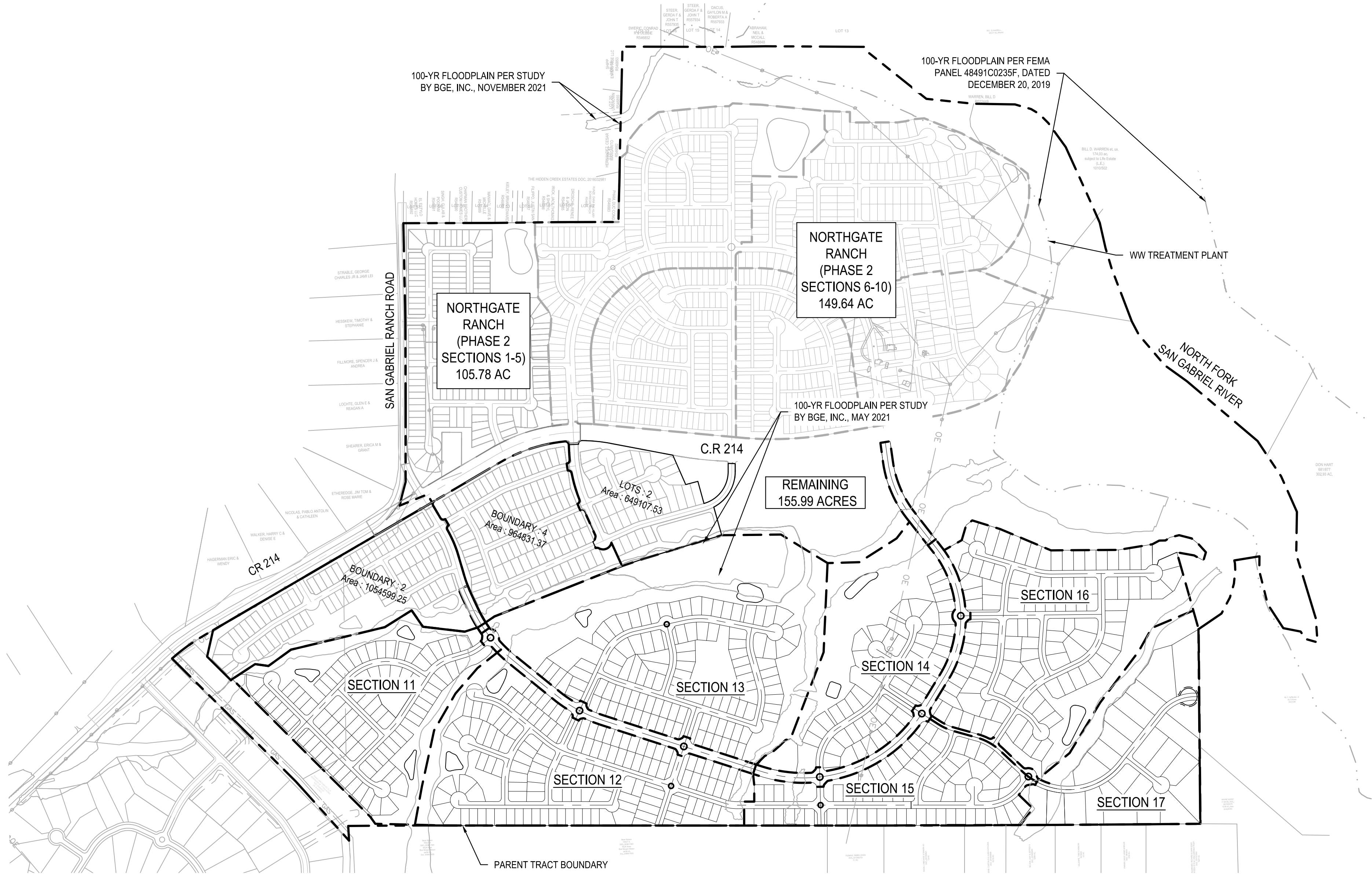


NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14,
15, 16, & 17
PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

Sheet List Table	
Sheet Number	Sheet Title
1	OVERALL PROPERTY BOUNDARY
2	PRELIMINARY PLAT (SHEET 1 OF 4)
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5	PRELIMINARY PLAT (SHEET 4 OF 4)
6	EXISTING DRAINAGE AREA MAP
7	PROPOSED DRAINAGE AREA MAP
8	PROPOSED UTILITIES (SHEET 1 OF 3)
9	PROPOSED UTILITIES (SHEET 2 OF 3)
10	PROPOSED UTILITIES (SHEET 3 OF 3)



STREET DESIGN TABLE									
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL / URBAN	MAINTENANCE AUTHORITY	DRAINAGE TYPE	SIDEWALK
SOUTH HEMINGWAY LOOP	COLLECTOR	35	6,026	70'	48' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
MC MILLAN DRIVE	LOCAL	25	1,377	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
STATUE DRIVE	LOCAL	25	1,213	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GIBBS DRIVE	LOCAL	25	467	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SMOKE SIGNAL DRIVE	LOCAL	25	724	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SMOKE SIGNAL COURT	LOCAL	25	419	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LEWIS LANE	LOCAL	25	2,445	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LAMPPOST DRIVE	LOCAL	25	1,020	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LAMPPOST COVE	LOCAL	25	363	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CLIVE DRIVE	LOCAL	25	601	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CLIVE COURT	LOCAL	25	316	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LUTTRELL LANE	LOCAL	25	4,231	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LUTTRELL COURT	LOCAL	25	132	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CATTLE CROSS DRIVE	LOCAL	25	885	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SPYGLASS LANE	LOCAL	25	1,191	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
TOPSIDE DRIVE	LOCAL	25	526	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
JACKSON ROAD	LOCAL	25	716	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
UPHILL DRIVE	LOCAL	25	1,680	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
UPHILL COURT	LOCAL	25	182	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LOOKOUT POINT DRIVE	LOCAL	25	605	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
RANDOLPH DRIVE	LOCAL	25	2,727	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
RANDOLPH COURT	LOCAL	25	318	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GRAZING DRIVE	LOCAL	25	478	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
HOMEWARD DRIVE	LOCAL	25	1,564	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
YAKLIN DRIVE	LOCAL	25	1,322	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CLANCY DRIVE	LOCAL	25	938	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SHADOW DRIVE	LOCAL	25	999	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SUNVIEW LANE	LOCAL	25	447	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES

OWNERS:
RANDY ROLLO
RIVER OAKS LAND PARTNERS, LLC.
3100 COUNTY ROAD 214
LIBERTY HILL, TX 78642
EMAIL: RROLLO@RANDOLPHTXAS.COM
PHONE: 512-750-0896

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

ENGINEER:
JOSEPH YAKLIN
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728
EMAIL: JYAKLIN@BGEINC.COM
PHONE: 512-879-0400

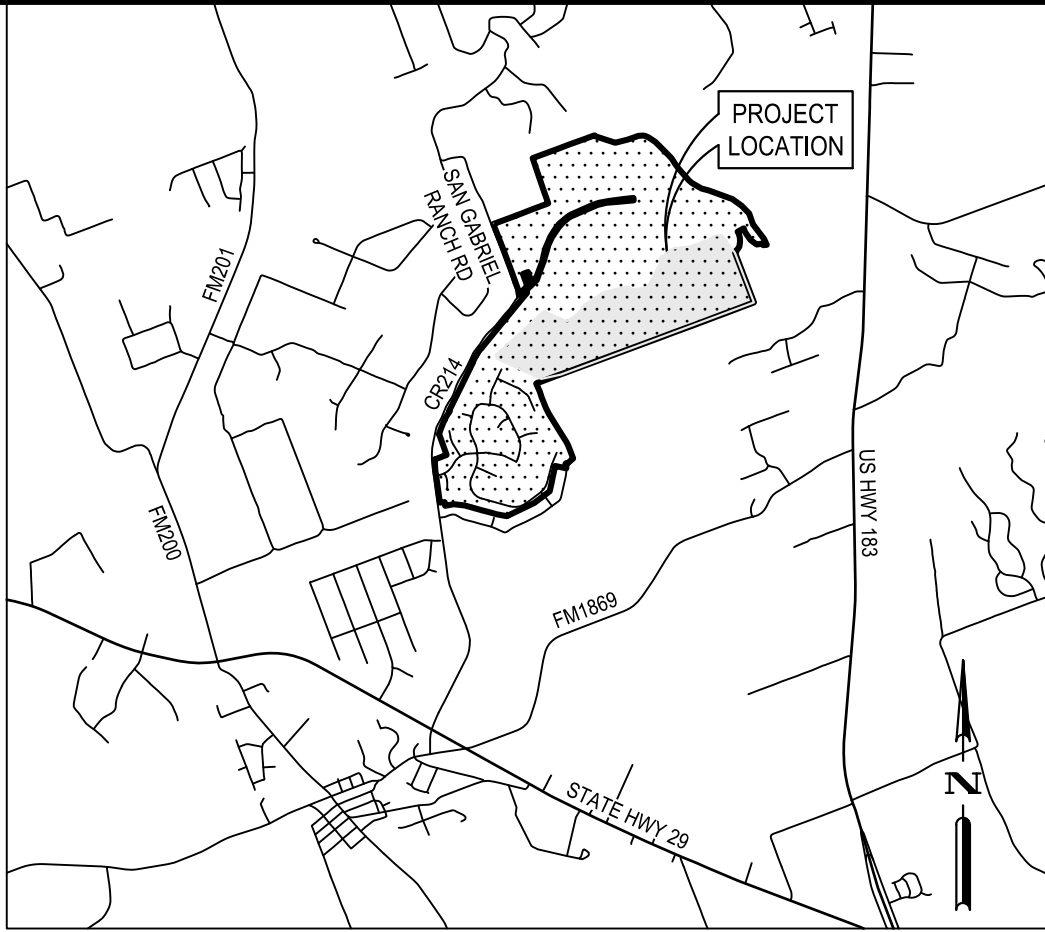
SURVEYOR:
FOREST SURVEYING & MAPPING COMPANY
1002 ASH STREET
GEORGETOWN, TX 78626
512-930-5927

TOTAL NO. OF LOTS:
NO. OF BLOCKS: 26
NO. OF 60' LOTS: 285
NO. OF 70' LOTS: 174
NO. OF 80' LOTS: 88
NO. OF E' LOTS: 21
NO. OF SINGLE FAMILY LOTS: 568
NO. OF OPEN SPACE LOTS: 47

TOTAL LINEAR FOOTAGE OF STREETS: 33,912 LF

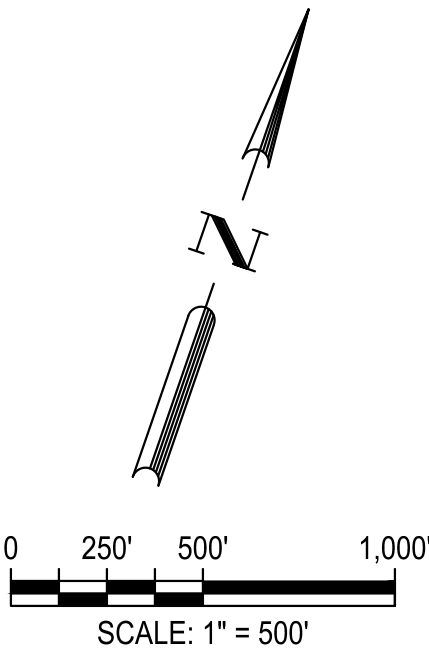
ACREAGE THIS PHASE : 266.68 ACRES
ACREAGE ENTIRE SUBDIVISION: 678.09 ACRES

ORIGINAL SUBMITTAL DATE: SEPTEMBER 17, 2021



LOCATION MAP
SCALE: 1" = 5000'

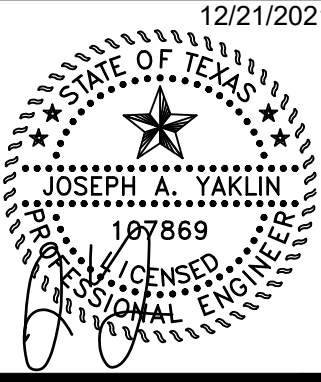
LEGEND



- PROPERTY BOUNDARY
- SECTION BOUNDARY

- NOTES:
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, SAN GABRIEL RANCH ROAD, THE ADJACENT COUNTY ROADWAYS.
 - THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A RE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED. NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED. (WCSR F1.2)
 - CONSTRUCTION OF C.R. 214 SHALL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
 - THE FRONT BUILDING SETBACK LINE ON ALL PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY, 10 FEET FROM THE BACK OF LOT LINE AND 5 FEET FROM THE SIDES OF LOT LINES. CORNER LOTS WILL BE 15 FT ON THE RIGHT-OF-WAY SIDE INSTEAD OF 5 FEET.
 - DUE TO THE PROXIMITY OF THE SITE TO THE NORTH FORK SAN GABRIEL DETENTION EXEMPT STREAM REACH, ALL PROPOSED DRAINAGE AREAS EXCEPT FOR PROPOSED DRAINAGE AREA OS 4 ARE EXEMPT FROM DETENTION REQUIREMENTS. ALL PROPOSED PONDS ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT ONLY.
 - UTILITY PROVIDERS WILL BE:
P.E.C.
TIME WARNER CABLE
AT&T
NORTH SAN GABRIEL MUNICIPAL UTILITY DISTRICT NO. 1

NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS
OVERALL PROPERTY BOUNDARY



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- | | |
|--------------|-----|
| DESIGNED BY: | TDM |
| REVIEWED BY: | JAY |
| DRAWN BY: | LCG |



BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

The diagram illustrates the typical utility assignment for a road cross-section. From left to right, the components are:

- PROPOSED STORMWATER**: A large rectangular utility structure, 5.0' wide at the bottom.
- PROPOSED WATER**: A smaller rectangular utility structure, 5' wide at the bottom.
- C&G**: A hatched rectangular area representing a concrete and gravel base, 5' wide at the bottom.
- ROAD CENTERLINE**: Indicated by a vertical line with a double arrow.
- PROPOSED WASTEWATER**: A rectangular utility structure, 5' wide at the bottom.
- SIDWALK**: A rectangular area on the far right, 5' wide at the bottom.

Dimensions and offsets are specified:

- The total width of the stormwater and water utilities is 50' - 60' ROW VARIES.
- The stormwater utility is 5.0' wide.
- The water utility is 5' wide.
- The C&G area is 5' wide.
- The wastewater utility is 5' wide.
- The sidewalk is 5' wide.
- Offsets of 5' are shown between the water utility and the C&G area, and between the C&G area and the wastewater utility.

**TYPICAL UTILITY ASSIGNMENT
DETAIL N.T.S.**

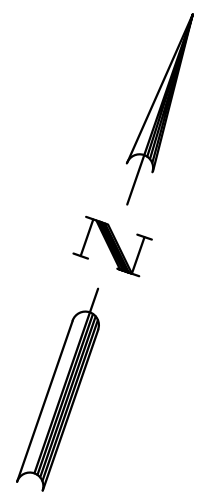
NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (SHEET 1 OF 4)

12/21/2021
TEXAS
YAKLIN
69
SED
ENGINEER

SHEET
2 OF 10

NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

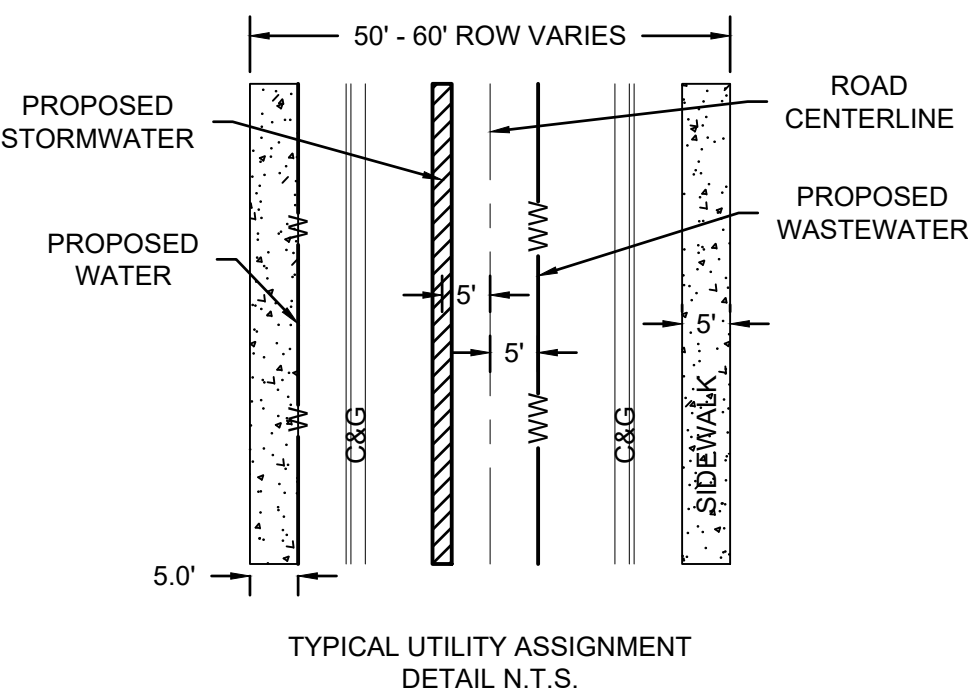


LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MINOR ELEV. CONTOUR
- BUILDING SETBACK
- PROPOSED SIDEWALK
- 100-YR FLOODPLAIN PER FEMA
PANEL 48491C0235F DATED
DECEMBER 20, 2019
- 100-YR FLOODPLAIN PER STUDY
BY BGE, INC., NOVEMBER 2021
- SECTION BOUNDARY

Line Table: Alignments		
LINE	LENGTH	DIRECTION
L22	762.025	N69° 42' 23.90"E
L23	257.785	N02° 24' 49.23"W
L24	759.461	S87° 35' 10.77"W
L25	1181.942	N87° 35' 10.77"E
L26	308.365	N04° 41' 17.56"E
L27	437.837	N04° 41' 17.56"E
L28	103.994	S85° 18' 42.44"E
L29	1024.658	N87° 35' 10.77"E
L30	188.189	S02° 24' 49.23"E
L31	178.486	S32° 48' 14.13"E
L33	442.725	N81° 05' 25.54"E
L34	50.979	S08° 54' 34.46"E
L35	231.965	S35° 56' 36.82"E
L36	141.689	S07° 24' 49.23"E
L37	1181.942	N87° 35' 10.77"E
L38	295.000	S02° 24' 49.23"E
L39	295.000	S02° 24' 49.23"E
L40	295.210	S02° 24' 49.23"E
L41	346.183	S87° 35' 10.77"W
L42	591.740	S69° 40' 52.34"W
L43	1181.942	N87° 35' 10.77"E
L44	144.996	S21° 53' 16.01"E
L45	200.117	S21° 53' 16.01"E
L46	1174.300	S69° 40' 52.34"W
L47	90.788	S21° 53' 16.01"E
L48	188.204	S36° 46' 09.28"W
L49	398.876	S11° 08' 32.52"W
L50	182.332	N78° 51' 27.48"W
L51	7.007	S20° 07' 48.99"E
L52	331.030	S78° 42' 36.06"E
L86	169.411	N57° 11' 45.87"E
L87	130.325	N57° 11' 45.87"E

Curve Table: Alignments					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD DISTANCE
C12	21°04'48"	1000.00'	367.91'	S81° 52' 25.37"E	365.84'
C13	52°30'28"	300.00'	274.93'	N39° 56' 31.72"E	265.41'
C14	23°53'40"	500.00'	208.52'	N69° 08' 35.70"E	207.01'
C15	7°06'07"	500.00'	61.98'	S88° 51' 45.83"E	61.94'
C16	30°23'25"	300.00'	159.12'	S17° 38' 31.68"E	157.26'
C17	27°02'02"	300.00'	141.55'	S22° 29' 35.64"E	140.24'
C18	28°31'48"	300.00'	149.38'	S21° 40' 43.02"E	147.84'
C19	17°54'18"	300.00'	93.75'	S78° 38' 01.55"W	93.37'
C20	76°26'38"	1000.00'	1334.20'	N49° 21' 51.65"E	1237.42'
C21	58°39'25"	300.00'	307.13'	S07° 26' 26.53"W	293.89'
C22	25°37'37"	400.00'	178.91'	S23° 57' 20.90"W	177.42'



DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TEL: 512.979.9460 www.bgeinc.com

12/21/2021

JOSEPH A. YAKLIN
187869
Professional Engineer

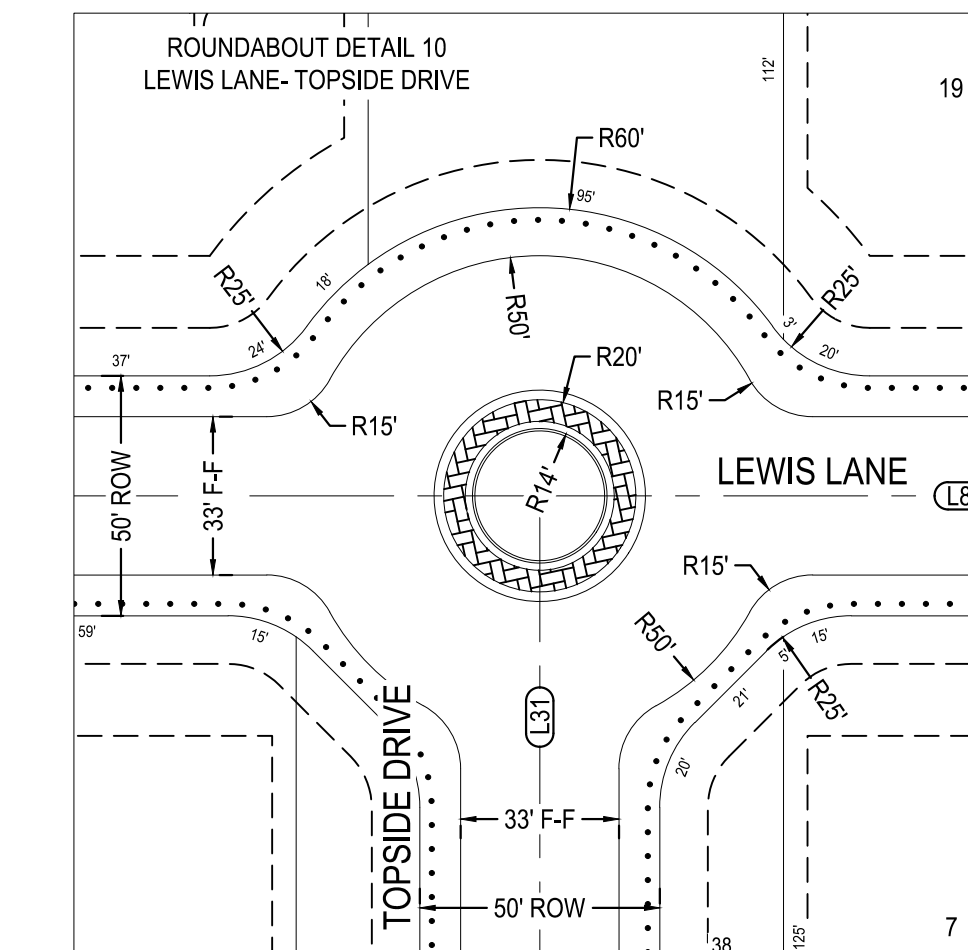
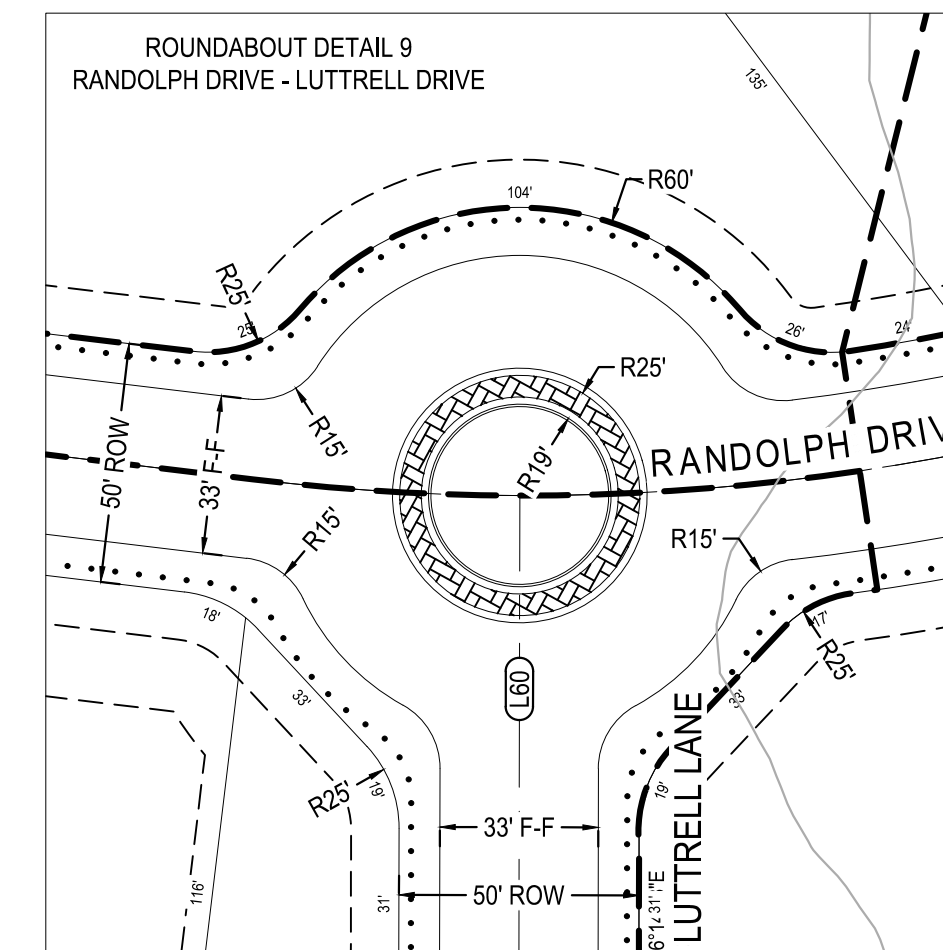
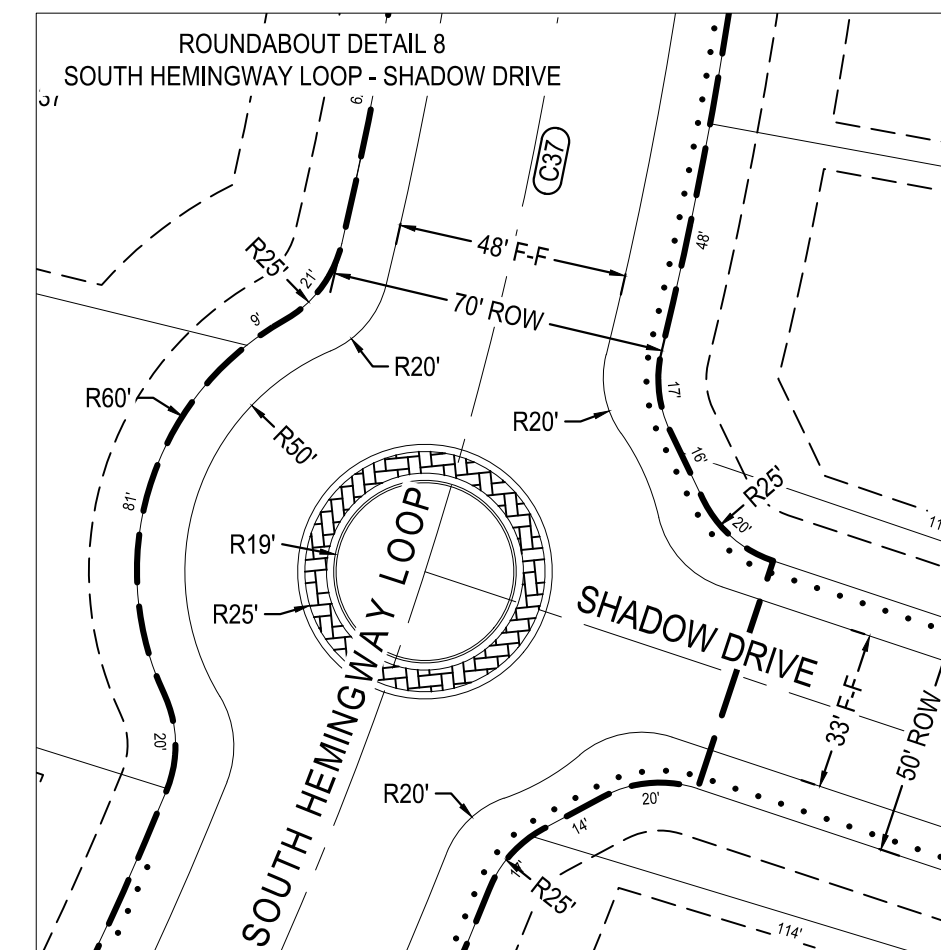
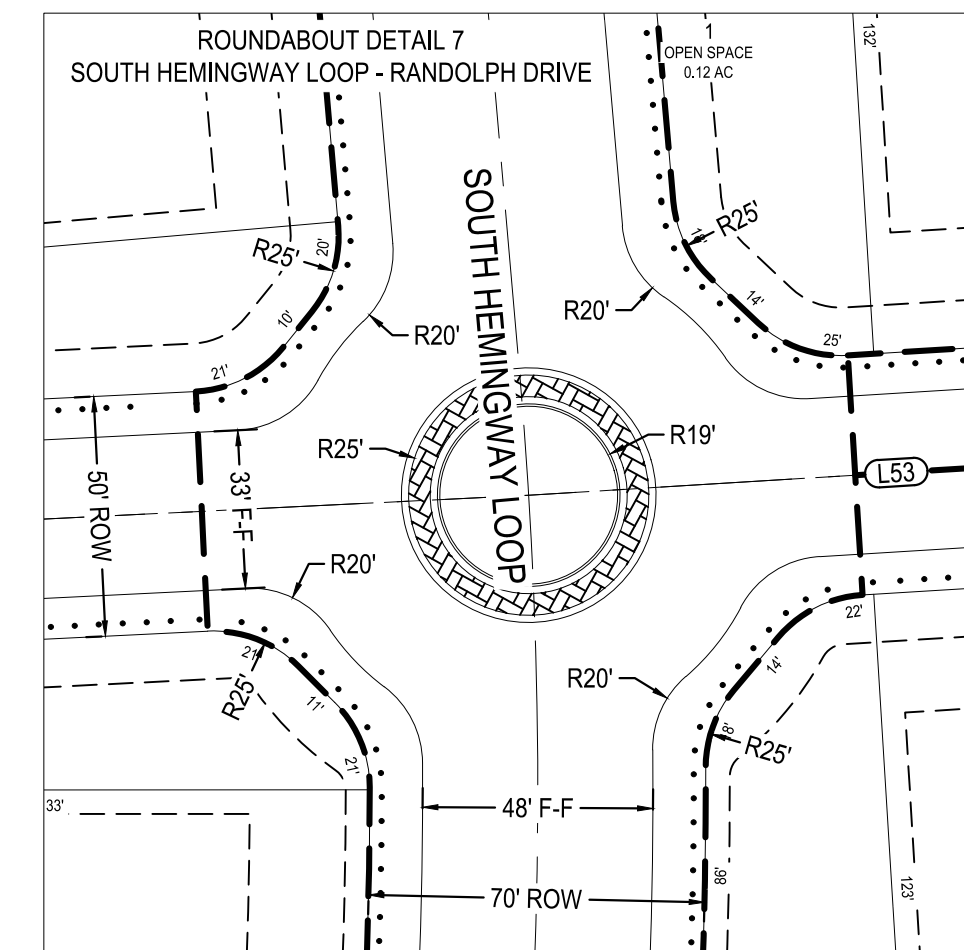
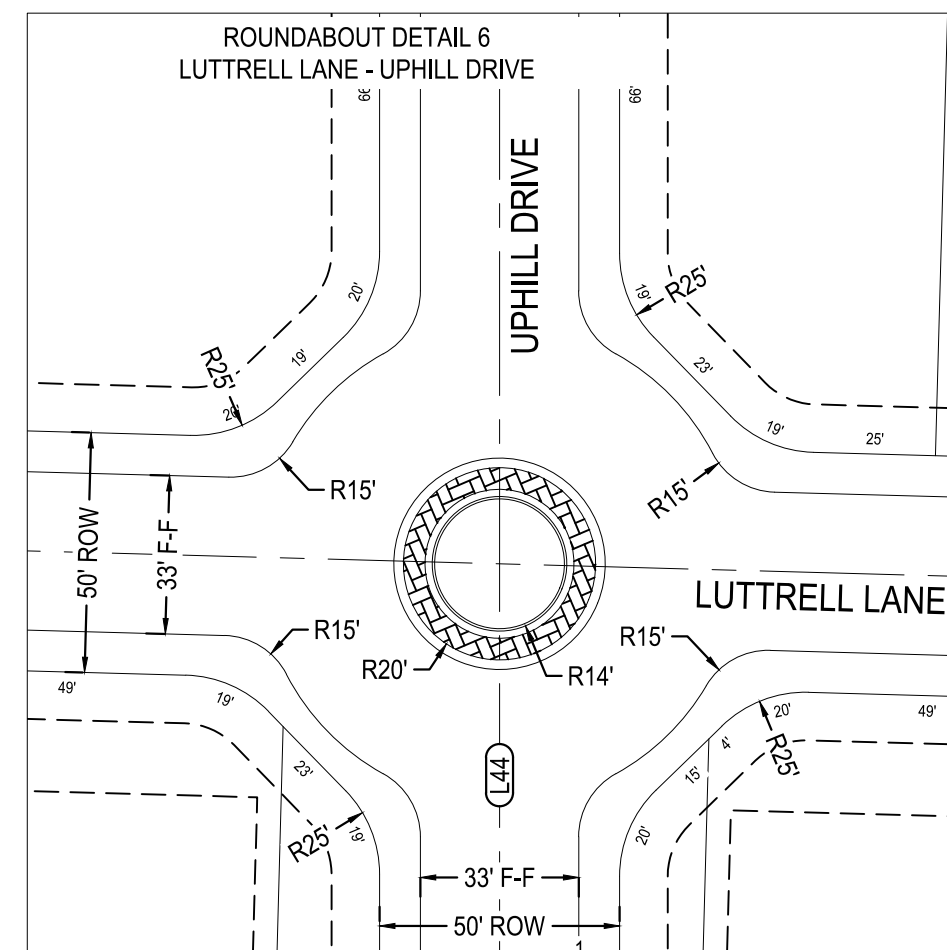
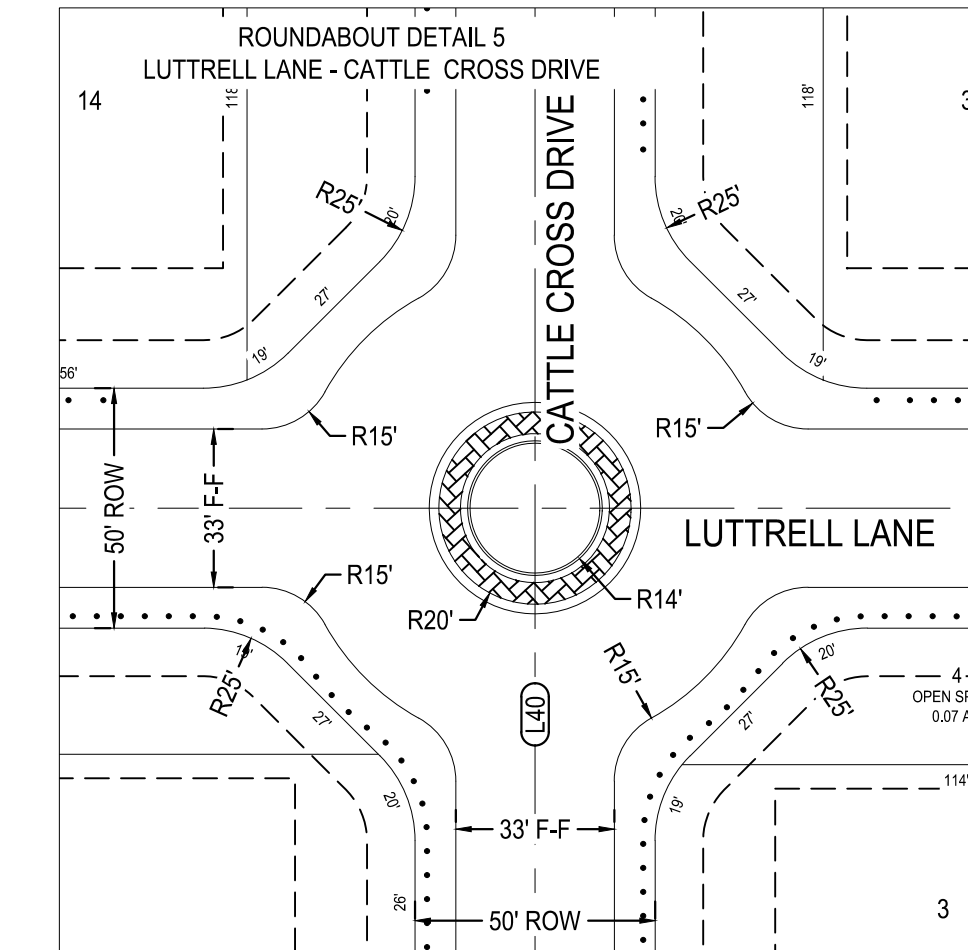
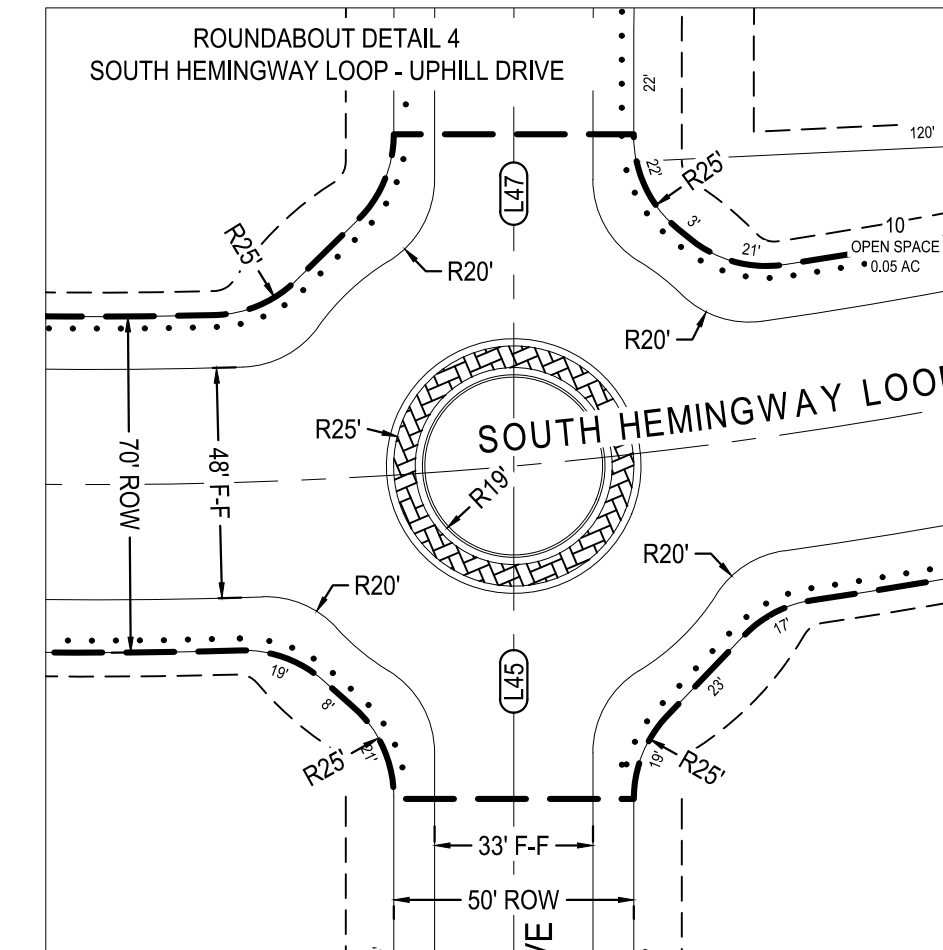
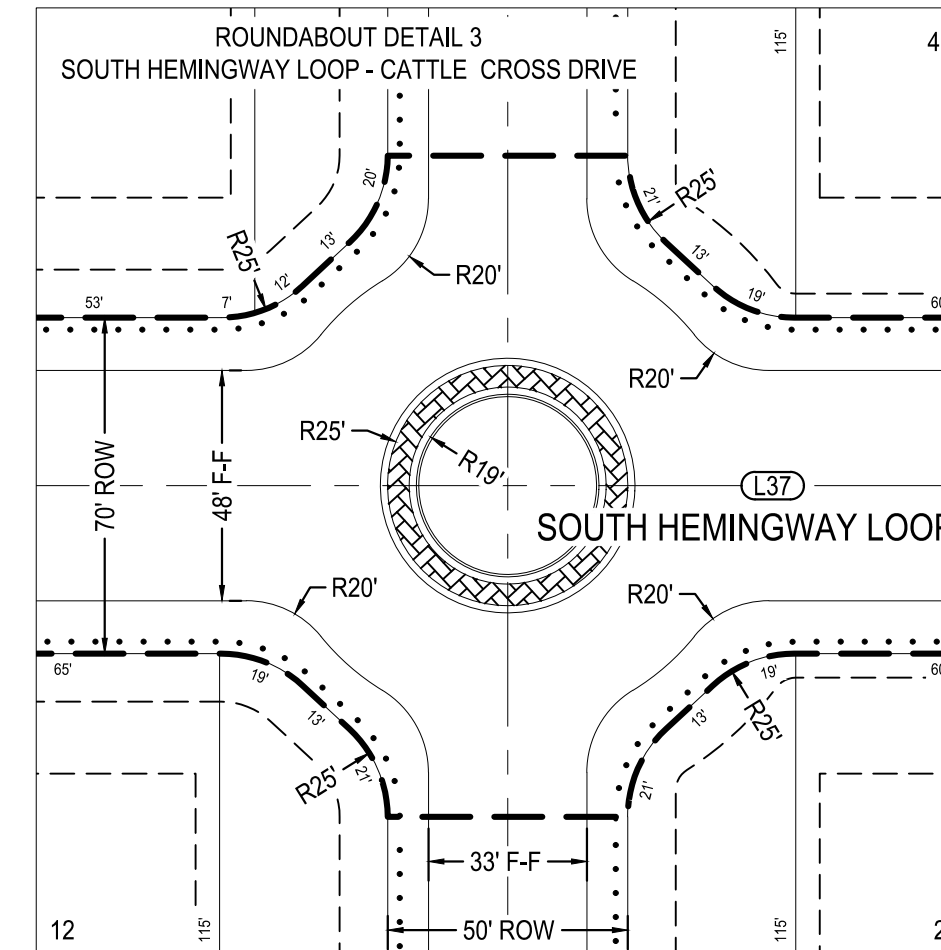
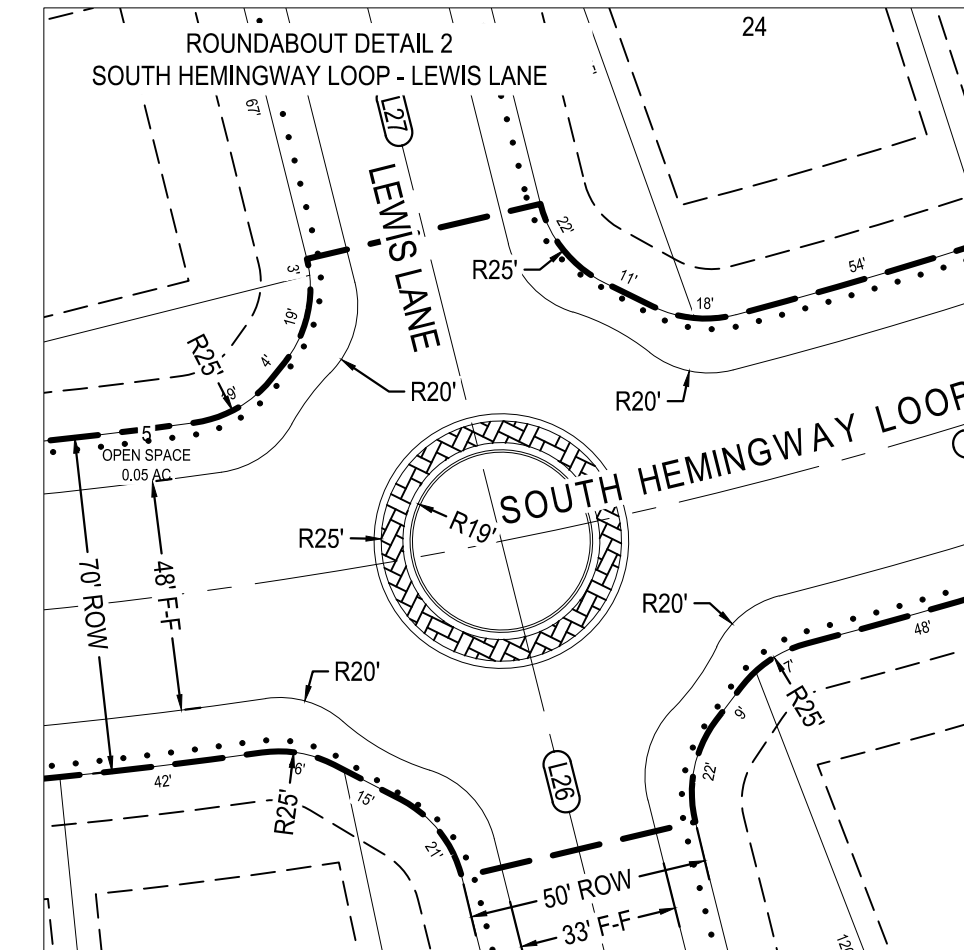
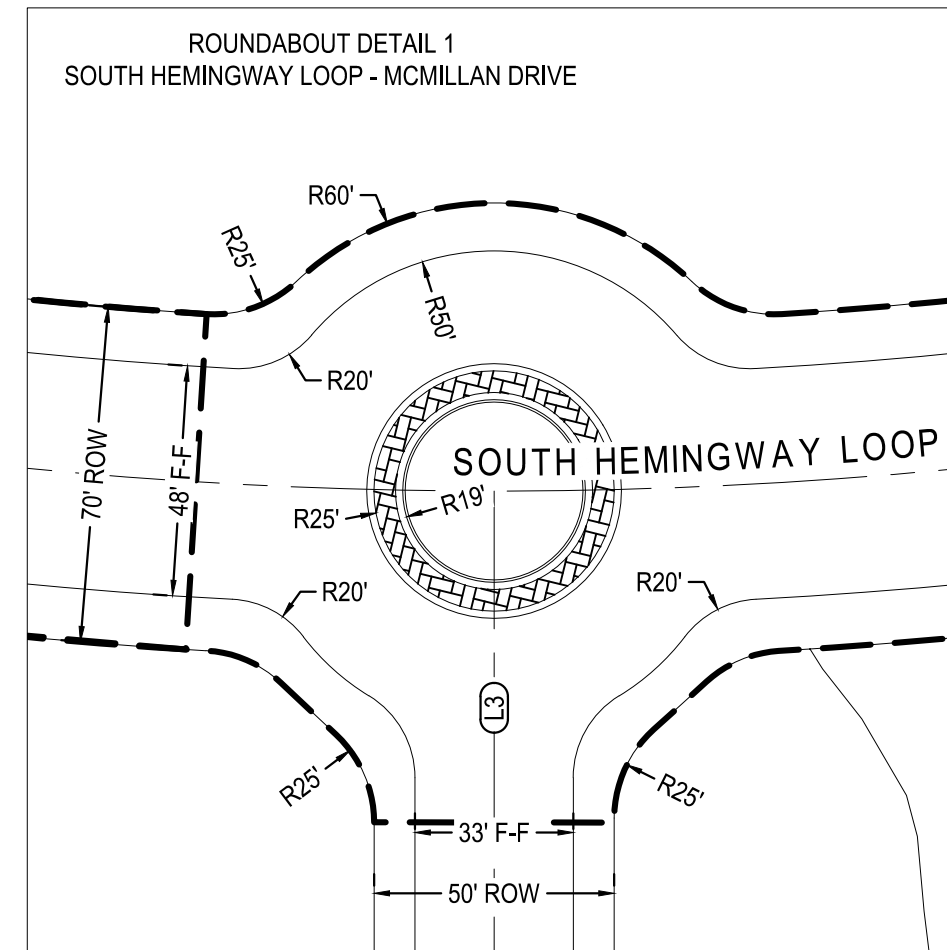
NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (SHEET 2 OF 4)

SHEET
3 OF 10

G:\TXCProjects\Randolph Todd Col8905-00-Northgate_Phs3_Prelim_Plat_Sec_11-17\LD01_CADD01_Sht8905-C-SP-PRLM.dwg Layout: PRELIMINARY PLAT (SHEET 2 OF 4) Plotted: 1/26/2022 12:11:25 PM

**RANCH PHASE 3 SECTIONS 11, 12,
13, 14, 15, 16, & 17
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS**

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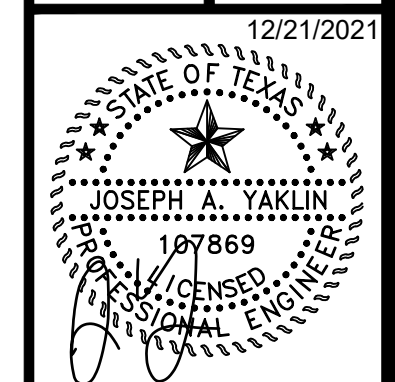
DESIGNED BY:	TDM
REVIEWED BY:	JAY
DRAWN BY:	LCG



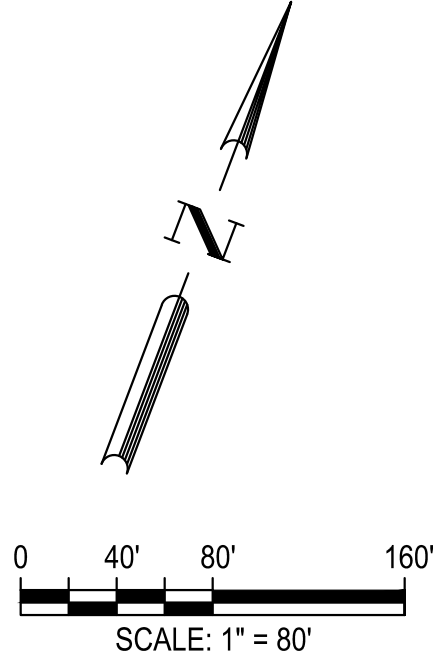
BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (SHEET 4 OF 4)



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- LEGEND**
- PROPERTY BOUNDARY
 - MAJOR ELEV. CONTOUR
 - MINOR ELEV. CONTOUR
 - DRAINAGE AREA BOUNDARY
 - LAG TIME FLOW PATH
 - 100-YR FLOODPLAIN PER FEMA PANEL 48491C0235F DATED DECEMBER 20, 2019
 - 100-YR FLOODPLAIN PER STUDY BY BGE, INC., MAY, 2021
 - FLOW DIRECTION

NOTE:
DUE TO THE PROXIMITY OF THE SITE TO THE NORTH FORK SAN GABRIEL DETENTION EXEMPT STREAM REACH, ALL PROPOSED DRAINAGE AREAS EXCEPT FOR PROPOSED DRAINAGE AREA OS 4 ARE EXEMPT FROM DETENTION REQUIREMENTS. ALL PROPOSED PONDS ARE DESIGNED TO PROVIDE WATER QUALITY TREATMENT ONLY.

DATE	REV	DESCRIPTION
APR	REV	

DESIGNED BY: TDM

REVIEWED BY: JAY

DRAWN BY: LCG

BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675.9060 www.bgeinc.com

NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

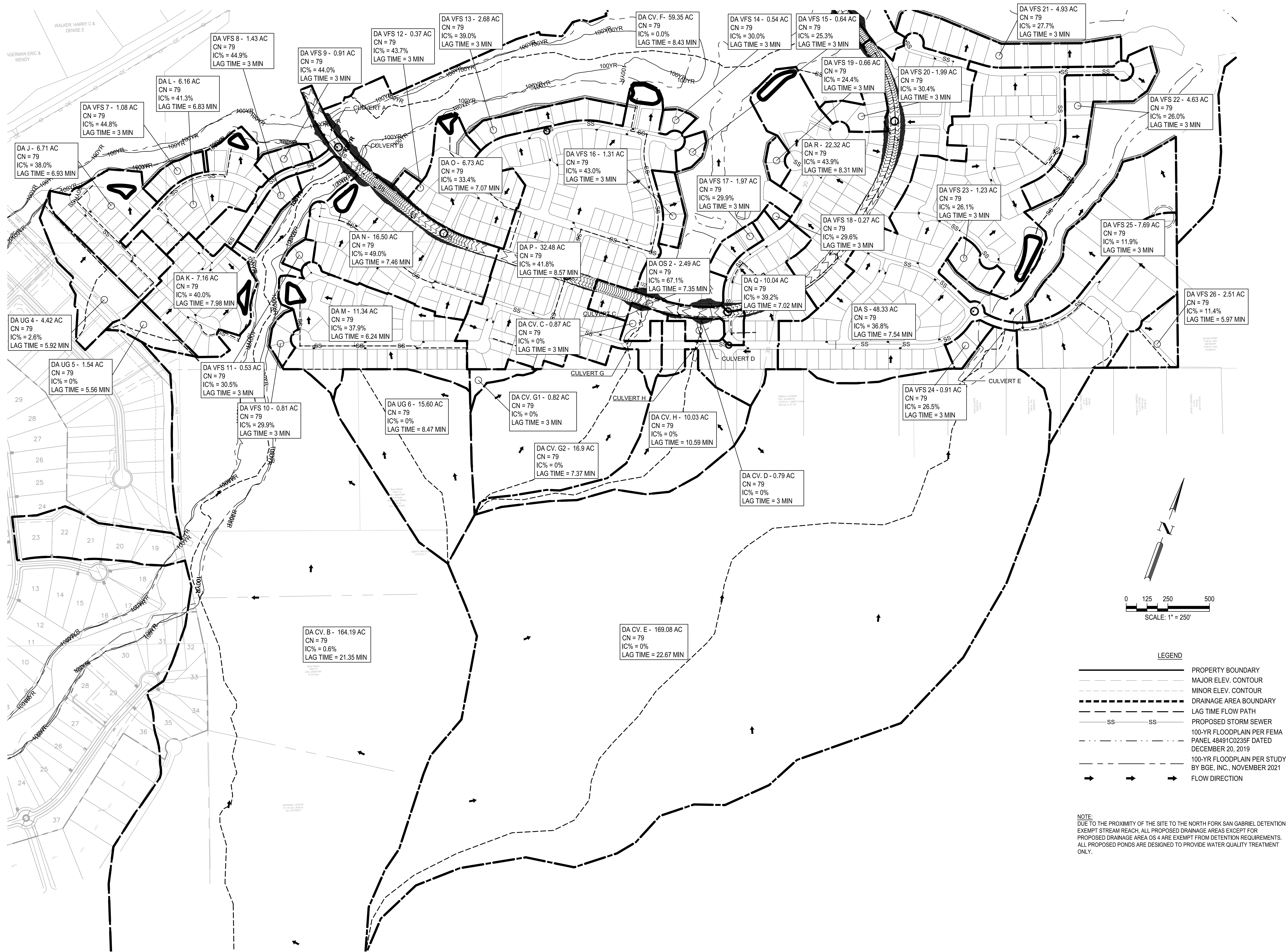
EXISTING DRAINAGE AREA MAP

12/21/2021

STATE OF TEXAS
JOSEPH A. YAKLIN
187869
Professional Engineer

SHEET
6 OF 10

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DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	TDM
REVIEWED BY:	JAY
DRAWN BY:	LCG

BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL. 512.475.9460 www.bgeinc.com

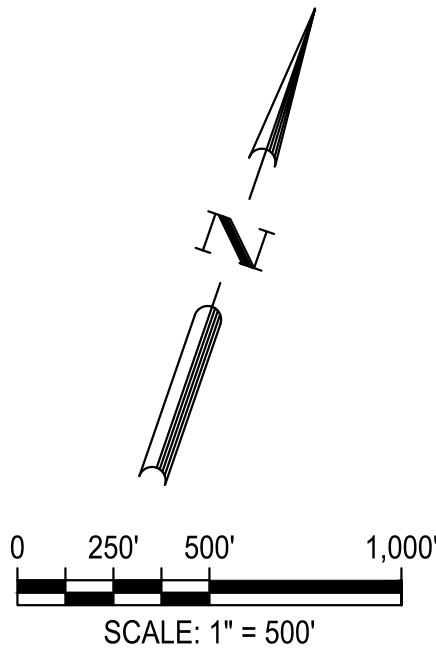
NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
JOSEPH A. YAKLIN
187869
Professional Engineer

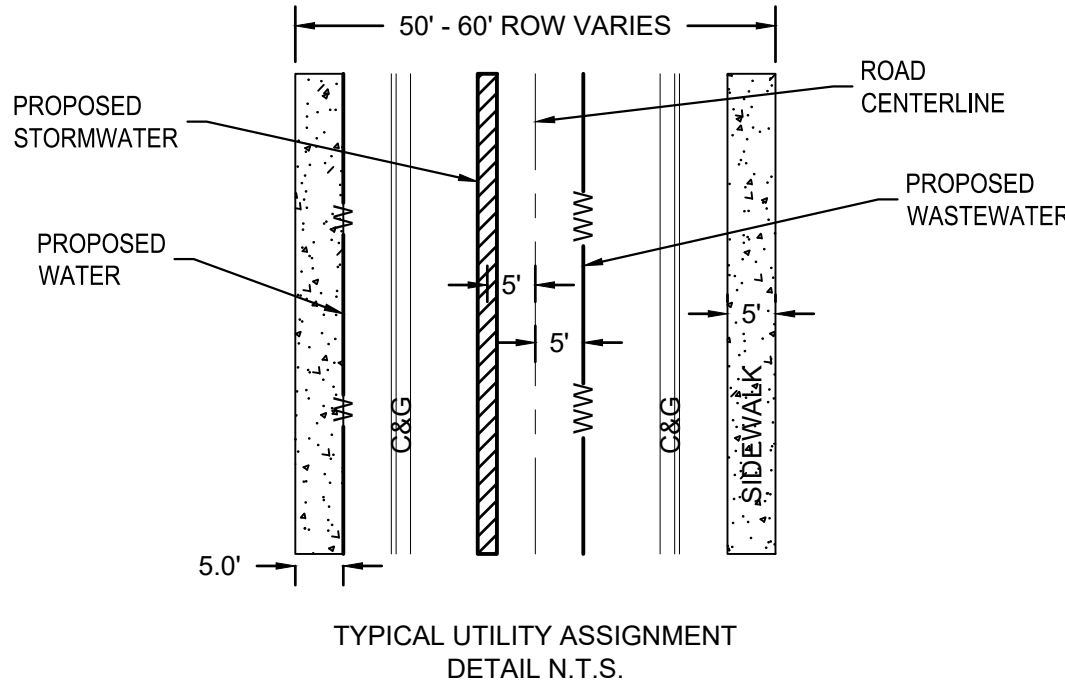
SHEET
7 OF 10

NORTHGATE RANCH PHASE 2 SECTIONS 11, 12,
13, 14, 15, 16, & 17
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS



LEGEND

- LEGEND
- PROPERTY BOUNDARY
 - SECTION BOUNDARY
 - MAJOR ELEV. CONTOUR
 - MINOR ELEV. CONTOUR
 - BUILDING SETBACK
 - PROPOSED SIDEWALK
 - PROPOSED WASTEWATER
 - PROPOSED WATER
 - 100-YR FLOODPLAIN PER FEMA PANEL 48491C0235F DATED DECEMBER 20, 2019
 - 100-YR FLOODPLAIN PER STUDY BY BGE, INC., MAY 2021



DATE	REV	DESCRIPTION
APR		

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1646
TEL 512.675.9460 www.bgeinc.com

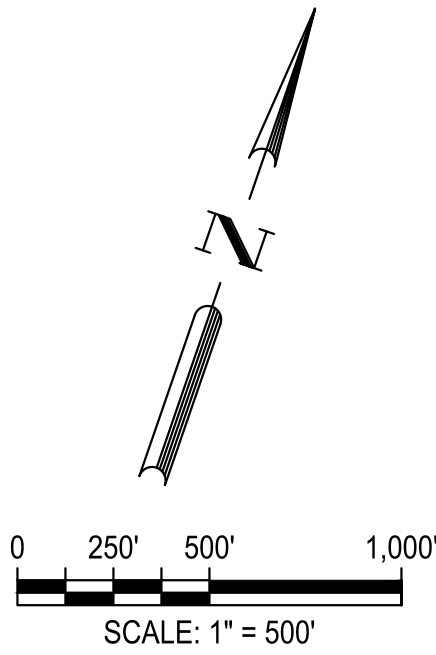
NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

PROPOSED UTILITIES (SHEET 1 OF 3)

12/21/2021
JOSEPH A. YAKLIN
187869
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

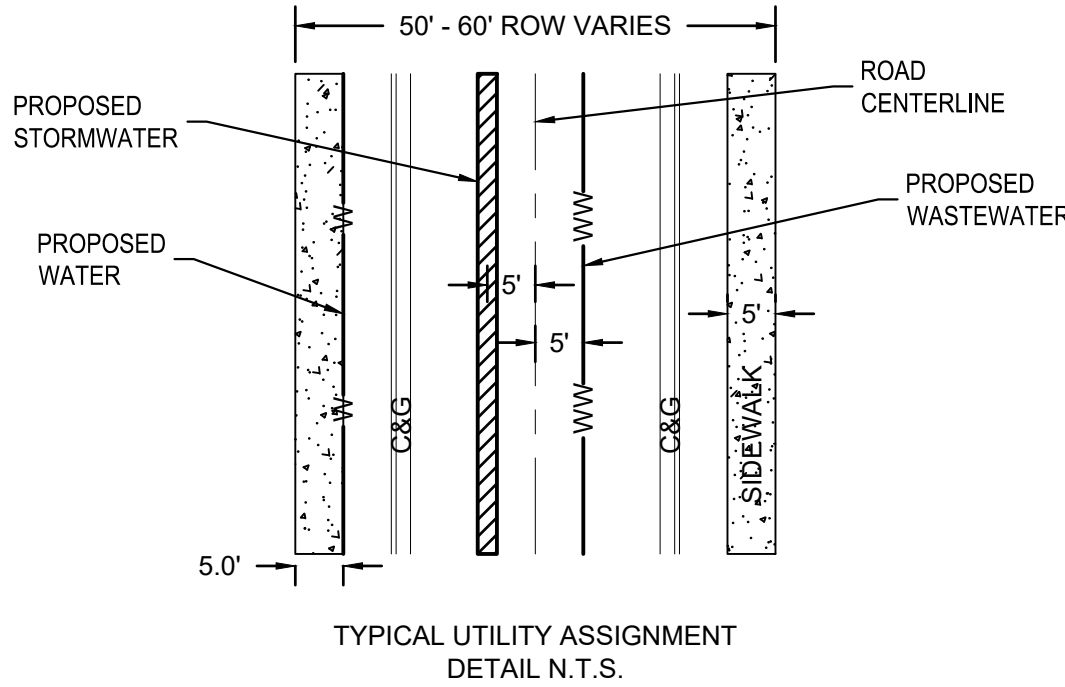
SHEET
8 OF 10

NORTHGATE RANCH PHASE 2 SECTIONS 11,
12, 13, 14, 15, 16, & 17
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS



LEGEND

- PROPERTY BOUNDARY
- SECTION BOUNDARY
- MAJOR ELEV. CONTOUR
- MINOR ELEV. CONTOUR
- BUILDING SETBACK
- PROPOSED SIDEWALK
- PROPOSED WASTEWATER
- PROPOSED WATER
- 100-YR FLOODPLAIN PER FEMA
- PANEL 48491C0235F DATED DECEMBER 20, 2019
- 100-YR FLOODPLAIN PER STUDY BY BGE, INC., MAY 2021



DATE	REV	DESCRIPTION
APR		

DESIGNED BY:	TDM
REVIEWED BY:	JAY
DRAWN BY:	LCG

BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1646
TEL 512.675.9460 www.bgeinc.com

NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

PROPOSED UTILITIES (SHEET 2 OF 3)

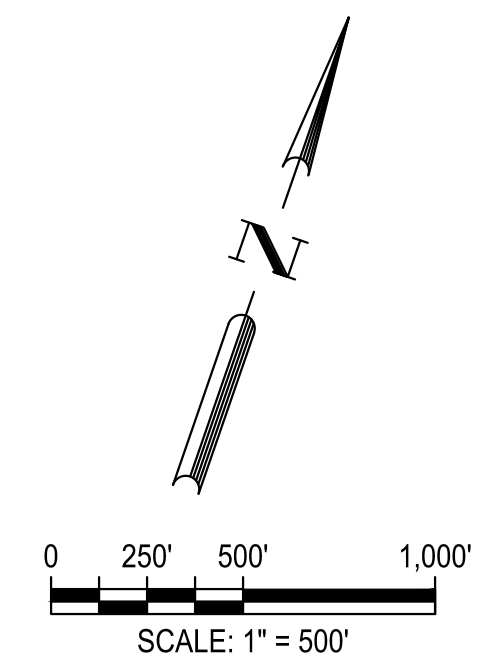
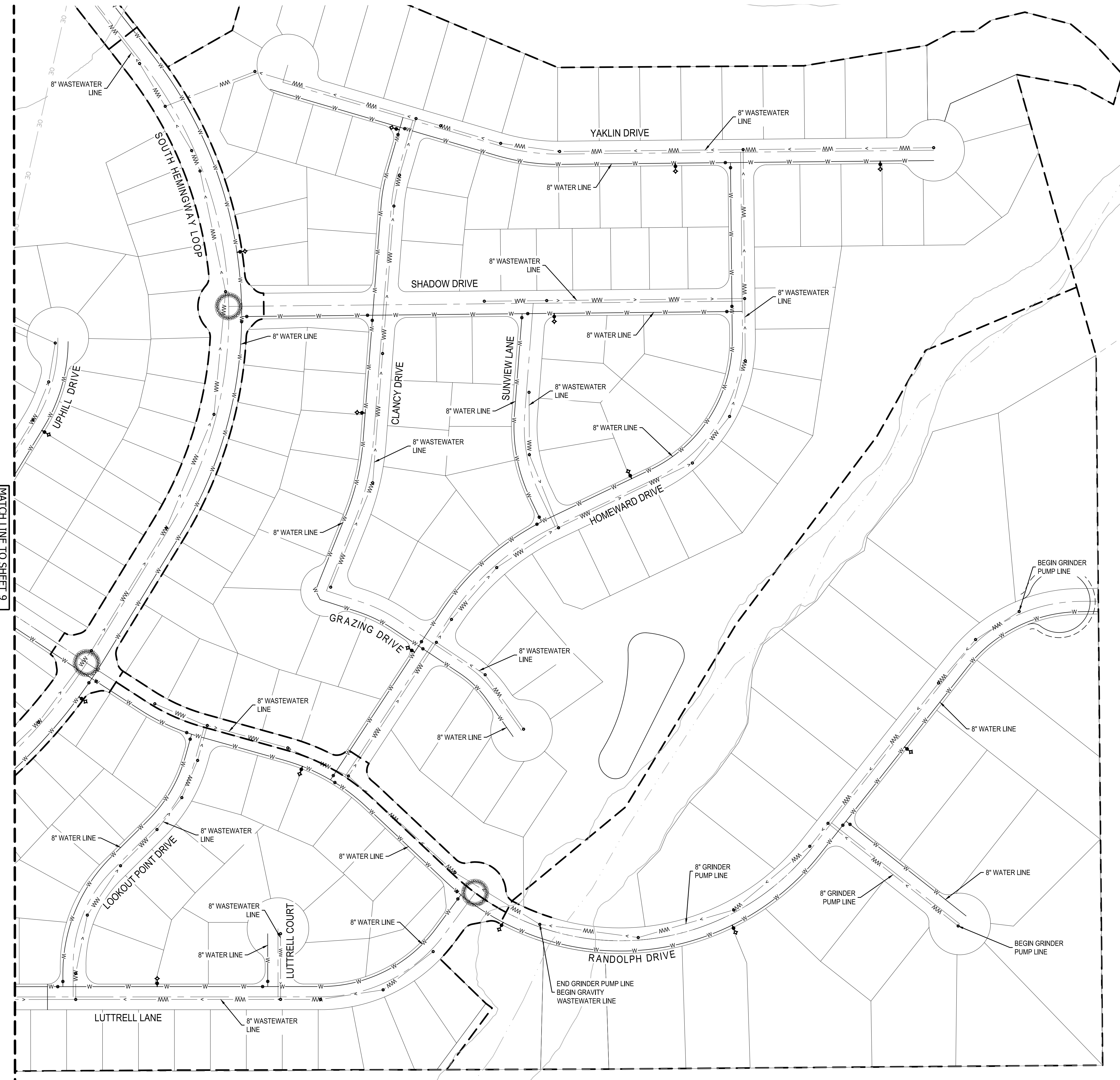
12/21/2021
JOSEPH A. YAKLIN
187869
REGISTERED PROFESSIONAL ENGINEER

SHEET
9 OF 10

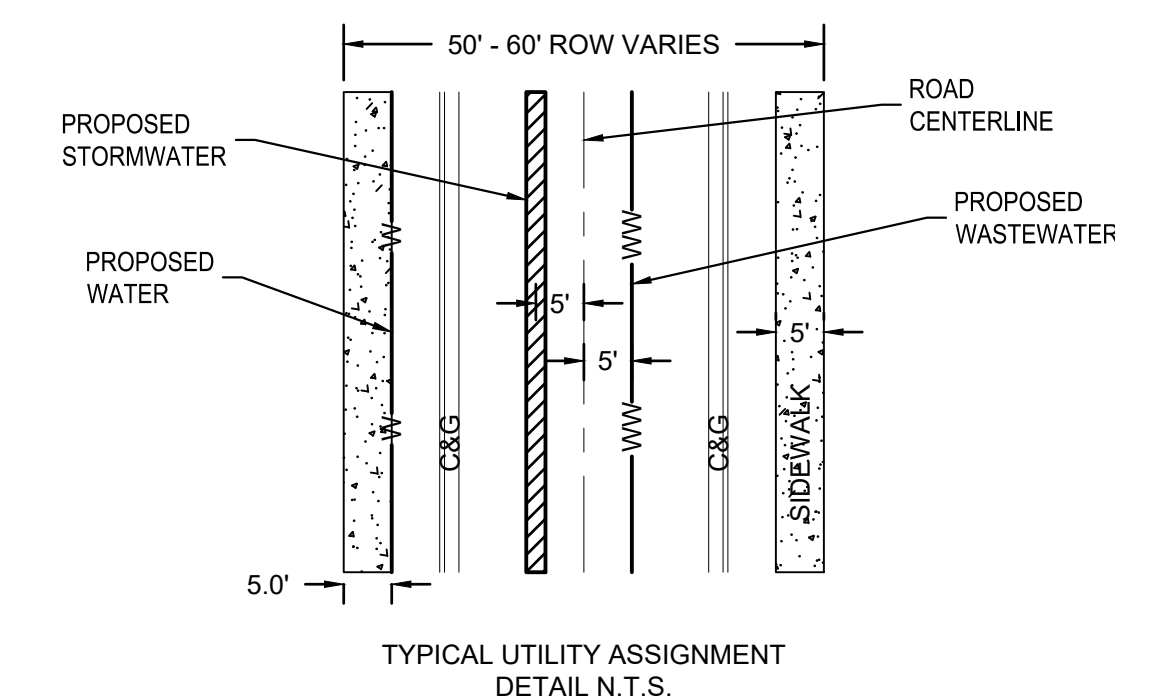
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HASE 2 SECTIONS 11, 12, 13, 14, 15, 16, & 17

PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS



- | <u>LEGEND</u> | |
|---|-----------------------------|
|  | PROPERTY BOUNDARY |
|  | SECTION BOUNDARY |
|  | MAJOR ELEV. CONTOUR |
|  | MINOR ELEV. CONTOUR |
|  | BUILDING SETBACK |
|  | PROPOSED SIDEWALK |
|  | PROPOSED WASTEWATER |
|  | PROPOSED WATER |
|  | 100-YR FLOODPLAIN PER FEMA |
|  | PANEL 48491C0235F DATED |
| | DECEMBER 20, 2019 |
|  | 100-YR FLOODPLAIN PER STUDY |
| | BY BGE, INC., MAY 2021 |

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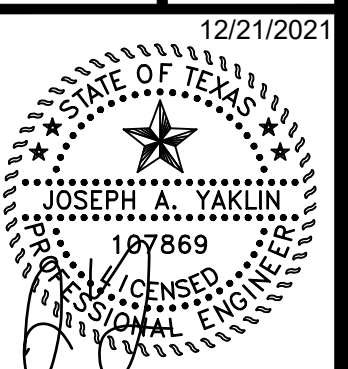
DESIGNED BY:	TDM
REVIEWED BY:	JAY
DRAWN BY:	LCG



BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

NORTHGATE RANCH PHASE 3 SECTIONS 11, 12, 13, 14, 15, 16, & 17
WILLIAMSON COUNTY, TEXAS

PROPOSED UTILITIES (SHEET 3 OF 3)



SHEET
10 OF 10