

Sheet List Table	
Sheet Number	Sheet Title
1	OVERALL PROPERTY BOUNDARY
2	PRELIMINARY PLAT
3	PROPOSED HYDROLOGY
4	EXISTING UTILITIES

OWNERS:
GRANT ROLLO
RIVER OAKS LAND PARTNERS II, LLC.
14001 WEST STATE HWY 29, SUITE 203 LIBERTY HILL, TX
78642
EMAIL: GROLLO@RANDOLPHTEXAS.COM
PHONE: 512-657-2922

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

SURVEYOR:
LANDESIGN SERVICES, INC.
10090 WEST STATE HWY 29
LIBERTY HILL, TX 78642
512-238-7901

TOTAL NO. OF LOTS:
NO. OF BLOCKS: 1
NO. OF AMENITY LOTS: 1

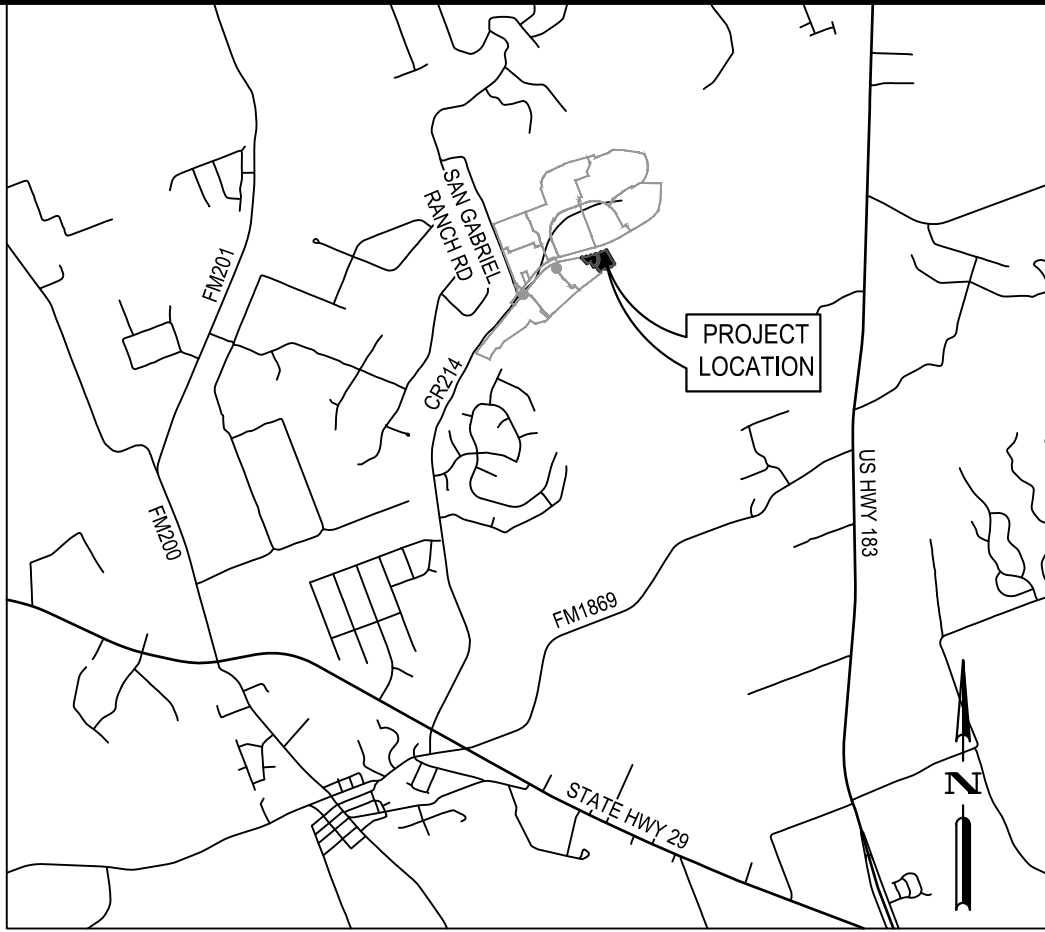
ACREAGE THIS PLAT: 3.64 ACRES
ACREAGE ENTIRE SUBDIVISION: 678.09 ACRES

ORIGINAL SUBMITTAL DATE: SEPTEMBER 6, 2021

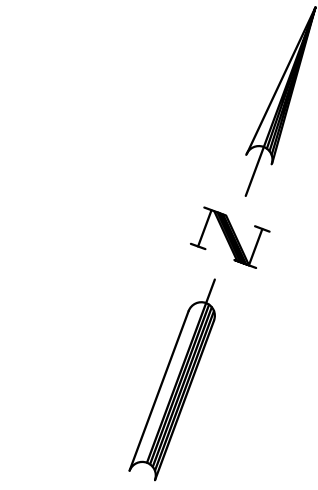
LARIAT AMENITY CENTER

PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS



LOCATION MAP
SCALE: 1" = 5000'



0 125 250 500
SCALE: 1" = 250'

- PROPOSED SECTION BOUNDARY
- EXISTING SECTION BOUNDARY
- PARENT TRACT BOUNDARY
- 100-YR FLOODPLAIN PER FEMA PANEL 48491C0235F DATED DECEMBER 20, 2019
- 100-YR FLOODPLAIN PER STUDY BY BGE, INC., AUGUST, 2022

- NOTES:
- AMENITY CENTER WILL BE OWNED BY THE HOA, AND CONTAIN NO PUBLIC ROADWAYS.
 - DUE TO THE PROXIMITY OF THE SITE TO THE NORTH FORK SAN GABRIEL DETENTION EXEMPT STREAM REACH, DETENTION IS NOT REQUIRED. ANY PONDS OR OTHER DRAINAGE STRUCTURES ARE SOLELY FOR WATER QUALITY TREATMENT PURPOSES.
 - PER THE APPROVED DEVELOPMENT AGREEMENT, THE SOUTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS COUNTY INSPECTION PRIOR TO RECORDATION OF FINAL PLAT.
 - THE NORTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.
 - PER THE APPROVED DEVELOPMENT AGREEMENT, THE SOUTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS COUNTY INSPECTION PRIOR TO RECORDATION OF FINAL PLAT.
 - THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
 - DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT C.R. 214, THE ADJACENT COUNTY ROAD.
 - WATER SERVICE IS PROVIDED BY: GEORGETOWN UTILITY SYSTEMS
 - WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
 - ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF ANY LOT PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT INTO TWO OR MORE PARTS TO LAY OUT. 1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; 2) LOTS; OR 3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
 - THE ABANDONMENT AND DEDICATION OF C.R. 214 RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: TDM

REVIEWED BY: JAY

DRAWN BY: TDM

BGE, INC.
101 W. Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1646
TEL 512.879.0400 www.bgeinc.com

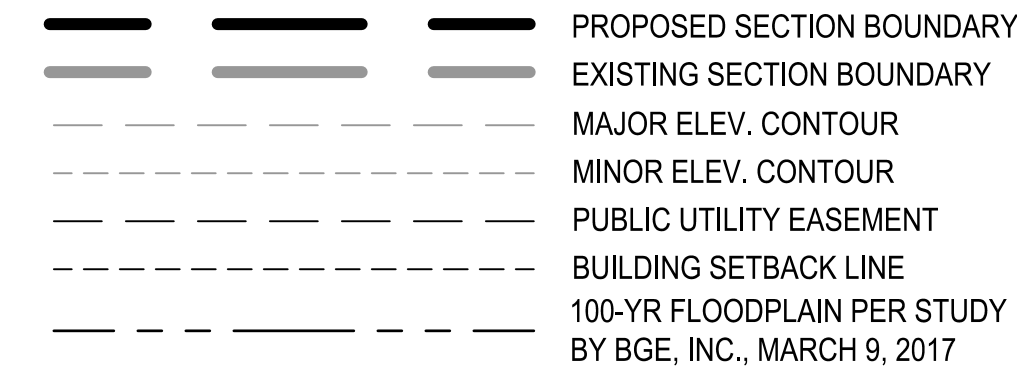
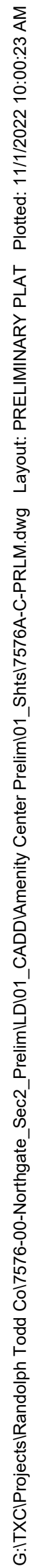
LARIAT AMENITY CENTER
WILLIAMSON COUNTY, TEXAS

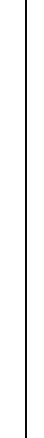
OVERALL PROPERTY BOUNDARY

10/31/2022

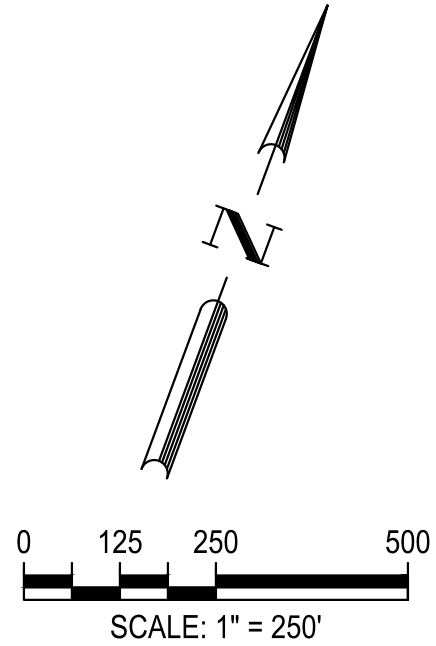
SHEET
1 OF 4

G:\TXC\Projects\Randolph Todd Col\7576-00-Northgate_Sec2_Prelim\LD01_CADD\Amenity Center Prelim\01_Shts\7576A-C-PRM.dwg Layout: OVERALL PROPERTY BOUNDARY Plotted: 11/1/2022 10:00:19 AM



- | | | | | | | | | |
|--|--------------------------------|---|--|--|-------------------------------|------------------------|--|--|
| <p>LARIAT AMENITY CENTER
 WILLIAMSON COUNTY, TEXAS</p> | <p>PRELIMINARY PLAT</p> |  <p>BGE, INC.
 101 W.Louis Harris Blvd. Suite 400
 Houston, Texas 77057
 TBE 713-661-1989 F 713-661-1946
 TEL 512-879-0400 www.bgeinc.com</p> | <p>DESIGNED BY: TDM</p> <p>REVIEWED BY: JAY</p> <p>DRAWN BY: TDM</p> | <p>△</p> <p>△</p> <p>△</p> <p>△</p> <p>△</p> | <p>REV</p> <p>DESCRIPTION</p> | <p>DATE</p> <p>APR</p> | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

G:\TXC\Projects\Randolph Todd Col\7576-00-Northgate_Sec2_Prelim\LD01_CADD\Amenity Center Prelim\01_Shts\7576A-C-HYDR.dwg Layout: PROPOSED HYDROLOGY Plotted: 11/1/2022 10:00:51 AM



- | | | | |
|-------|-------|-------|--|
| --- | --- | --- | DRAINAGE AREA BOUNDARY |
| - - - | - - - | - - - | MAJOR ELEV. CONTOUR |
| - - - | - - - | - - - | MINOR ELEV. CONTOUR |
| - - - | - - - | - - - | 100-YR FLOODPLAIN PER STUDY BY BGE, INC., AUGUST, 2022 |
| → | → | → | FLOW DIRECTION |

- NOTES:**
1. AMENITY CENTER WILL BE OWNED BY THE HOA, AND CONTAIN NO PUBLIC ROADWAYS.
 2. DUE TO THE PROXIMITY OF THE SITE TO THE NORTH FORK SAN GABRIEL DETENTION EXEMPT STREAM REACH, DETENTION IS NOT REQUIRED. ANY PONDS OR OTHER DRAINAGE STRUCTURES ARE SOLELY FOR WATER QUALITY TREATMENT PURPOSES.
 3. THE NORTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.
 4. PER THE APPROVED DEVELOPMENT AGREEMENT , THE SOUTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS COUNTY INSPECTION PRIOR TO RECORDATION OF FINAL PLAT.
 5. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
 6. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT C.R. 214, THE ADJACENT COUNTY ROAD.
 7. WATER SERVICE IS PROVIDED BY: GEORGETOWN UTILITY SYSTEMS
 8. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
 9. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 10. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOT PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT INTO TWO OR MORE PARTS TO LAY OUT. 1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; 2) LOTS, OR 3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED. THE ABANDONMENT AND DEDICATION OF C.R. 214 RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.

DATE	REV	DESCRIPTION
APR		

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

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

LARIAT AMENITY CENTER
WILLIAMSON COUNTY, TEXAS

PROPOSED HYDROLOGY

JOSEPH A. YAKLIN
187869
Professional Engineer

SHEET
3 OF 4

