

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	26	30.260 AC.
OPEN SPACE/DRAINAGE ESMT.	2	5.867 AC.
RIGHT-OF-WAY	-	3.796 AC.
TOTAL	28	39.923 AC.

SUBMITTED DATE: 2021

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

FINAL PLAT  
ESTATES AT NORTHGATE  
PHASE I, SECTION 3

A SUBDIVISION OF 39.923 ACRES OF LAND  
LOCATED IN THE  
JAMES HACKETT SURVEY, A-312, WILLIAM H.  
McCULLOUGH SURVEY, A-465, AND THE WILLIAM M.  
MANGHAM SURVEY, A-468, IN WILLIAMSON COUNTY,  
TEXAS.



- CAB.  
D.E.  
DOC.  
D.R.W.C.  
ESMT.  
NO.  
O.P.R.W.C.  
O.S.  
O.S.S.F.  
PG.  
P.O.B.  
P.R.W.C.  
PROP.  
R.O.W.  
SLD.  
VOL.
- NAME ON CAP
- CABINET  
DRAINAGE EASEMENT  
DOCUMENT  
DEED RECORDS, WILLIAMSON COUNTY  
EASEMENT  
NUMBER  
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY  
OPEN SPACE  
ON-SITE SEWAGE FACILITY  
PAGE  
POINT OF BEGINNING  
PLAT RECORDS, WILLIAMSON COUNTY  
PROPOSED  
RIGHT-OF-WAY  
SLIDE  
VOLUME  
FOUND 1/2" IRON ROD (UNLESS NOTED)  
FOUND 1/2" IRON ROD WITH CAP (CAP NOTED ON SURVEY)  
FOUND NAIL (TYPE NOTED ON SURVEY)  
SET 1/2" IRON ROD W/ "BGE INC" CAP  
CALCULATED POINT  
TEMPORARY BENCHMARK (SQUARE WITH "X" CHISELED IN CONCRETE)

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 "X" WITH  
AN "X" CHISELED IN CONCRETE APPROXIMATELY 40 FEET  
SOUTHWEST OF THE NORTHEAST TERMINUS OF RICKARD DRIVE  
OF NORTHGATE PHASE I, SECTION 1, A SUBDIVISION AS  
RECORDED IN DOCUMENT NO. 2018070591, OFFICIAL PUBLIC  
RECORDS, WILLIAMSON COUNTY, TEXAS.

ELEVATION 1,004.29 FEET  
GRID N: 10,224,082.21  
GRID E: 3,058,524.67

NAVD 88 DATUM

TBPELS Licensed Surveying Firm No. 10194490

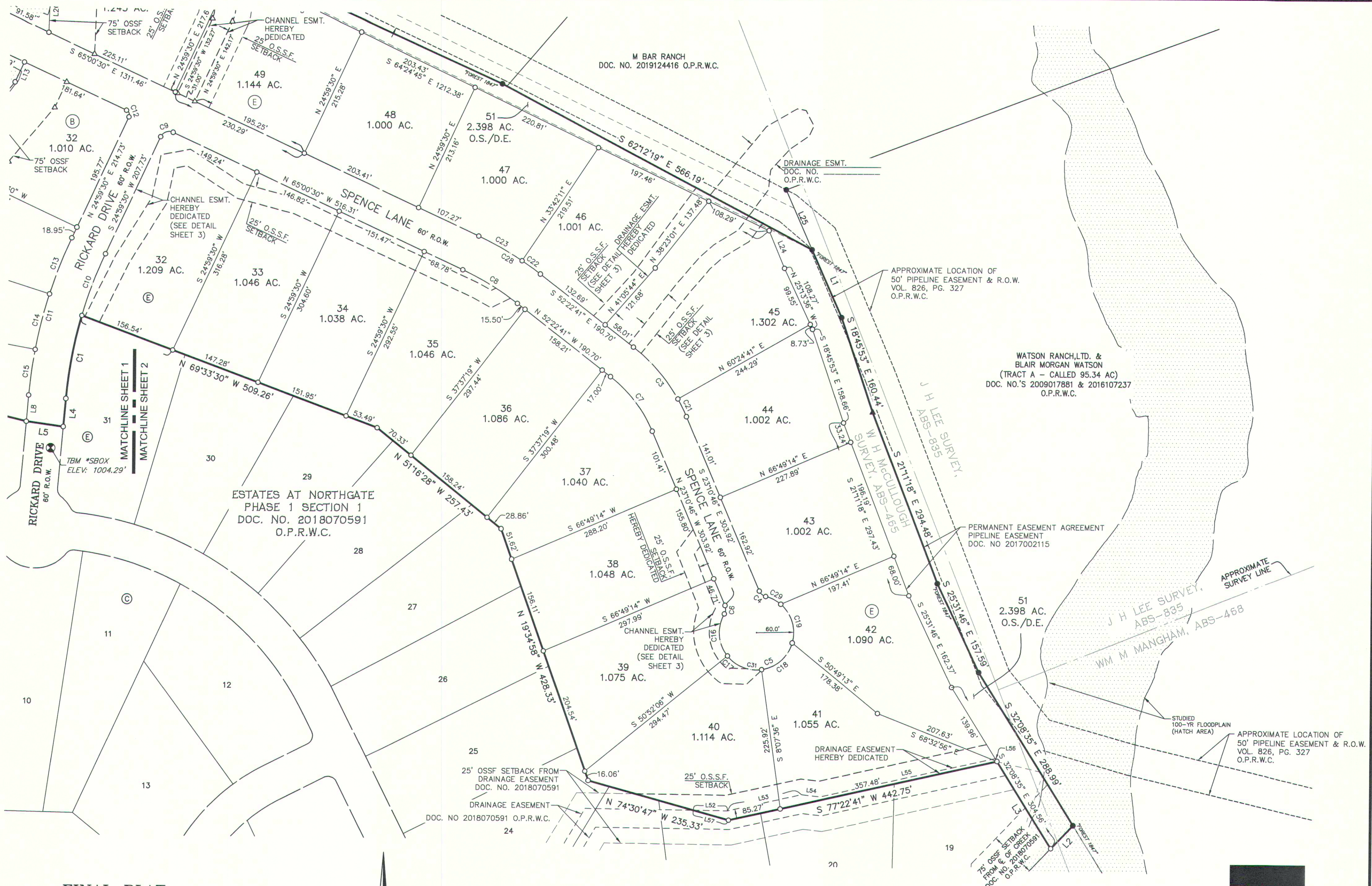


BGE, Inc.  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046

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**FINAL PLAT**  
**ESTATES AT NORTHGATE**  
**PHASE I, SECTION 3**  
A SUBDIVISION OF 39.923 ACRES OF LAND  
LOCATED IN THE  
JAMES HACKETT SURVEY, A-312, WILLIAM H.  
McCULLOUGH SURVEY, A-465, AND THE WILLIAM M.  
MANGHAM SURVEY, A-468, IN WILLIAMSON COUNTY,  
TEXAS.

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
RICKARD DRIVE	60 FEET	26 FEET	549 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
SPENCE LANE (TO RICKARD DRIVE)	60 FEET	33 FEET	791 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (RURAL)
SPENCE LANE	60 FEET	26 FEET	1,354 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
TOTAL LINEAR FEET OF NEW STREETS:			2,694 FEET			



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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	136.08'	689.55'	11°18'24"	S 10°29'51" W	135.86'
C2	31.20'	1,372.36'	1°18'09"	S 26°52'58" W	31.20'
C3	142.69'	280.00'	29°11'55"	N 37°46'43" W	141.15'
C4	13.91'	15.00'	53°07'48"	S 49°44'40" E	13.42'
C5	299.77'	60.00'	286°15'37"	N 66°49'14" E	72.00'
C6	13.91'	15.00'	53°07'48"	N 03°23'08" E	13.42'
C7	112.11'	220.00'	29°11'55"	N 37°46'43" W	110.91'
C8	103.61'	470.00'	12°37'49"	N 58°41'36" W	103.40'
C9	23.56'	15.00'	90°00'00"	S 69°59'30" W	21.21'
C10	106.40'	689.55'	8°50'26"	S 20°34'16" W	106.29'
C11	263.57'	749.55'	20°08'51"	S 14°55'04" W	262.22'
C12	12.57'	8.00'	90°00'00"	N 20°00'30" W	11.31'
C13	97.21'	749.55'	7°25'51"	S 21°16'34" W	97.14'
C14	92.18'	749.55'	7°02'48"	S 14°02'15" W	92.13'
C15	74.18'	749.55'	5°40'12"	S 07°40'45" W	74.15'
C16	72.34'	60.00'	69°04'57"	S 04°35'26" E	68.04'
C17	61.78'	60.00'	58°59'42"	S 68°37'45" E	59.09'
C18	69.22'	60.00'	66°06'14"	N 48°49'17" E	65.45'
C19	68.62'	60.00'	65°31'46"	N 16°59'43" W	64.94'
C21	31.92'	280.00'	6°31'57"	N 26°26'44" W	31.91'
C22	36.25'	530.00'	3°55'07"	N 54°20'15" W	36.24'
C23	80.59'	530.00'	8°42'42"	N 60°39'09" W	80.51'
C24	22.29'	1,372.36'	0°55'50"	S 26°41'48" W	22.29'
C25	8.91'	1,372.36'	0°22'19"	S 27°20'53" W	8.91'
C26	53.05'	34.00'	89°24'15"	S 19°42'38" E	47.83'
C27	85.82'	55.00'	89°24'15"	N 19°42'38" W	77.38'
C28	116.83'	530.00'	12°37'49"	N 58°41'36" W	116.60'
C29	27.80'	60.00'	26°32'58"	N 63°02'05" W	27.55'
C31	25.00'	60.00'	23°52'24"	S 87°35'58" E	24.82'
C33	60.96'	469.84'	7°26'00"	N 61°17'33" W	60.91'
C34	42.65'	469.74'	5°12'09"	N 54°58'42" W	42.64'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 23°49'16" E	119.14'
L2	S 43°37'30" W	51.58'
L3	N 32°08'35" W	164.60'
L4	S 04°50'39" W	45.20'
L5	N 82°04'41" W	60.09'
L6	S 30°02'13" W	122.22'
L7	S 27°00'33" W	158.05'
L8	N 04°50'39" E	41.97'
L9	N 24°59'30" E	37.18'
L10	N 45°03'20" E	39.12'
L11	N 72°34'58" E	124.58'
L12	S 55°01'05" W	70.46'
L13	S 24°59'30" W	35.48'
L14	S 40°06'50" W	90.23'
L15	S 54°30'56" W	111.93'
L16	S 75°55'08" E	33.25'
L17	S 26°10'39" W	109.62'
L18	S 31°47'40" W	110.97'
L19	S 11°59'44" W	69.80'
L20	S 79°31'58" W	47.73'
L21	N 57°25'05" W	102.24'
L22	N 75°19'38" W	93.64'
L23	N 65°11'36" W	320.04'
L24	S 22°37'50" E	65.48'
L24	N 61°01'53" W	21.82'
L25	N 23°42'58" W	105.26'
L25	S 63°28'54" W	7.77'
L26	N 01°57'42" E	65.68'
L26	N 36°21'44" E	44.44'
L27	S 08°00'43" W	64.29'
L27	N 21°46'53" W	96.81'
L28	S 25°35'14" W	61.28'
L28	N 88°46'38" W	40.58'
L29	S 46°35'59" W	34.86'
L30	N 88°46'38" W	32.85'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	N 21°46'53" W	93.90'
L32	N 36°21'44" E	15.84'
L33	S 23°10'46" E	29.00'
L42	N 38°17'10" E	125.63'
L43	N 40°32'58" E	51.53'
L44	N 47°53'15" E	32.02'
L45	N 58°46'04" E	46.29'
L46	N 36°12'34" E	28.23'
L47	S 36°04'00" W	169.56'
L48	S 42°32'28" W	94.40'
L49	N 02°58'07" E	2.79'
L50	S 87°01'53" E	30.00'
L51	S 02°58'07" W	18.27'
L52	S 89°17'42" E	55.09'
L53	N 77°22'41" E	122.08'
L54	S 83°18'47" E	30.24'
L55	N 77°22'41" E	288.61'
L56	S 32°08'35" E	5.30'
L57	N 74°30'47" W	58.79'

LEGAL DESCRIPTION

DESCRIPTION OF A 39.923 ACRE TRACT OF LAND IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, WILLIAM H. McCULLOUGH SURVEY, ABSTRACT NO. 465, AND THE WILLIAM M. MANGHAM SURVEY, ABSTRACT NO. 468, WILLIAMSON COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 201.375 ACRE TRACT OF LAND AS CONVEYED UNTO RIVER OAKS LAND PARTNERS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2016083415 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 on the curvilinear southeasterly right–of–way line of County Road 214 (R.O.W. ~ varies) no deed reference found, at the common corner of the remainder of said 201.375 acre tract and a called 678.09 acre tract of land as conveyed unto M Bar Ranch, LP in Document Number 2019124416 of the Official Public Records of Williamson County, Texas, for the POINT OF BEGINNING and northwest corner of the herein described tract:

THENCE, S 65° 28’ 05” E, departing said right–of–way line coincident with the common line of the remainder of the 201.375 acre tract and said 678.09 acre tract, a distance of 1,236.19 feet to a 1/2–inch iron rod with a cap stamped “FOREST 1847” found for an angle point of the herein described tract;

THENCE, S 62° 12’ 19” E, continuing coincident with said common line, a distance of 566.19 feet to a 1/2–inch iron rod with a cap stamped “FOREST 1847” found on the common line of the remainder of the 201.375 acre tract and a called 95.34 acre tract of land (Tract “A”) as conveyed unto Watson Ranch, LTD. & Blair Morgan Watson in Document Numbers 2009017881 and 2016107237 both recorded in the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE, in a southerly direction, coincident with the common line of the remainder of the 201.375 acre tract and said 95.34 acre tract the following five (5) courses:

1) S 23° 49’ 16” E, a distance of 119.14 feet to a 1/2–inch iron rod found for an angle point of the herein described tract;

2) S 18° 45’ 53” E, a distance of 160.44 feet to a 60–D nail found in base of 20” live oak tree;

3) S 21° 11’ 18” E, a distance of 294.48 feet to a 1/2–inch iron rod with a cap stamped “FOREST 1847” found for an angle point of the herein described tract;

4) S 25° 31’ 46” E, a distance of 157.59 feet to a 1/2–inch iron rod found for an angle point of the herein described tract;

5) S 32° 08’ 35” E, a distance of 288.99 feet to a 1/2–inch iron rod FOUND with a cap stamped “FOREST 1897” set at the common corner of the remainder of the 201.375 acre tract and a called 10.00 acre tract of land as conveyed unto Steven Buffum in Document Numbers 2017107490, 2017107493, 2017107496, 2017107499, and 2017107617 all recorded on the Official Public Records of Real Property of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, S 43° 37’ 30” W, coincident with the common line of the remainder of the 201.375 acre tract and said 10.00 acre tract, a distance of 51.58 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the east corner of Lot 19, Block “E” as shown on the plat of Estates At Northgate Phase 1, Section 1, as recorded in Document Number 2018070591 of the Official Public Records of Williamson County, Texas, for the most southerly corner of the herein described tract;

THENCE, coincident with the common line of the remainder of the 201.375 acre tract and said Block “E” the following six (6) courses:

1)N 32° 08’ 35” W, a distance of 164.60 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

2) S 77° 22’ 41” W, a distance of 442.75 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

3) N 74° 30’ 47” W, a distance of 235.33 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

4) N 19° 34’ 58” W, a distance of 428.33 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

5) N 51° 16’ 28” W, a distance of 257.43 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

6) N 69° 33’ 30” W, a distance of 509.26 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the northwest corner of Lot 31, said Block “E” at the beginning of a non–tangent curve for a re–entrant corner the herein described tract;

7) Curving to the left, with a radius of 689.55 feet, an arc length of 136.08 feet, a central angle of 11° 18’ 24”, a chord bearing of S 10° 29’ 51” W, and a chord distance of 135.86 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;

8) S 04° 50’ 39” W, a distance of 45.20 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the northeast corner of the right–of–way of Rickard Drive, (R.O.W. ~ 60’) as shown on said plat of Estates At Northgate Phase 1, Section 1, for a southerly corner of the herein described tract;

THENCE, N 82° 04’ 41” W, coincident with the common line of the remainder of the 201.375 acre tract and the north right–of–way line of said Rickard Drive, a distance of 60.09 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the common corner of Lot 28, Block “B” as shown on said plat of Estates At Northgate Phase 1, Section 1, for an angle point of the herein described tract;

THENCE, coincident with the common line of the remainder of the 201.375 acre tract and said Block “B” the following six (6) courses:

1)N 76° 08’ 54” W, a distance of 290.38 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

2) N 46° 19’ 15” W, a distance of 286.92 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

3) S 30° 02’ 13” W, a distance of 122.22 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

4) S 27° 00’ 33” W, a distance of 158.05 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

5) S 58° 00’ 01” W, a distance of 199.25 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;

6) S 70° 35’ 57” W, a distance of 170.78 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set on the common line of the remainder of the 201.375 acre tract and the aforementioned southeasterly right–of–way line of County Road 214, at the common corner of Lot 23, said Block “B” and the remainder of the 201.375 acre tract, for the southwest corner of the herein described tract;

THENCE, N 26° 11’ 04” E, coincident with the common line of the remainder of the 201.375 acre tract and said right–of–way line, a distance of 1,306.97 feet to a 1/2–inch iron rod with a cap stamped “CS LTD” found for a point of curvature of the herein described tract;

THENCE, curving to the right, with a radius of 1,372.36 feet, an arc length of 31.20 feet, a central angle of 01° 18’ 09”, a chord bearing of N 26° 52’ 58” E, and a chord distance of 31.20 feet to the POINT OF BEGINNING and containing 39.923 acres of land, more or less.

MINIMUM FINISHED FLOOR ELEVATION TABLE		
BLOCK	LOT	F.F.E.
B	29	979.5'
B	30	978.0'
B	31	977.0'
B	32	977.0'
B	34	980.0'
E	50	975.0'
E	52	975.0'

FINAL PLAT

ESTATES AT NORTHGATE  
PHASE I, SECTION 3

A SUBDIVISION OF 39.923 ACRES OF LAND  
LOCATED IN THE  
JAMES HACKETT SURVEY, A–312, WILLIAM H.  
McCULLOUGH SURVEY, A–465, AND THE WILLIAM M.  
MANGHAM SURVEY, A–468, IN WILLIAMSON COUNTY,  
TEXAS.

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
RICKARD DRIVE	60 FEET	26 FEET	549 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
SPENCE LANE (TO RICKARD DRIVE)	60 FEET	33 FEET	791 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (RURAL)
SPENCE LANE	60 FEET	26 FEET	1,354 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
TOTAL LINEAR FEET OF NEW STREETS:			2,694 FEET			

CULVERT TABLE		
BLOCK	LOT	CULVERT DIAMETER
E	32	24"
E	33	18"
E	34	18"
E	35	18"
E	38	18"
E	39	18"

THE REMAINDER OF THE LOTS SHALL  
HAVE A STRAIGHT TIE-IN DRIVEWAY.



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
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\\browgoy.net\panzura\Regions\TMC\Projects\Survey Projects\Northgate Ranch (River Oaks)\7686--00--Northgate\_Phase1\_Sec3\04\_Final\Drawings\7686--00\_NG\_P11\_Sec\_3\_20220214.dwg, 2/14/2022 4:59 PM, gneumann, 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 INTERESTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY RANDY ROLLO, IT'S MANAGER, OWNER OF 39.923 ACRES OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEEDS AS RECORDED IN DOCUMENT NOS. 2016083415, 2017107620, 2017107624, 2017107626 & 2017107628 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LAND BEING OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, WILLIAM H. McCULLOUGH SURVEY, ABSTRACT NO. 465, AND THE WILLIAM M. MANGHAM SURVEY, ABSTRACT NO. 468, 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 3.

WITNESS MY HAND, THIS THE 16 DAY OF FEBRUARY, 2022, 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

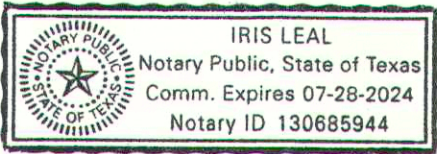
STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON §

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.

Randy Rollo  
NOTARY PUBLIC, STATE OF TEXAS

2-16-2022  
DATE

Iris Leal  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 07/28/2024



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

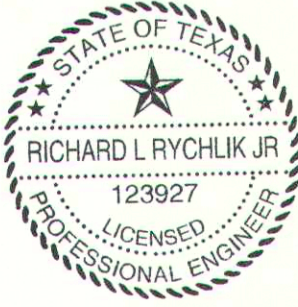
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0235F, DATED DECEMBER 20, 2019.

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

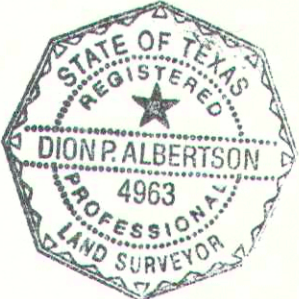
2/16/22  
DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND 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 BY EMPLOYEES OF BGE, INC.

Dion P. Albertson  
DION P. ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216  
NOTES:

2/15/22  
DATE



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. THE MAXIMUM IMPERVIOUS COVER PER LOT IS 20%.
17. NO LOT IN THIS SUBDIVISION IS ENCRACHED 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. 48491C0235F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
18. 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.
19. NO DETENTION IS REQUIRED AS THE DRAINAGE REPORT SHOWS PROPOSED FLOWS LESS THAN OR EQUAL TO EXISTING CONDITIONS FOR ALL STORM EVENTS. (2031 WCSR B 11.1) THE PLAT IS VESTED TO 2013 WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND UTILIZES HYDROLOGY METHODOLOGY APPROPRIATE FOR THESE REGULATIONS.
20. NO FEMA FLOODPLAIN IS IDENTIFIED WITHIN THE PROJECT. THE FLOODPLAIN STUDY REQUIRED BY 2013 WCSR 5.21 WAS IDENTIFIED ON THE PLANS AND REMAINS VALID. CURRENT REVISIONS DO NOT CHANGE THE PREVIOUSLY APPROVED FLOODPLAIN STUDY.
21. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK B LOTS 29, 30, 31, 32, AND 34, AND BLOCK E LOTS 50 AND 52 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.
22. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY FRANCISCO A. ARCE, DATED MARCH 9, 2017.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

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.

Roger Evertson, PE  
For Terrell Evertson

J. TERROR EVERTSON, PE, DR, CFM  
COUNTY ENGINEER

2/16/2022  
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 Gravel, Jr.  
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



BGE, Inc.  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

## FINAL PLAT ESTATES AT NORTHGATE PHASE I, SECTION 3

A SUBDIVISION OF 39.923 ACRES OF LAND  
LOCATED IN THE  
JAMES HACKETT SURVEY, A-312, WILLIAM H.  
McCULLOUGH SURVEY, A-465, AND THE WILLIAM M.  
MANGHAM SURVEY, A-468, IN WILLIAMSON COUNTY,  
TEXAS.