





Length

34.29

45.99'

45.03

49.29

93.72

81.90'

64.47

35.21

54.68

61.29

114.95

45.49

86.24

45.00'

30.45

11.02

5.03

60.00'

21.73

38.10'

86.09'

89.35

110.00'

30.00'

56.03

83.58

50.00

79.14'

65.03

7.90'

63.88

56.53

1.75

214 1

9° 15' 37"W	116.03'		
0° 23' 52"W	56.00'		
'1° 54' 33"W	50.04'		
20° 23' 52"E	58.01'		
4° 54' 07"W	89.00'		
7° 05' 00"W	70.00'		
0° 35' 36"W	65.57		2
-6° 09' 31"W	49.06'		ここれにいて
4° 21' 51"W	53.53'	SNOIS	Ž,
3° 27' 42"W	91.32'	REVISIONS	
-1° 50' 37"W	31.53'		
5° 55' 55"W	81.36'		
·0° 26' 52"W	22.65'		_
2° 55' 10"W	19.98'	L	Z
22° 55' 10"E	20.88'		
:0° 23' 59"W	24.84'		
20° 23' 59"E	47.45'		
.8° 04' 35"W	6.47'		
28° 04' 35"E	10.32'	NCE	
0° 27' 43"W	0.48'	&	
50° 35' 36"E	0.48'	GATE	
0° 43' 49"W	75.12'	NRTH 0.32	\ ::::::::::::::::::::::::::::::::::::
0° 43' 49"W	75.12'	CT NAME: NORTHGATE RANCH	c
20° 03' 19"E	21.58'	AME	
9° 55' 54"W	50.16'	CT NAM	2

DRAWING NAME: NG ROW-AMENIT

> SHEET 03 of 05

BEING 27.76 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312 AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 678.09 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO RIVER OAKS LAND PARTNERS II, LLC, AS RECORDED IN DOCUMENT NO. 2021137550, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4-INCH REBAR FOUND IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAN GABRIEL RANCH ROAD (R.O.W. VARIES) FOR THE NORTHWEST CORNER OF THE REMAINDER OF SAID 678.09 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016032981

THENCE NORTH 69°35'27" EAST WITH THE NORTH LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID LOT 57, A DISTANCE OF 34.29 FEET TO THE NORTHWEST CORNER OF A CALLED 34.22 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PHAU-LARIAT 108, LLC, RECORDED IN DOCUMENT NO. 2021138566 OF SAID O.P.R.W.C.T. AND A CORNER OF THE REMAINDER OF SAID 678.09 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 34.22 ACRE TRACT AND THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING TWENTY-TWO

- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 08°27'36" EAST A DISTANCE OF 45.99 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 22°32'11" EAST A DISTANCE OF 45.03 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 30"12'22" EAST A DISTANCE OF 49.29 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SOUTH 51°53'05" EAST A DISTANCE OF 93.72 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; 88°44'14" EAST A DISTANCE OF 81.90 FEET 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 75'07'24" EAST A DISTANCE OF 64.47 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 NORTH 62'14'11" EAST A DISTANCE OF 35.21 FEET TO A 1/2-INCH
 REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 NORTH 36'41'21" WEST A DISTANCE OF 128.82 FEET TO A
 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET,
 AN ARC LENGTH OF 158.22 FEET, A DELTA ANGLE OF 151'05'20",
 AND A CHORD WHICH BEARS NORTH 22'14'00" WEST A DISTANCE
 OF 116.20 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI
 SURVEY" SET FOR THE POINT OF REVERSE CURVATURE;
 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET,
 AN ARC LENGTH OF 28.07 FEET, A DELTA ANGLE OF 80"24'44",
 AND A CHORD WHICH BEARS NORTH 57'34'18" WEST A DISTANCE
 OF 25.82 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI OF 25.82 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI
- NORTH 19°37'34" WEST A DISTANCE OF 54.68 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 69°54'11" EAST A DISTANCE OF 277.97 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET SOUTH 20°05'49" EAST A DISTANCE OF 143.66 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET NORTH 49°33'14" EAST A DISTANCE OF 165.94 FEET TO A /2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- NORTH 61°05'28" EAST A DISTANCE OF 61.29 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 49°33'14" EAST A DISTANCE OF 114.95 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" NORTH 40°26'46" WEST A DISTANCE OF 45.49 FEE 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
- NORTH 74°53'35" EAST A DISTANCE OF 86.24 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 69°34'31" EAST A DISTANCE OF 45.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 52°45'14" EAST A DISTANCE OF 30.45 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 52°45'14" EAST A DISTANCE OF 30.45 FEET TO A
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND NORTH 45'04'17" EAST A DISTANCE OF 107.75 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET FOR THE SOUTHEAST CORNER OF SAID 34.22 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A CALLED 42.34 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TRI POINTE HOMES TEXAS, INC, RECORDED IN DOCUMENT NO. 2021138718 OF SAID O.P.R.W.C.T.;

THENCE OVER AND ACROSS THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 67'04'57" EAST A DISTANCE OF 114.99 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND NORTH 22'55'10" WEST A DISTANCE OF 11.02 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH LINE OF SAID 42.34 ACRE TRACT THE COMMON LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 42.34 ACRE TRACT THE COMMON LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- NORTH 61°36′32″EAST A DISTANCE OF 5.03 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 66°40′49″ EAST A DISTANCE OF 60.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND NORTH 67°04′57″ EAST A DISTANCE OF 120.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET FOR THE SOUTHEAST CORNER OF SAID 42.34 ACRE TRACT AND BEING IN THE WEST LINE OF A CALLED 45.04 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO ASHTON AUSTIN RESIDENTIAL L.L.C., RECORDED IN DOCUMENT NO. 2021138712 OF SAID O.P.R.W.C.T.;

THENCE SOUTH 22°55'03" EAST WITH THE COMMON LINE OF SAID 45.04 ACRE TRACT AND THE REMAINDER OF SAID 678.09 ACRE TRACT, A DISTANCE OF 21.73 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET FOR THE SOUTHWEST CORNER OF SAID 45.04 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 45.04 ACRE TRACT AND THE COMMON LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- NORTH 76°46'27" EAST A DISTANCE OF 38.10 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 74°58'40" EAST A DISTANCE OF 796.56 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 67°02'32" EAST A DISTANCE OF 86.09 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- NORTH 56°59'09" EAST A DISTANCE OF 89.35 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 70°04'06" EAST A DISTANCE OF 110.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 20°23'52" EAST A DISTANCE OF 30.00 FEE 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- NORTH 70°04'06" EAST A DISTANCE OF 131.02 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 77°26'28" EAST A DISTANCE OF 103.72 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 69°09'09" EAST A DISTANCE OF 56.03 FEET TO A
- NORTH 61°55'32" EAST A DISTANCE OF 598.15 FEET TO A /2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND NORTH 54*47'48" EAST A DISTANCE OF 83.58 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH LINE OF A CALLED 68.75 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PHAU-LARIAT 108, LLC, RECORDED IN DOCUMENT NO. 2021138569 OF SAID O.P.R.W.C.T AND THE COMMON LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT.

/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY"

THENCE WITH THE SOUTH LINE OF SAID 68.75 ACRE TRACT AND THE COMMON LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- NORTH 61°55'32" EAST A DISTANCE OF 120.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 28°04'28" WEST A DISTANCE OF 50.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- NORTH 61°55'32" EAST A DISTANCE OF 150.70 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 77.06 FEET, A DELTA ANGLE OF 73'35'29", AND A CHORD WHICH BEARS NORTH 53"55'41" EAST A DISTANCE OF 71.88 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET:
- NORTH 61°55'32" EAST A DISTANCE OF 151.42 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- NORTH 65'08'44" EAST A DISTANCE OF 140.01 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 44'58'31" EAST A DISTANCE OF 129.86 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 18°58'18" EAST A DISTANCE OF 79.14 FEET TO A
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND SOUTH 53"12"34" EAST A DISTANCE OF 65.03 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET FOR THE SOUTHEAST CORNER OF SAID 68.75 ACRE TRACT AND A COMMON CORNER OF THE REMAINDER OF SAID 678.09 ACRE TRACT;

THENCE OVER AND ACROSS THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING FIVE (5) COURSE AND DISTANCES:

- ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1140.00 AN ARC LENGTH OF 61.45 FEET, A DELTA ANGLE OF 03°05'18", AND A CHORD WHICH BEARS NORTH 35°14'45" EAST A DISTANCE OF 61.44 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI_SURVEY" SET;
- NORTH 33'42'06" EAST A DISTANCE OF 434.17 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 AN ARC LENGTH OF 183.57 FEET, A DELTA ANGLE OF 0913'34", AND A CHORD WHICH BEARS NORTH 3818'53" EAST A DISTANCE OF 183.37 FEET TO A 1/2-INCH REBAR WITH CAP
- STAMPED "LSI SURVEY" SET;

 NORTH 42°55'40" EAST A DISTANCE OF 371.76 FEET TO A

 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND

 NORTH 42°24'23" EAST A DISTANCE OF 7.90 FEET TO A 1/2-INCH

 REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE EAST LINE THE REMAINDER OF SAID 678.09 ACRE TRACT AND COMMON EAST LINE OF A CALLED 174.04 ACRE TRACT OF LAND DESCRIBED IN DEED TO BILL D. WARREN, ET UX, RECORDED IN VOLUME 1010, PAGE 502 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING IN THE APPROXIMATE CENTERLINE OF THE SAN GABRIEL RIVER (NORTH FORK);

THENCE WITH THE EAST LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT AND THE COMMON EAST LINE OF SAID 174.04 ACRE TRACT, BEING THE APPROXIMATE CENTERLINE OF THE SAN GABRIEL RIVER (NORTH FORK), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 41°10'31"EAST A DISTANCE OF 63.88 FEET TO A 1/2-INCH
- REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND SOUTH 48'02'38" EAST A DISTANCE OF 56.53 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;

THENCE OVER AND ACROSS THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSE AND DISTANCES:

- SOUTH 42°24'23" WEST A DISTANCE OF 1.75 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 42°55'40" WEST A DISTANCE OF 372.31 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;

- ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET, AN ARC LENGTH OF 164.24 FEET, A DELTA ANGLE OF 0913'33", AND A CHORD WHICH BEARS SOUTH 3818'53" WEST A 164.07 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- SOUTH 33'42'06" WEST A DISTANCE OF 434.17 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 596.51 FEET, A DELTA ANGLE OF 27'07'29", AND A CHORD WHICH BEARS SOUTH 47'14'48" WEST A
- DISTANCE OF 590.95 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- STAMPED LSI SURVET SET;
 SOUTH 59°53'04" WEST A DISTANCE OF 1014.51 FEET TO A
 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2560.00
 FEET, AN ARC LENGTH OF 229.25 FEET, A DELTA ANGLE OF
 05°07'51", AND A CHORD WHICH BEARS SOUTH 62°26'59" WEST A DISTANCE OF 229.17 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- STAMPED LSI SURVEY SET;
 SOUTH 30'06'56" EAST A DISTANCE OF 463.62 FEET TO A
 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 SOUTH 69"15'37" WEST A DISTANCE OF 116.03 FEET TO A
 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 SOUTH 69"36'16" WEST A DISTANCE OF 166.46 FEET TO A
 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND
- SOUTH 59"38"38" WEST A DISTANCE OF 152.74 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE EAST LINE OF A CALLED 57.98 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TRI POINTE HOMES TEXAS, INC., RECORDED IN DOCUMENTS NO. 2021138739 OF SAID O.P.R.W.C.T. AND A COMMON LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 57.98 ACRE TRACT AND THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING NINE (9)

- NORTH 36°01'37" WEST A DISTANCE OF 158.37 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 310.20 FEET, A DELTA ANGLE OF 62'21'45", AND A CHORD WHICH BEARS NORTH 10'47'00" EAST A DISTANCE OF 295.12 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- NORTH 20°23'52" WEST A DISTANCE OF 56.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 71°54'33" WEST A DISTANCE OF 50.04 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 20°23'52" EAST A DISTANCE OF 58.01 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 AN ARC LENGTH OF 305.58 FEET, A DELTA ANGLE OF 74°30'15", AND A CHORD WHICH BEARS SOUTH 16°51'15" WEST A DISTANCE OF 284.50 FEET TO A 1/2-INCH REBAR WITH CAP
- STAMPED "LSI SURVEY" SET;
 NORTH 35*49'10" WEST A DISTANCE OF 162.84 FEET TO A
 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 SOUTH 54*54'07" WEST A DISTANCE OF 89.00 FEET TO A
 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- NORTH 44'01'29" WEST PASSING AT A DISTANCE OF 206.73 FEET, A 1/2—INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET FOR A COMMON CORNER OF THE REMAINDER OF SAID 678.09 ACRE TRACT AND OF SAID 57.98 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 227.98 FEET TO A 1/2—INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;

THENCE OVER AND ACROSS THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- SOUTH 80°27'43" WEST A DISTANCE OF 447.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1140.00 FEET, AN ARC LENGTH OF 204.84 FEET, A DELTA ANGLE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42", AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 75°18'52" WEST A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 10°17'42" AND A CHORD WHICH BEARS SOUTH 10°17'42" A DISTANCE OF 10°17'42" AND A CHORD WHICH BEARS SOUTH 10°17'42" AND A CHOR DISTANCE OF 204.56 FEET TO A 1/2-INCH REBAR WITH CAP
- STAMPED "LSI SURVEY" SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.62 FEET, A DELTA ANGLE OF 93°05'11", AND A CHORD WHICH BEARS SOUTH 23°37'25" WEST A DISTANCE
- OF 36.29 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 67°05'00" WEST A DISTANCE OF 70.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AN ARC LENGTH OF 40.62 FEET, A DELTA ANGLE OF 93°04'59", AND A CHORD WHICH BEARS NORTH 69°27'39" WEST A DISTANCE
- OF 36.29 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1140.00
 FEET, AN ARC LENGTH OF 492.00 FEET, A DELTA ANGLE OF
 24'43'40", AND A CHORD WHICH BEARS SOUTH 51'38'01" WEST A DISTANCE OF 488.19 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET;
- SOUTH 39"16'05" WEST A DISTANCE OF 555.43 FEET TO 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE EXISTING EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 214, BEING THE EAST LINE OF A CALLED 0.45 OF ONE ACRE TRACT OF LAND DESCRIBED AS PARCEL 2C IN A SPECIAL WARRANTY DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2009093312 OF SAID O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR WITH CAP STAMPED "CS" FOUND FOR THE NORTHEAST CORNER OF SAID 0.45 OF ONE ACRE TRACT, BEARS SOUTH 50°35'36" EAST A DISTANCE OF 0.48 FEET;

THENCE WITH THE COMMON LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT AND OF SAID 0.45 OF ONE ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 50°35'36" WEST A DISTANCE OF 65.57 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "CS" FOUND;

SOUTH 46°09'31" WEST A DISTANCE OF 49.06 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "CS" FOUND; SOUTH 44°21'51" WEST A DISTANCE OF 53.53 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; SOUTH 43°27'42" WEST A DISTANCE OF 91.32 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND STAMPED "LSI SURVEY" SET; AND STAMPED TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND STAMPED TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND STAMPED TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND A 1/2-INCH REBAR WITH CAP STAMPED TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND A 1/2-INCH REBAR WITH CAP STAMPED TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; AND A 1/2-INCH REBAR WITH CAP STAMPED TO A 1/2-INCH REBAR WITH CAP STAMPED

SOUTH 41°50'37" WEST A DISTANCE OF 31.53 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET FOR THE COMMON NORTH CORNER OF SAID 0.45 ACRE TRACT AND SAID 3.43 ACRE TRACT, ALSO BEING IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SAN GABRIEL RANCH ROAD;

THENCE WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID SAN GABRIEL RANCH ROAD AND THE COMMON WEST LINE OF THE REMAINDER OF SAID 678.09 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND

- NORTH 05°55'55" WEST A DISTANCE OF 81.36 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "FOREST 1847" FOUND;
- NORTH 05°40'37" WEST A DISTANCE OF 111.20 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET; NORTH 20°05'22" WEST A DISTANCE OF 554.52 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "FOREST 1847" FOUND;
- NORTH 20'39'10" WEST A DISTANCE OF 591.48 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "FOREST 1847" FOUND;
- NORTH 21°26'17" WEST A DISTANCE OF 691.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.76 ACRES OF LAND, MORE OR

C O 1 C

(4)

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HWAY 29, LIB TBPELS FIRM

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DRAWING NAME: NG ROW-AMENITY

> SHEET 04 of 05

TO CERTIFY WHICH, WITNESS MY HAND THIS 13 DAY OF MINCH

14001 WEST HWY 29 SUITE 203 LIBERTY HILL, TEXAS 78642 512-750-0896 RROLLO@RANDOLPHTEXAS.COM

THE STATE OF TEXAS THE COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE $\frac{13}{12}$ DAY OF



ENGINEER'S CERTIFICATION:

THAT I, JOSEPH YAKLIN, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISION, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

JOSEPH YAKLIN, P.E.

ENGINEERING BY: BGE. INC. 101 WEST LOUIS HENNA BLVD. SUITE 400 AUSTIN, TX 78728 512-879-0400 JYAKLIN@BGEINC.COM

TBPE FIRM REGISTRATION NO. 107869



SURVEYOR'S CERTIFICATION:

FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY TO THE CITY OF LIBERTY HILL THAT THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISION, PUBLIC IMPROVEMENTS, AND THE CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANK W. FUNK

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6803 LANDESIGN SERVICES INC. 10090 WEST HWY 29 LIBERTY HILL, TEXAS 78642 512-238-7901

F.FUNK@LSISURVEY.COM



- 1. THIS SUBDIVISION IS NOT LOCATED WITHIN CITY OF LIBERTY HILL, TEXAS.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 3. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- 4. PROPERTY OWNER SHALL PROVIDED ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE WILLIAMSON COUNTY.
- 5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS, IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 6. NO LOTS IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0235F BOTH EFFECTIVE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY TEXAS.
- 7. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF COUNTY ROAD NO. 214, LANGHORNE BEND, PLANT LANE, LARIAT LOOP, SOUTH HEMINGWAY LOOP, CROOKED OAK DRIVE AND LEELAND DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- 8. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 9. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE LANDSCAPE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS.
- 10. THERE ARE NO PLOTTABLE EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 13, 2021, GF NO. 110-21000384-CTB FOR THE MOST RECENT PURCHASE OF THE PROPERTY.
- 11. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BY LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 12. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 13. ALL STREETS IN THIS SUBDIVISION WILL BE PUBLIC STREETS.
- 14. SINGLE FAMILY CORNER LOTS ON UNEQUAL CLASS STREETS HAVE ACCESS ONLY TO THE STREET WITH THE LOWER CLASSIFICATION PROHIBITING ACCESS TO THE OTHER STREET.
- 15. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2021137551.
- 16. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICÁTIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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.
- 17. IT IS THE RESPONSIBILITY OF THE OWNER, 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. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCÉ OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 18. WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN, WASTEWATER SERVICE IS PROVIDED BY: NORTH SAN GABRIEL MUD #1, ELECTRIC SERVICE IS PROVIDED BY: PEC, GAS SERVICE IS PROVIDED BY
- 19. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 20. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 21. DRIVEWAYS SHALL ONLY CONNECT TO INTERNAL PLATTED ROADS AND NOT TO CR 214 OR SAN
- 22. THE HOA WILL MAINTAIN ALL LANDSCAPE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS.
- 23. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE
- 24. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- 25. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM
- 26. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1 AND THE FLOOD DAMAGE PREVENTION ORDER. ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 27. THE NORTH SAN GABRIEL MUNICIPAL UTILITY DISTRICT NO. 1 WILL MAINTAIN ALL PONDS, OPEN CHANNELS, DETENTION, WATER QUALITY AREAS AND DRAINAGE FACILITIES.

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR 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 THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

		, COUNTY	JUDGE
LLIAMSON	COUNTY,	TEXAS	

STATE OF TEXAS COUNTY OF WILLIAMSON

ROAD NAME AND ADDRESSING ASSIGNMENTS VERIFIED THIS DAY OF WILLIAMSON COUNTY, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON

WILLIAMSON COUNTY ADDRESSING COORDINATOR

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY E., RISTER, CLERK OF COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ ______ 20___, A.D., AT _____ O'CLOCK __.M., AND DULY RECORDED THIS THE _____ DAY OF _____ 20___, A.D., AT ____ O'CLOCK _.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

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

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

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DRAWING NAME: NG ROW-AMENITY

> SHEET 05 of 05