

C:\Users\jgnumann\AppData\Local\Temp\AspPublish\22716\9052-00 Northgate\_Phd2\_SEC 5.dwg, 3/10/2023 10:22 AM, gnumann, 1:0

RIVER OAKS LAND PARTNERS II, LLC  
CALLED 678.09 AC - TRACT 1  
DOC. NO. 2021137550  
O.P.R.W.C.

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JOHN MCDEVITT  
SURVEY  
A33-415

JAMES HACKETT  
SURVEY  
A33-312

TRI POINTE HOMES TEXAS, INC.  
CALLED 57.98 AC  
DOC. NO. 2021138739  
O.P.R.W.C.

PROPOSED SUBDIVISION  
LARIAT SECTION 2  
DOC. NO. O.P.R.W.C.

PROPOSED NORTHGATE CR 214  
ROW AND AMENITY CENTER  
DOC. NO. O.P.R.W.C.

FUTURE CR 214  
(TO BE DEDICATED)

WASTEWATER LINE EASEMENT  
DOC. NO. 2022128892  
O.P.R.W.C.

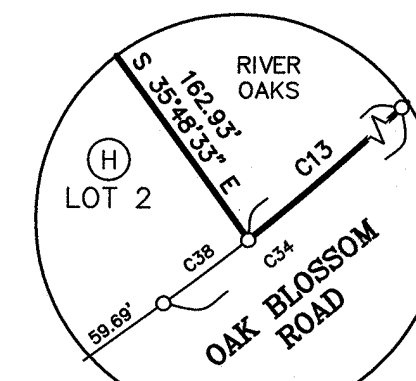
SEE DETAIL  
THIS SHEET

POINT OF  
BEGINNING

30  
2.153 AC.  
DRAINAGE/POND LOT

100-YR FLOODPLAIN  
PER STUDY BY BGE,  
INC., MAY 2021

RIVER OAKS LAND PARTNERS II, LLC  
CALLED 678.09 AC - TRACT 1  
DOC. NO. 2021137550  
O.P.R.W.C.



DETAIL  
NOT TO SCALE

#### LEGEND

DOC. NO. O.P.R.W.C. PG. R.O.W. VOL. FOUND 1/2" IRON ROD WITH LANDESIGN CAP SET 1/2" IRON ROD W/ "BGE INC" CAP MINIMUM FINISHED FLOOR ELEVATION

BENCHMARK

#### 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.

#### SITE BENCHMARKS

POINT NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
84	10,227,260.20	3,060,443.96	952.97'	MAG NAIL SET ON STORM INLET
85	10,226,800.86	3,059,618.71	971.78'	MAG NAIL SET ON STORM INLET

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83, NAVD88.

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	37	6.951 AC.
DRAINAGE/POND LOT	1	2.153 AC.
OPEN SPACE	3	0.990 AC.
LANDSCAPE LOT	1	0.929 AC.
RIGHT-OF-WAY	-	3.878 AC.
TOTAL	42	14.901 AC.

SUBMITTED DATE: 8/19/2022

#### OWNERS:

RIVER OAKS LAND PARTNERS, LLC  
13809 RESEARCH BLVD., SUITE 745  
AUSTIN, TX 78750  
TEL: 512-750-0896

TRI POINTE HOMES TEXAS, INC.  
13640 BRIARWICK DR., SUITE 170  
AUSTIN, TX 78729  
TEL:

#### ENGINEER & SURVEYOR:

BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TX 78728  
TEL: 512-879-0400



#### BGE, Inc.

101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502

SHEET 1 OF 3

## FINAL PLAT LARIAT SECTION 5

A SUBDIVISION OF 14.901 ACRES OF LAND  
LOCATED IN THE  
JAMES HACKETT SURVEY, A-312, JOHN MCDEVITT  
SURVEY A-415, IN WILLIAMSON COUNTY, TEXAS.



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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.03'	60.00'	107°56'10"	N 45°38'30" E	97.04'
C2	23.55'	25.00'	53°58'05"	S 72°37'32" W	22.69'
C3	21.57'	25.00'	49°26'04"	N 20°55'28" E	20.91'
C4	17.70'	25.00'	40°33'56"	N 24°04'32" W	17.33'
C5	39.27'	25.00'	90°00'00"	N 89°21'30" W	35.36'
C6	38.25'	25.00'	87°39'38"	N 01°48'41" E	34.63'
C7	192.78'	1,035.00'	10°40'18"	S 36°40'59" E	192.50'
C8	38.09'	25.00'	87°17'47"	N 74°59'43" W	34.51'
C9	38.09'	25.00'	87°17'47"	N 17°42'30" E	34.51'
C10	54.56'	1,035.00'	3°01'14"	S 24°25'47" E	54.56'
C11	40.62'	25.00'	93°05'05"	S 23°37'23" W	36.29'
C12	204.83'	1,140.00'	10°17'41"	S 75°18'46" W	204.56'
C13	305.47'	235.00'	74°28'42"	N 16°50'22" E	284.42'
C14	310.10'	285.00'	62°20'33"	N 10°46'18" E	295.03'
C15	370.97'	285.00'	74°34'42"	N 16°53'23" E	345.33'
C16	70.78'	475.00'	8°32'14"	S 49°54'37" W	70.71'
C17	23.55'	25.00'	53°58'05"	S 18°39'27" W	22.69'
C18	316.65'	965.00'	18°48'03"	S 32°19'11" E	315.23'
C19	40.42'	25.00'	92°38'18"	S 88°02'21" E	36.16'
C20	39.27'	25.00'	90°00'00"	N 00°38'30" E	35.36'
C21	64.96'	325.00'	11°27'11"	S 38°37'55" E	64.86'
C22	22.85'	25.00'	52°21'25"	N 59°05'02" W	22.06'
C23	301.48'	60.00'	287°53'30"	S 58°40'57" W	70.63'
C24	24.51'	25.00'	56°10'10"	S 05°27'23" E	23.54'
C25	51.92'	275.00'	10°49'03"	S 38°56'59" E	51.84'
C26	39.27'	25.00'	90°00'00"	S 89°21'30" E	35.36'
C27	23.55'	25.00'	53°58'05"	N 18°39'27" E	22.69'
C28	301.53'	60.00'	287°56'10"	N 44°21'30" W	70.59'
C29	23.55'	25.00'	53°58'05"	S 72°37'33" W	22.69'
C30	39.27'	25.00'	90°00'00"	S 00°38'30" W	35.36'
C31	17.65'	25.00'	40°27'02"	S 64°40'33" E	17.29'
C32	21.58'	25.00'	49°27'26"	N 70°22'13" E	20.92'
C33	78.23'	525.00'	8°32'14"	S 49°54'37" W	78.15'
C34	305.89'	235.00'	74°34'42"	N 16°53'23" E	284.74'
C35	56.91'	475.00'	6°51'53"	S 49°04'26" W	56.88'
C36	13.87'	475.00'	1°40'21"	S 53°20'33" W	13.87'
C37	60.86'	285.00'	12°14'10"	N 48°03'39" E	60.75'
C38	0.41'	235.00'	0°06'00"	N 54°07'44" E	0.41'
C39	20.87'	525.00'	2°16'40"	S 53°02'24" W	20.87'
C40	57.36'	525.00'	6°15'34"	S 48°46'17" W	57.33'
C41	28.98'	25.00'	66°25'19"	S 11°08'51" E	27.39'
C42	10.29'	25.00'	23°34'41"	S 33°51'09" W	10.22'
C43	6.89'	60.00'	6°34'37"	S 83°40'44" E	6.88'
C44	68.00'	60.00'	64°56'15"	N 60°33'50" E	64.42'
C45	20.09'	60.00'	19°11'17"	N 18°30'04" E	20.00'
C46	22.85'	60.00'	21°49'17"	N 02°00'13" W	22.71'
C47	37.58'	60.00'	35°53'23"	N 30°51'33" W	36.97'
C48	50.64'	60.00'	48°21'15"	N 72°58'52" W	49.15'
C49	20.09'	60.00'	19°11'17"	S 73°14'52" W	20.00'
C50	68.91'	60.00'	65°48'06"	S 30°45'11" W	65.18'

## FINAL PLAT LARIAT SECTION 5

A SUBDIVISION OF 14.901 ACRES OF LAND  
LOCATED IN THE  
JAMES HACKETT SURVEY, A—312, JOHN MCDEVITT  
SURVEY A—415, IN WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	6.47'	60.00'	6°10'43"	S 05°14'14" E	6.47'
C52	51.02'	275.00'	10°37'48"	S 39°02'36" E	50.95'
C53	0.90'	275.00'	0°11'15"	S 33°38'05" E	0.90'
C54	70.09'	60.00'	66°55'50"	N 10°50'13" W	66.17'
C55	95.41'	60.00'	91°06'24"	N 89°51'20" W	85.67'
C56	67.77'	60.00'	64°43'07"	S 12°13'55" W	64.23'
C57	59.49'	60.00'	56°48'18"	S 48°31'47" E	57.08'
C58	8.72'	60.00'	8°19'51"	S 81°05'52" E	8.72'
C59	32.06'	325.00'	5°39'05"	S 35°43'52" E	32.04'
C60	32.91'	325.00'	5°48'06"	S 41°27'27" E	32.89'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 44°52'01" W	72.11'
L2	N 44°53'10" W	109.71'
L3	N 44°21'30" W	50.00'
L4	N 03°47'34" W	13.44'
L5	N 44°21'30" W	179.79'
L6	N 43°20'46" W	50.01'
L7	N 28°38'37" W	50.00'
L8	N 22°55'10" W	52.24'
L9	N 67°04'50" E	70.00'
L10	S 43°22'49" E	21.07'
L11	N 54°54'44" E	89.00'
L12	N 20°23'59" W	58.01'
L13	N 71°54'41" E	50.04'
L14	S 20°23'59" E	55.99'
L15	N 22°55'10" W	52.24'
L16	N 44°21'30" W	65.95'
L17	S 44°21'30" E	65.95'
L18	S 84°54'04" E	13.47'
L19	N 73°09'14" W	78.42'
L20	S 89°59'54" W	34.72'
L21	N 03°19'38" E	25.15'
L22	S 85°42'04" E	26.35'
L23	N 73°16'44" W	23.00'
L24	N 71°44'54" E	6.98'
L25	S 25°46'00" E	88.84'
L26	S 35°57'30" E	60.65'
L27	S 56°01'11" E	61.26'

LEGAL DESCRIPTION  
ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE CALLED 57.98 ACRE TRACT OF LAND AS CONVEYED TO TRI POINTE HOMES TEXAS, INC. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 678.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO RIVER OAKS LAND PARTNERS II, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021137550 OF THE OFFICAL 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 'LSI SURVEY' FOUND AT THE EASTERLY CORNER OF THE ABOVE DESCRIBED TRI POINTE HOMES OF TEXAS, INC. 57.98 ACRE TRACT, FOR THE MOST EASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEASTERLY LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- 1)S 52°52'56" W A DISTANCE OF 581.61 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
- 2) S 51°11'18" W A DISTANCE OF 158.68 FEET TO A 1/2—INCH ROD WITH CAP STAMPED 'BGE INC' SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTHEASTERLY LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT, CROSSING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT THE FOLLOWING SEVENTEEN (17) COURSES:

- 1)N 44° 52' 01" W FOR A DISTANCE OF 72.11 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 44° 53' 10" W FOR A DISTANCE OF 109.71 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 113.03 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 107°56'10" AND CHORD WHICH BEARS S 45°38'30" W, A DISTANCE OF 97.04 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF REVERSE CURVATURE;
- 4) ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 23.55 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°58'05" AND CHORD WHICH BEARS S 72°37'32" W, A DISTANCE OF 22.69 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER, OF THE HEREIN DESCRIBED TRACT;
- 5) N 44°21'30" W A DISTANCE OF 50.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 21.57 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°26'04" AND CHORD WHICH BEARS N 20°55'28" E, A DISTANCE OF 20.91 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;
- 7) N 3°47'34" W A DISTANCE OF 13.44 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 8) ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 17.70 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°33'56" AND CHORD WHICH BEARS N 24°04'32" E, A DISTANCE OF 17.33 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;
- 9) N 44°21'30" W A DISTANCE OF 179.79 FEET TO A 1/2—INCH IRON ROD CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 10)ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND CHORD WHICH BEARS N 89°21'30" W, A DISTANCE OF 35.36 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 11)N 43°20'46" W A DISTANCE OF 50.01 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 12)ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 38.25 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°39'38" AND CHORD WHICH BEARS N 1°48'41" E, A DISTANCE OF 34.63 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF REVERSE CURVATURE;
- 13)ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 192.78 FEET, HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 10°40'18" AND CHORD WHICH BEARS N 36°40'59" W, A DISTANCE OF 192.50 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF REVERSE CURVATURE;
- 14)ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 38.09 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°17'47" AND CHORD WHICH BEARS N 74°59'43" W, A DISTANCE OF 34.51 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 15)N 28°38'37" W A DISTANCE OF 50.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' FOR AN EXTERNAL CORNER OF THE HEREIN DESCRIBED TRACT;

16)ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 38.09 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°17'47" AND CHORD WHICH BEARS N 17°42'30" E, A DISTANCE OF 34.51 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF REVERSE CURVATURE; AND

17)ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.56 FEET, HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 3°01'14" AND CHORD WHICH BEARS N 24°25'47" W, A DISTANCE OF 54.56 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC';

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT, OVER AND ACROSS SAID RIVER OAKS LAND PARTNERS II, LLC 678.09 ACRE TRACT, N 22°55'10" W, A DISTANCE OF 52.24 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID RIVER OAKS LAND PARTNERS II, LLC 678.09 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- 1)N 67°04'50" E A DISTANCE OF 70.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; AND
- 2) ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.62 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°05'05" AND CHORD WHICH BEARS N 23°37'23" E, A DISTANCE OF 36.29 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE FUTURE COUNTY ROAD 214 SOUTHERLY RIGHT—OF—WAY LINE, FOR A POINT OF COMPOUND CURVATURE;

THENCE, WITH THE FUTURE COUNTY ROAD 214 SOUTHERLY RIGHT—OF—WAY LINE, CONTINUING OVER AND ACROSS SAID RIVER OAKS LAND PARTNERS II, LLC 678.09 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1)ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 204.83 FEET, HAVING A RADIUS OF 1,140.00 FEET, A CENTRAL ANGLE OF 10°17'41" AND CHORD WHICH BEARS N 75°18'46" E, A DISTANCE OF 204.56 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND

2) N 80°27'36" E A DISTANCE OF 448.26 FEET TO A FOUND 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH RIGHT—OF—WAY LINE OF SAID FUTURE COUNTY ROAD 214, CONTINUING OVER AND ACROSS SAID RIVER OAKS LAND PARTNERS II, LLC 678.09 ACRE TRACT, S 43°22'49" E, A DISTANCE OF 21.07 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND AT A NORTH CORNER OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NORTHEAST LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

- 1)S 44°01'37" E A DISTANCE OF 206.56 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 2) N 54°54'44" E A DISTANCE OF 89.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) S 35°48'33" E A DISTANCE OF 162.93 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 305.47 FEET, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 74°28'42" AND CHORD WHICH BEARS N 16°50'22" E, A DISTANCE OF 284.42 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY; AND
- 5) N 20°23'59" W A DISTANCE OF 58.01 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE FUTURE COUNTY ROAD 214 SOUTHERLY RIGHT—OF—WAY LINE FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE FUTURE COUNTY ROAD 214 SOUTHERLY RIGHT—OF—WAY LINE, CONTINUING WITH THE NORTHERN LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT, N 71°54'41" E, A DISTANCE OF 50.04 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH RIGHT—OF—WAY LINE OF SAID FUTURE COUNTY ROAD 214, CONTINUING WITH THE NORTHERLY LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

- 1)S 20°23'59" E A DISTANCE OF 55.99 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 310.10 FEET, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 62°20'33" AND CHORD WHICH BEARS S 10°46'18" W, A DISTANCE OF 295.03 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; AND
- 3) S 36°00'53" E A DISTANCE OF 207.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.901 ACRES OF LAND, MORE OR LESS.



**BGE, Inc.**  
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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT TRI POINTE HOMES TEXAS, INC., A TEXAS CORPORATION, ACTING HEREBY AND THROUGH, JOHN STANLEY, VICE PRESIDENT - LAND ACQUISITION, OWNER OF 57.98 ACRES OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEEDS AS RECORDED IN DOCUMENT NUMBER 2021136739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT RIVER OAKS LAND PARTNERS II, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING, HEREBY AND THROUGH RANDY ROLLO, IT'S MANAGER, OWNER OF THE REMAINDER OF 678.09 ACRES OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021137550 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS SAID LAND BEING OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF SAID 14.901 ACRES AS SHOWN HEREON, DO HEREBY SUBDIVIDE AND 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:

LARIAT SECTION 5

WITNESS MY HAND, THIS THE 10 DAY OF March, 2023, A.D.

TRI POINTE HOMES TEXAS, INC, A TEXAS CORPORATION  
13640 BRIARWICK DR., SUITE 170  
AUSTIN, TX 78729

BY: TRI POINTE HOMES TEXAS, INC, A TEXAS CORPORATION

JOHN STANLEY  
VICE PRESIDENT - LAND ACQUISITION

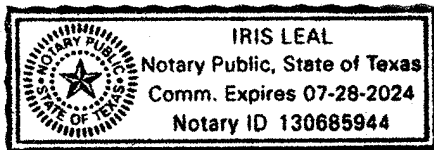
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN STANLEY, VICE PREISDENT, 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.

NOTARY PUBLIC, STATE OF TEXAS

3/10/2023  
DATE

IRIS LEAL  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 7-28-2024



WITNESS MY HAND, THIS THE 13 DAY OF March, 2023, A.D.

RIVER OAKS LAND PARTNERS II, LLC, A TEXAS LIMITED LIABILITY COMPANY  
13809 RESEARCH BLVD., SUITE 745  
AUSTIN, TX 78750

BY: RIVER OAKS LAND PARTNERS II, LLC  
IT'S MANAGER

RANDY ROLLO, MANAGER

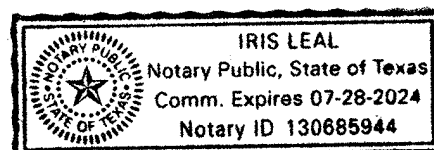
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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.

NOTARY PUBLIC, STATE OF TEXAS

3-13-2023  
DATE

IRIS LEAL  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 7-28-2024



FINAL PLAT  
LARIAT SECTION 5

A SUBDIVISION OF 14.901 ACRES OF LAND  
LOCATED IN THE  
JAMES HACKETT SURVEY, A-312, JOHN MCDEVITT  
SURVEY A-415, IN WILLIAMSON COUNTY, TEXAS.

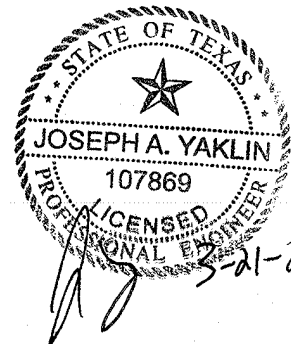
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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, JOSEPH YAKLIN, 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.

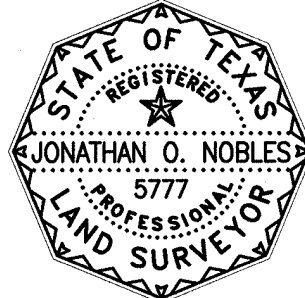
JOSEPH YAKLIN, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 107869  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728



3-21-23  
DATE

I, JONATHAN O. NOBLES, 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, UNDER MY SUPERVISION.

JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728



3/21/2023  
DATE

NOTES:

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 NORTH SAN GABRIEL MUD NO. 1.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. 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.
7. 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.
8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. NO LOT IN THIS SUBDIVISION IS ENCLOSED 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.
10. BLOCK H LOTS 23 AND 25 MAY NOT BE FURTHER SUBDIVIDED.
11. A 25 FOOT FRONT YARD SETBACK FOR ALL LOTS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
12. A 25 FOOT BACK YARD SETBACK FOR LOTS BACKING CR 214 IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
13. A TEN FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
14. 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.
15. THE NORTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS COUNTY INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR LARIAT REACHES 4,000 ADT.
16. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROAD.
17. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
18. 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.
19. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
20. 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 OWNER.
21. 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 REACH.

22. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY BGE, INC., DATED AUGUST 8TH, 2021

23. 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.

24. 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.

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

WILLIAMSON COUNTY ADDRESS COORDINATOR

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 §  
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 GRAVELL, JR., COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §  
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.  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502