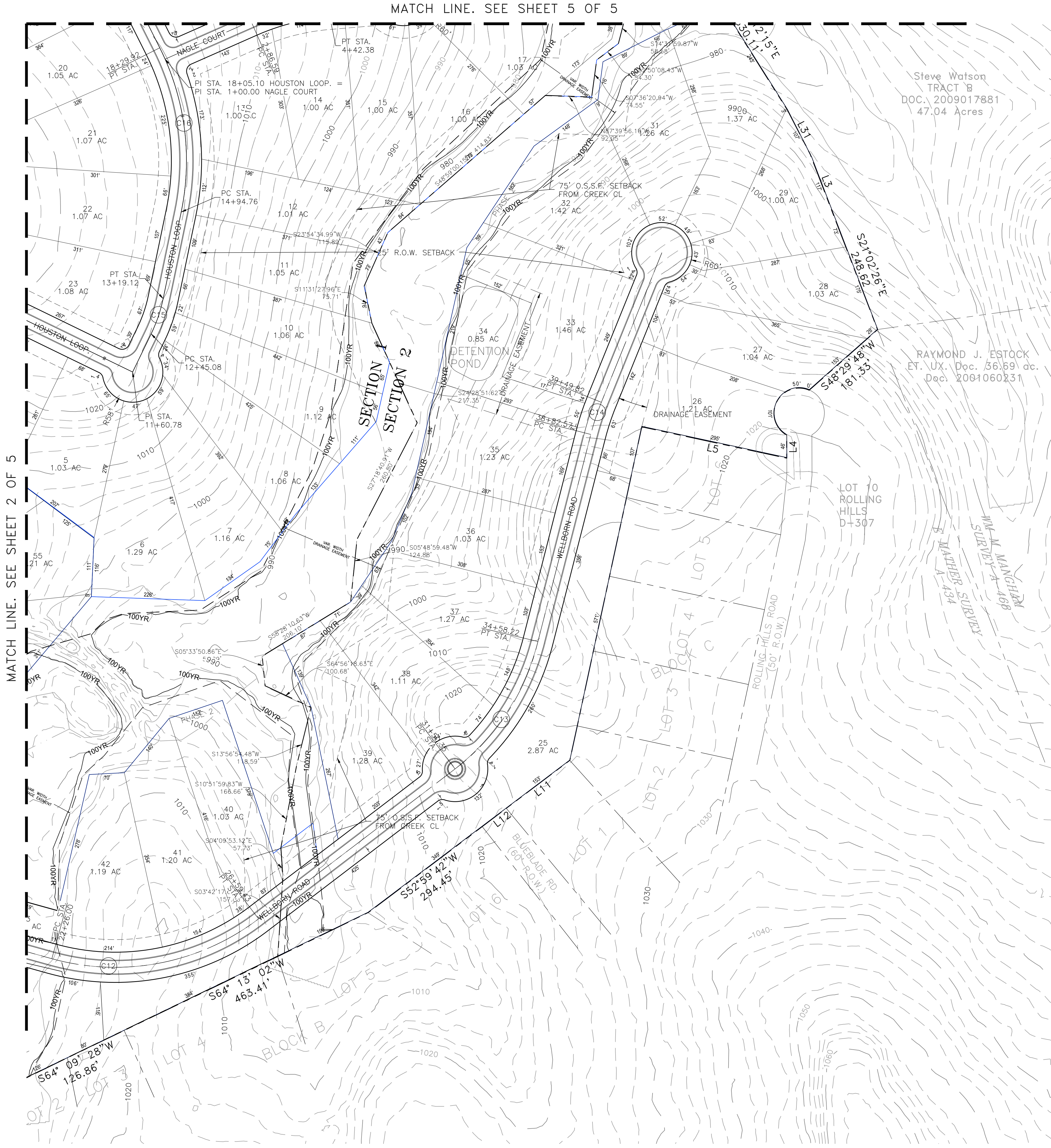
CURVE DATA						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50° 09' 05"	219.92	470.00	411.40	398.39	N56° 45' 36.15"E
C2	54° 58' 54"	244.57	470.00	451.02	433.91	N59° 10' 30.58"E
C3	21° 31' 00"	114.00	600.00	225.32	224.00	N20° 55' 05.62"W
C6	12° 23' 13"	51.00	470.00	101.61	101.41	S87° 08' 25.64"E
C7	16° 51' 34"	69.65	470.00	138.30	137.80	S72° 31' 01.95"E
C8	26° 58' 29"	112.73	470.01	221.28	219.24	S10° 15' 06.05"W
C9	1° 36' 42"	14.07	1000.00	28.13	28.13	S65° 31' 15.38"E
C10	98° 09' 46"	461.47	400.00	685.30	604.51	S25° 24' 29.34"E
C11	29° 01' 15"	77.64	300.00	151.95	150.33	S15° 13' 43.76"E
C29	21° 32' 37"	89.42	470.00	176.72	175.68	S14° 06' 20.84"E

ROAD TABLE				
ROAD NAME	DESIGNATION	PAVEMENT WIDTH	ROW WIDTH	DESIGN SPEED
LODGE STREET	PUBLIC	28	60	25
BIZZELL COVE	PUBLIC	28	60	25
LODGE COURT	PUBLIC	28	60	25
HOUSTON LOOP	PUBLIC	28	60	25
NAGLE COURT	PUBLIC	28	60	25
HOUSTON COVE	PUBLIC	28	60	25
OLSEN COURT	PUBLIC	28	60	25
WELLBORN ROAD	PUBLIC	28	60	25
FRANCIS COURT	PUBLIC	28	60	25
RICKARD DRIVE	PUBLIC	28	60	25
SPENCE LANE	PUBLIC	28	60	25
SPENCE LANE	PUBLIC	33	60	35



 BGE, Inc. 7000 NORTH GATE SUITE 330 AUSTIN, TX 78731 TEL: 512-875-0400 - www.bgeinc.com TBPE Registration No. F-1046	ESTATES AT NORTHGATE PRELIMINARY PLAT (1 OF 4)		Δ		
			Δ		
			Δ		
			Δ		
DESIGNED BY: MKS					
REVIEWED BY: RLR					
DRAWN BY: EGH					
			REV		
				DATE	APR
				DESCRIPTION	

V:\01Projects\Randolph Todd Co\4495-00 River Oaks\03 CADD\03 LD\00 Preliminary Plan\01 Sheets\G-OVERAL.dwg Layout: PP 2 OF 4 Plotted: 12/11/2020 2:01:39 PM

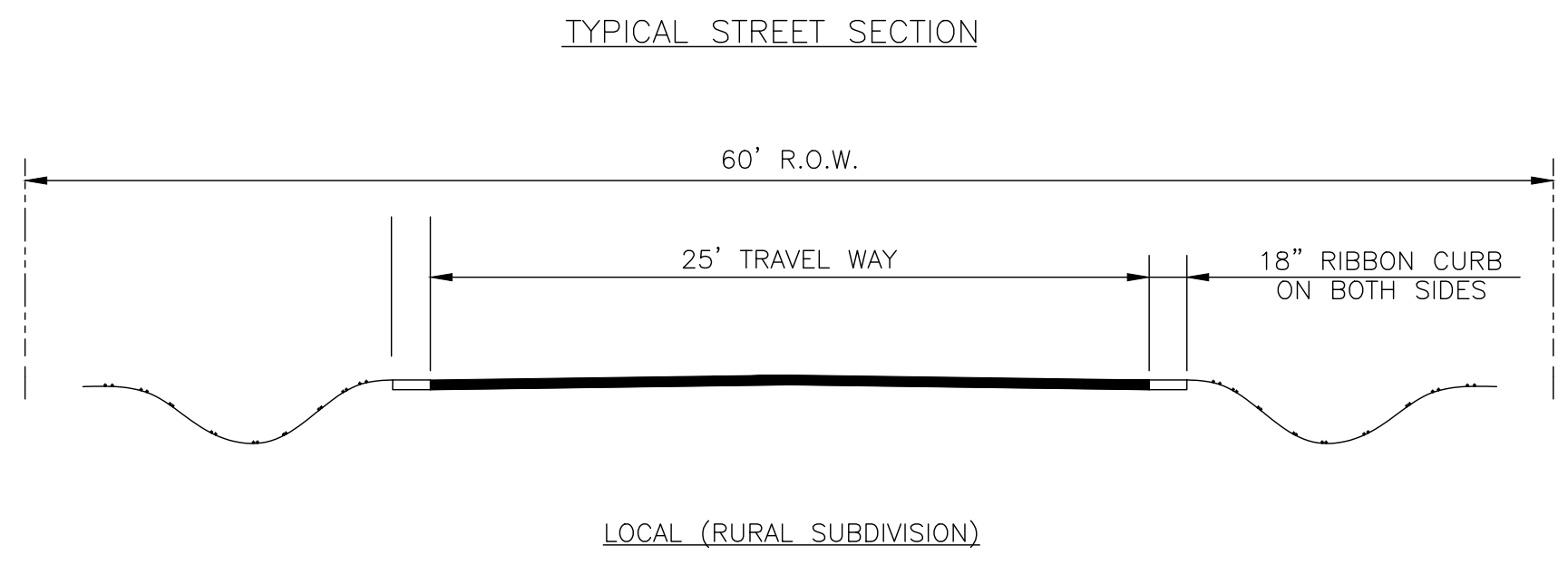


LEGEND

---	PROPERTY BOUNDARY
---	MAJOR ELEV. CONTOUR
---	MINOR ELEV. CONTOUR
---	PHASE BOUNDARY
---	SHEET SECTION
---	EXISTING OVERHEAD UTILITIES
---	GAS
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC

CURVE DATA

NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C12	52° 50' 14"	233.50	470.00	433.43	418.23	N79° 05' 31.00"E
C13	38° 20' 38"	163.41	470.00	314.54	308.70	N33° 30' 05.16"E
C14	7° 42' 21"	33.67	500.00	67.24	67.19	N18° 10' 56.37"E
C15	14° 08' 33"	37.21	300.00	74.05	73.86	N18° 50' 28.76"E
C16	38° 24' 23"	174.15	500.00	335.16	328.92	N7° 25' 59.30"W
C17	18° 59' 30"	78.62	470.00	155.79	155.08	N75° 42' 11.71"E



DATE	APR
DESCRIPTION	
DESIGNED BY: MKS	
REVIEWED BY: RLR	
DRAWN BY: EGH	

BCE

BCE Inc.
7000 NORTHMOORE, SUITE 330
AUSTIN, TX 78751
TEL: 512-875-0400 • www.bceinc.com
TEPE Registration No. F-1046

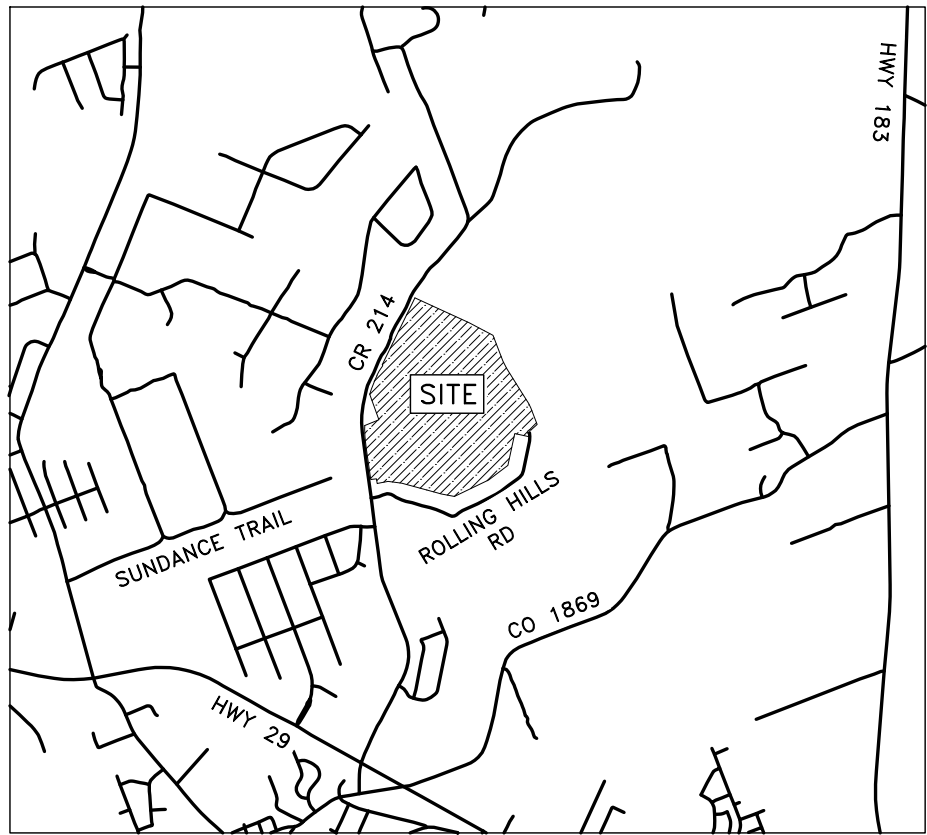
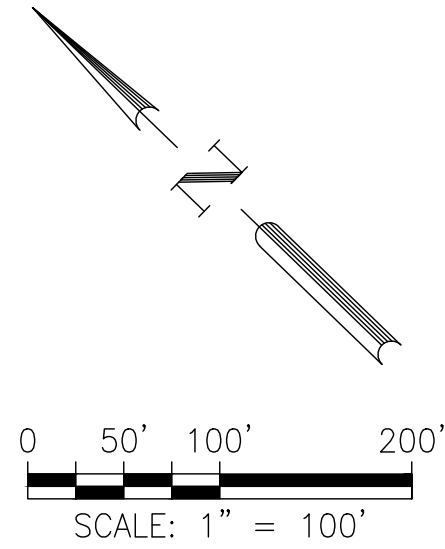
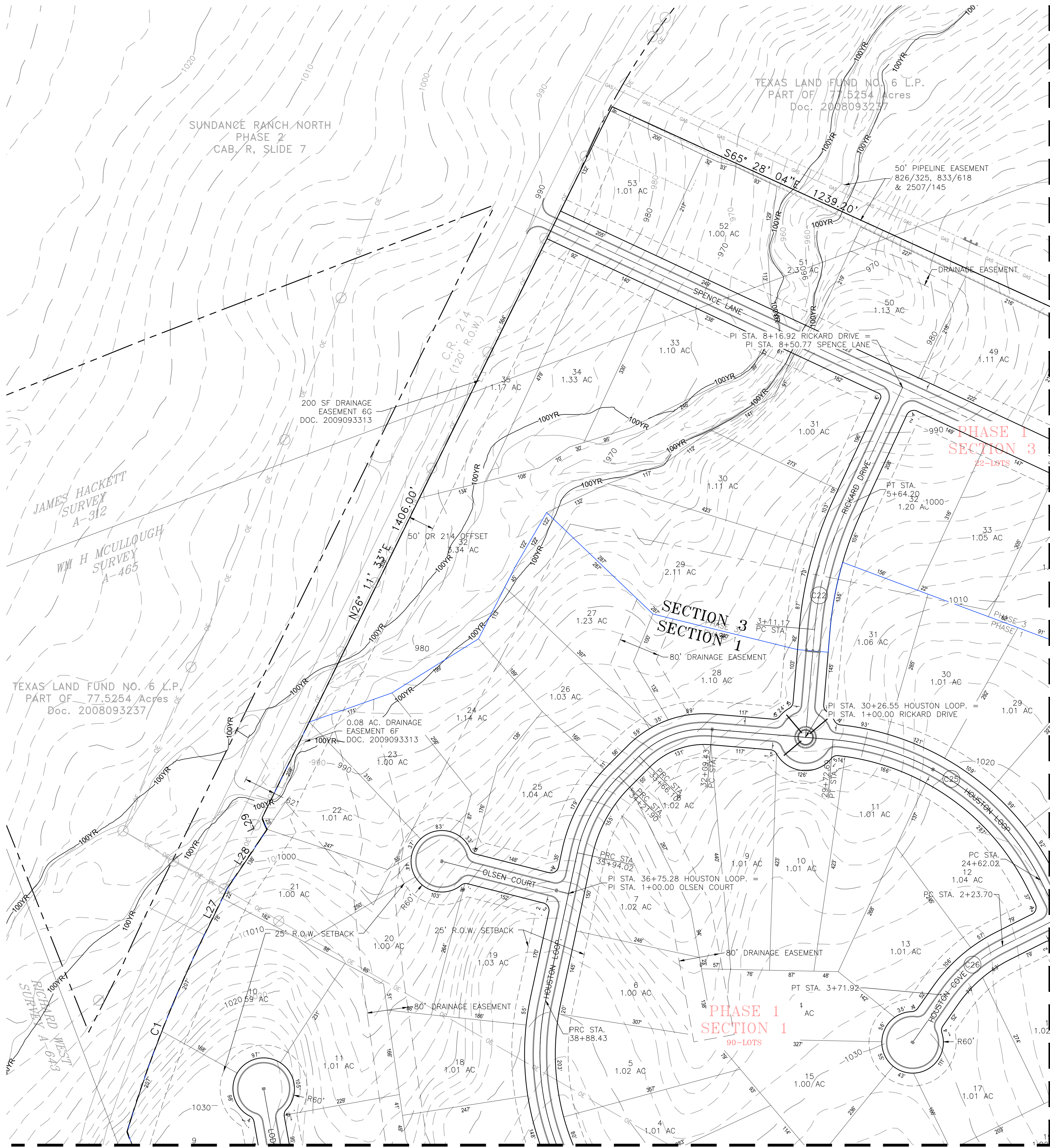
ESTATES AT NORTHGATE

PRELIMINARY PLAT (2 OF 4)

RICHARD L. RYCHLIK, JR.
123927
LICENSED PROFESSIONAL ENGINEER
12/14/20

SHEET
3 OF 5

V:\01\Projects\Randolph Todd Co\4495-00 River Oaks\03 CADD\03 LD\00 Preliminary Plan\01 Sheets\C-OVERAL.dwg Layout: PP 3 OF 4 Plotted: 12/11/2020 2:01:44 PM



LOCATION MAP
N.T.S.

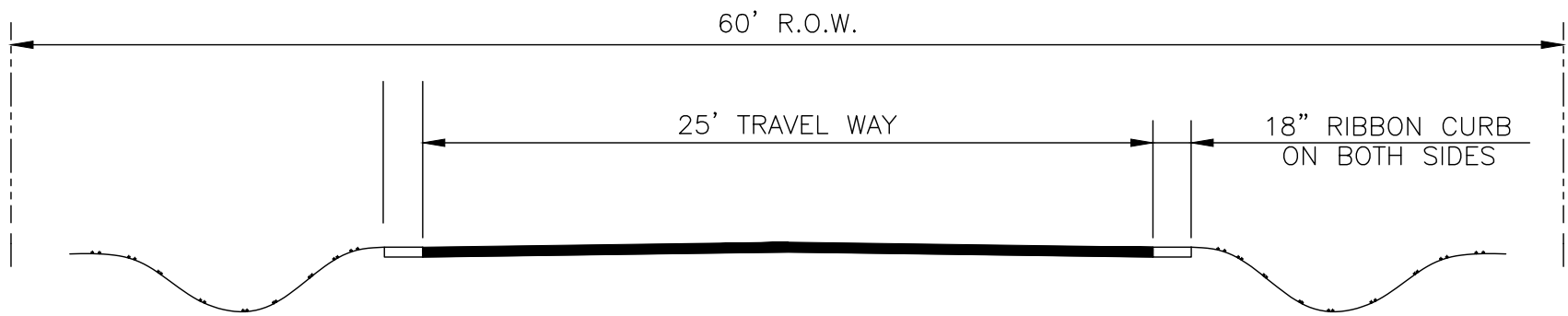
LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — MAJOR ELEV. CONTOUR
- — — — — MINOR ELEV. CONTOUR
- - - - - PHASE BOUNDARY
- - - - - SHEET SECTION
- — — — — EXISTING OVERHEAD UTILITIES
- — — — — EXISTING GAS LINE
- — — — — EXISTING OVERHEAD ELECTRIC

CURVE DATA

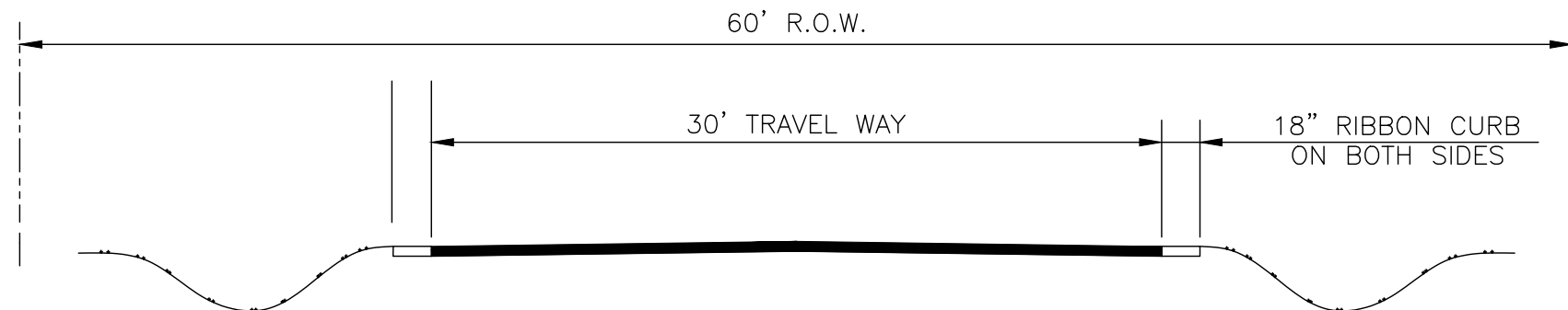
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C22	20° 08' 51"	127.83	719.55	253.02	251.72	N14° 55' 04.16"E
C25	58° 31' 10"	280.13	500.00	510.68	488.77	N55° 53' 46.12"W
C26	28° 18' 29"	75.66	300.00	148.22	146.72	S49° 12' 34.58"W

TYPICAL STREET SECTION



LOCAL (RURAL SUBDIVISION)

TYPICAL STREET SECTION



COLLECTOR (RURAL
SUBDIVISION)

MATCH LINE. SEE SHEET 5 OF 5

MATCH LINE. SEE SHEET 2 OF 5

DATE	DESCRIPTION
APR	
REV	
DESIGNED BY: MKS	
REVIEWED BY: RLR	
DRAWN BY: EGH	

BGE Inc.
7000 NORTHMOORE, SUITE 330
AUSTIN, TX 78751
TEL 512-878-0400 • www.bgeinc.com
T&E Registration No. F-1046

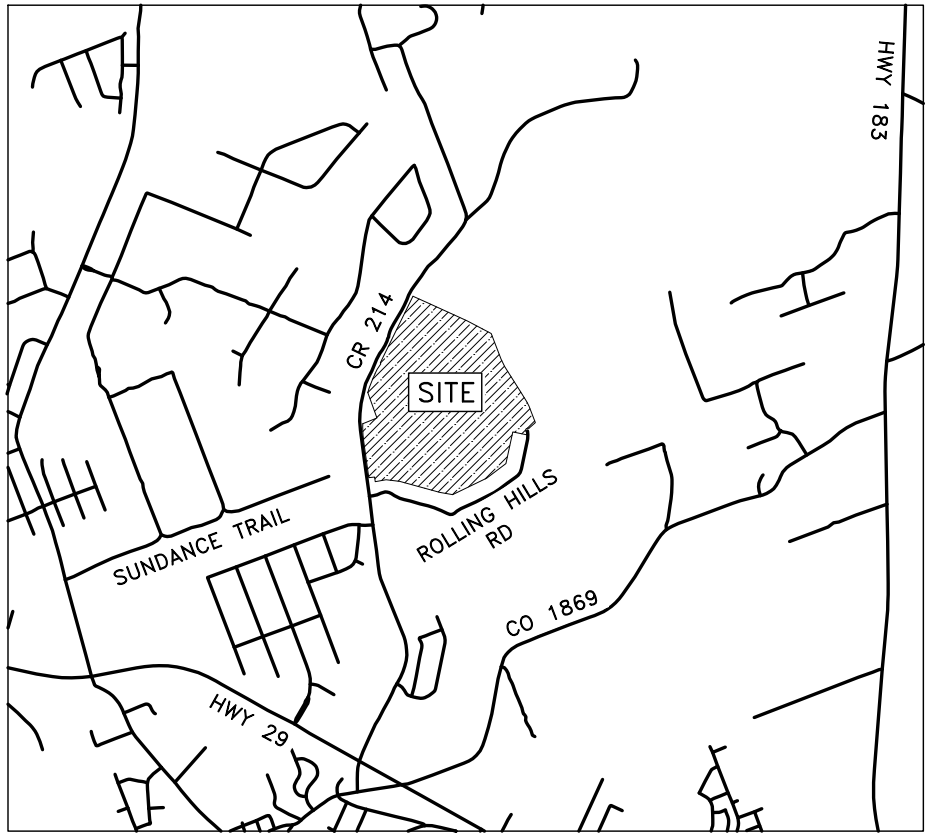
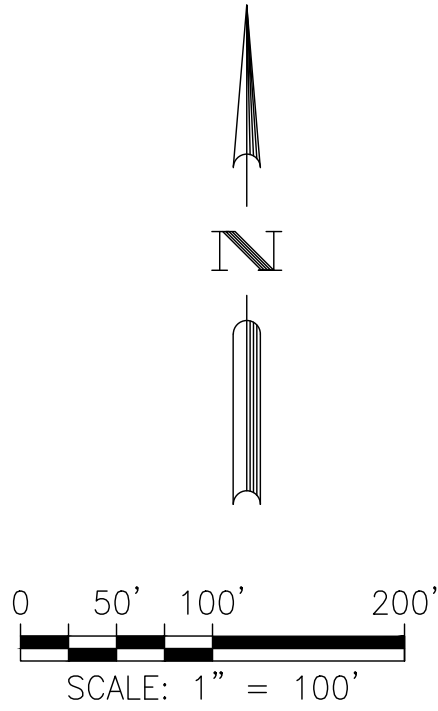
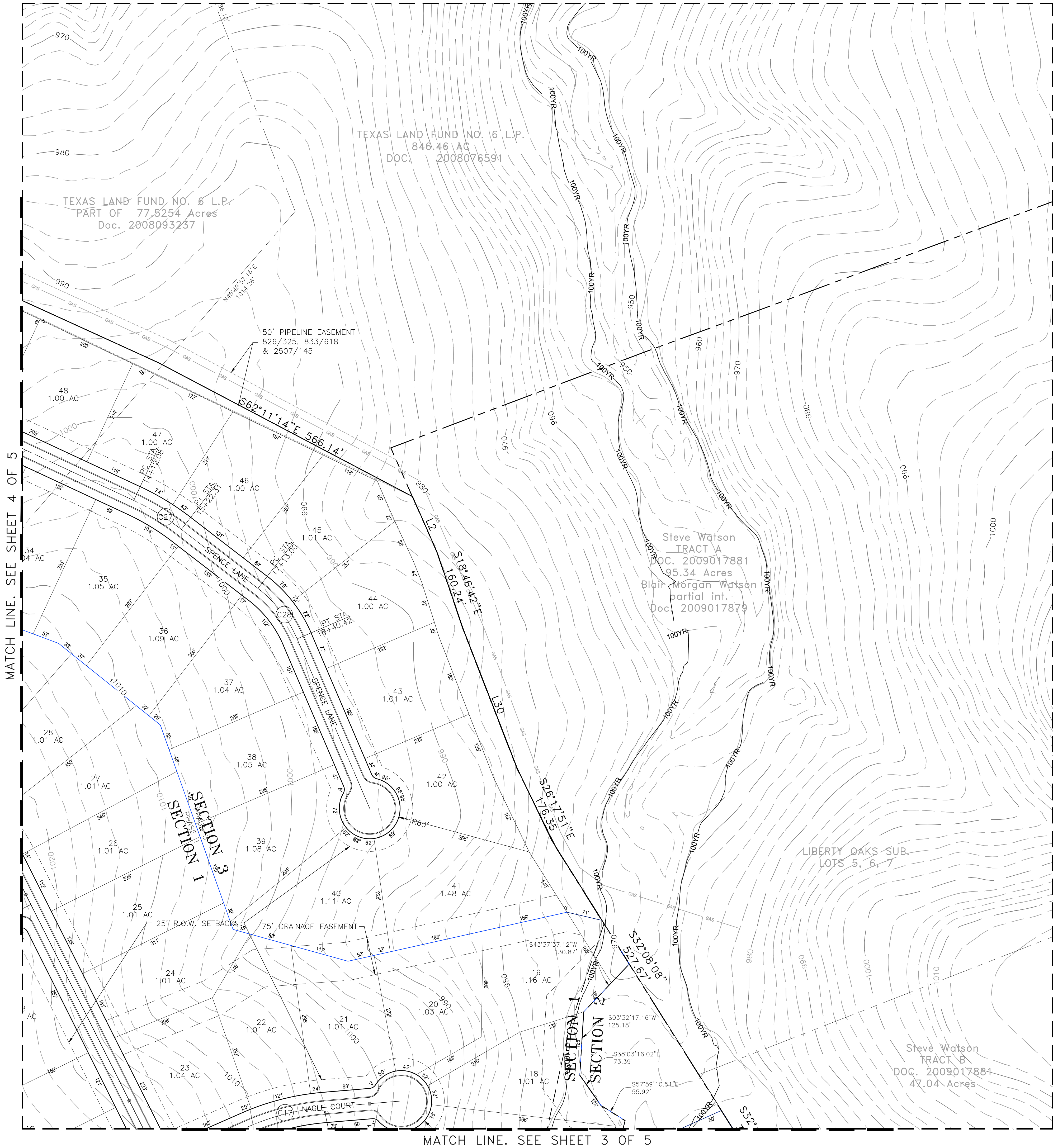
ESTATES AT NORTHGATE

PRELIMINARY PLAT (3 OF 4)

RICHARD L. RYCHLIK, JR.
123927
LICENSED PROFESSIONAL ENGINEER
12/14/20

SHEET
4 OF 5

V:\01\Projects\Randolph Todd Co\4495-00 River Oaks\03 CADD\03 LD\00 Preliminary Plan\01 Sheets\G-OVERAL.dwg Layout: PP 4 OF 4 Plotted: 12/11/2020 2:01:50 PM



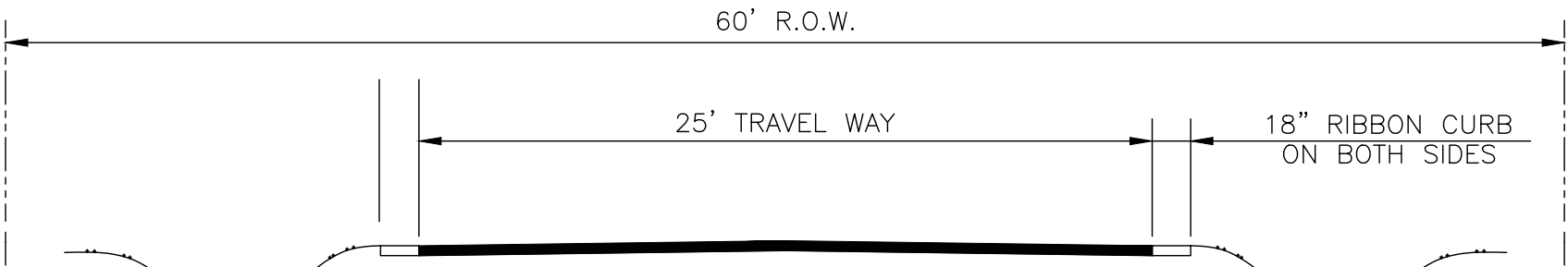
LOCATION MAP
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MINOR ELEV. CONTOUR
- PHASE BOUNDARY
- SHEET SECTION
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC

CURVE DATA						
NUMBER	DELTA	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C27	12° 37' 49"	55.34	500.07	110.24	110.01	S58° 41' 35.77"E
C28	29° 11' 55"	65.13	250.04	127.42	126.05	S37° 46' 43.45"E

TYPICAL STREET SECTION



LOCAL (RURAL SUBDIVISION)

DATE	APR
DESCRIPTION	
REV	
DESIGNED BY: MKS	
REVIEWED BY: RLR	
DRAWN BY: EGH	

BGE Inc.
7000 NORTHMOORE, SUITE 330
AUSTIN, TX 78751
TEL 512-878-0400 • www.bgeinc.com
T&E Registration No. F-1046

ESTATES AT NORTHGATE

PRELIMINARY PLAT (4 OF 4)

Richard L. Rychlik, Jr.
STATE OF TEXAS
RICHARD L. RYCHLIK, JR.
123927
LICENSED PROFESSIONAL ENGINEER
12/14/20

SHEET
5 OF 5