

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A-312, AND
THE JOHN MCDEVITT SURVEY, A-415
IN WILLIAMSON COUNTY, TEXAS.

OWNERS:
DRP TX 4, L.L.C.
590 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY 10022

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
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

c:\TxC\Projects\Randolph Todd Co\3009-00-Northgate_Ph2_Sec6\SV\04_Final\Drawings\Plat\3009 NC PH2 SEC6 PLAT.dwg, 7/10/2023 3:42 PM, gneumann, 1:0

FINAL PLAT
LARIAT SECTION 6

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A-312, AND
THE JOHN MCDEVITT SURVEY, A-415
IN WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	6.76'	525.00'	0°44'14"	S 74°36'26" W	6.76'
C2	39.27'	25.00'	90°00'00"	N 29°58'33" E	35.36'
C3	38.39'	275.00'	7°59'51"	N 19°01'22" W	38.35'
C4	386.14'	425.00'	52°03'27"	S 03°00'26" W	373.00'
C5	39.27'	25.00'	90°00'00"	N 15°57'51" W	35.36'
C6	280.41'	325.00'	49°26'08"	S 85°40'55" E	271.80'
C7	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C8	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C9	93.73'	275.00'	19°31'43"	S 59°50'10" W	93.28'
C10	23.64'	25.00'	54°11'05"	S 23°15'41" W	22.77'
C11	301.53'	60.00'	287°56'10"	S 39°51'47" E	70.59'
C12	23.58'	25.00'	54°02'06"	N 77°05'15" E	22.71'
C13	110.78'	325.00'	19°31'49"	S 59°50'07" W	110.25'
C14	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C15	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C16	49.26'	525.00'	5°22'32"	N 72°17'17" E	49.24'
C17	35.78'	25.00'	82°00'09"	S 64°01'22" E	32.80'
C18	340.72'	375.00'	52°03'27"	S 03°00'26" W	329.12'
C19	39.27'	25.00'	90°00'00"	S 74°02'09" W	35.36'
C20	289.19'	375.00'	44°11'08"	S 83°03'25" E	282.08'
C21	36.98'	25.00'	84°45'00"	N 62°46'29" W	33.70'
C22	41.62'	25.00'	95°22'32"	N 27°17'17" E	36.97'
C23	39.27'	25.00'	90°00'00"	S 60°01'27" E	35.36'
C24	45.37'	325.00'	7°59'51"	N 19°01'22" W	45.33'
C25	42.76'	25.00'	97°59'51"	S 25°58'38" W	37.73'
C26	36.92'	25.00'	84°37'28"	N 62°42'43" W	33.66'
C27	41.62'	25.00'	95°22'32"	N 27°17'17" E	36.97'
C28	36.92'	25.00'	84°37'28"	S 62°42'43" E	33.66'
C29	39.27'	25.00'	90°00'00"	S 24°36'01" W	35.36'
C30	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C31	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C32	44.57'	475.00'	5°22'32"	N 72°17'17" E	44.55'
C33	3.93'	425.00'	0°31'49"	S 28°46'15" W	3.93'
C34	40.63'	425.00'	5°28'37"	S 25°46'02" W	40.61'
C35	40.63'	425.00'	5°28'37"	S 20°17'25" W	40.61'
C36	40.63'	425.00'	5°28'37"	S 14°48'47" W	40.61'
C37	40.63'	425.00'	5°28'37"	S 09°20'10" W	40.61'
C38	40.63'	425.00'	5°28'37"	S 03°51'33" W	40.61'
C39	40.63'	425.00'	5°28'37"	S 01°37'04" E	40.61'
C40	40.44'	425.00'	5°27'05"	S 07°04'55" E	40.42'
C41	37.79'	425.00'	5°05'41"	S 12°21'18" E	37.78'
C42	37.79'	425.00'	5°05'41"	S 17°26'59" E	37.78'
C43	22.44'	425.00'	3°01'29"	S 21°30'34" E	22.43'
C44	7.85'	275.00'	1°38'04"	N 22°12'16" W	7.84'
C45	30.54'	275.00'	6°21'47"	N 18°12'20" W	30.52'
C46	61.12'	375.00'	9°20'17"	S 18°21'09" E	61.05'
C47	55.55'	375.00'	8°29'17"	S 09°26'22" E	55.50'
C48	55.61'	375.00'	8°29'46"	S 00°56'50" E	55.56'
C49	55.61'	375.00'	8°29'46"	S 07°32'55" W	55.56'
C50	55.61'	375.00'	8°29'46"	S 16°02'41" W	55.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	55.61'	375.00'	8°29'46"	S 24°32'27" W	55.56'
C52	1.62'	375.00'	0°14'49"	S 28°54'45" W	1.62'
C53	30.65'	375.00'	4°40'59"	S 63°18'20" E	30.64'
C54	37.84'	375.00'	5°46'52"	S 68°32'16" E	37.82'
C55	37.99'	375.00'	5°48'17"	S 74°19'50" E	37.97'
C56	37.99'	375.00'	5°48'17"	S 80°08'07" E	37.97'
C57	37.99'	375.00'	5°48'17"	S 85°56'23" E	37.97'
C58	42.92'	375.00'	6°33'30"	N 87°52'43" E	42.90'
C59	36.29'	375.00'	5°32'40"	N 81°49'38" E	36.27'
C60	27.52'	375.00'	4°12'17"	N 76°57'10" E	27.51'
C61	38.25'	40.00'	54°47'08"	S 29°49'30" W	36.81'
C62	17.69'	120.00'	8°26'48"	S 01°47'29" E	17.67'
C63	18.05'	120.00'	8°37'03"	S 10°19'24" E	18.03'
C64	29.78'	100.00'	17°03'51"	S 06°06'00" E	29.67'
C65	33.19'	20.00'	95°05'04"	S 49°58'27" W	29.51'
C66	25.61'	120.00'	12°13'48"	S 88°35'55" E	25.57'
C67	9.66'	120.00'	4°36'49"	N 82°58'46" E	9.66'
C68	23.19'	120.00'	11°04'20"	N 75°08'11" E	23.15'
C69	6.53'	100.00'	3°44'39"	N 71°28'21" E	6.53'
C70	20.84'	100.00'	11°56'30"	N 79°18'55" E	20.80'
C71	14.48'	100.00'	8°17'56"	N 89°26'09" E	14.47'
C72	6.86'	100.00'	3°55'52"	S 84°26'57" E	6.86'
C73	28.13'	40.00'	40°17'55"	S 77°22'01" W	27.56'
C74	37.57'	325.00'	6°37'26"	N 18°20'09" W	37.55'
C75	7.79'	325.00'	1°22'26"	N 22°20'05" W	7.79'
C76	18.30'	525.00'	1°59'51"	N 73°58'38" E	18.30'
C77	30.95'	525.00'	3°22'41"	N 71°17'22" E	30.95'
C78	28.31'	25.00'	64°52'34"	N 12°02'18" E	26.82'
C79	10.96'	25.00'	25°07'26"	N 57°02'18" E	10.87'
C80	35.80'	325.00'	6°18'40"	S 66°26'41" W	35.78'
C81	40.24'	325.00'	7°05'37"	S 59°44'33" W	40.21'
C82	34.75'	325.00'	6°07'31"	S 53°07'58" W	34.73'
C83	5.68'	25.00'	13°01'26"	N 56°34'57" E	5.67'
C84	17.89'	25.00'	41°00'40"	N 83°36'01" E	17.51'
C85	32.77'	60.00'	31°17'25"	S 88°27'36" W	32.36'
C86	35.71'	60.00'	34°06'12"	S 55°45'48" W	35.19'
C87	36.60'	60.00'	34°57'10"	S 21°14'06" W	36.04'
C88	158.59'	60.00'	151°26'27"	S 71°57'42" E	116.29'
C89	20.17'	60.00'	19°15'27"	N 22°41'21" E	20.07'
C90	17.69'	60.00'	16°53'29"	N 04°36'52" E	17.62'
C91	50.96'	275.00'	10°36'59"	S 55°22'47" W	50.88'
C92	42.78'	275.00'	8°54'44"	S 65°08'39" W	42.73'
C93	40.01'	325.00'	7°03'10"	N 73°07'37" E	39.98'
C94	57.37'	325.00'	10°06'50"	N 81°42'37" E	57.29'
C95	63.12'	325.00'	11°07'42"	S 87°40'07" E	63.02'
C96	119.92'	325.00'	21°08'26"	S 71°32'04" E	119.24'
C97	3.33'	40.00'	4°45'54"	S 64°50'52" E	3.33'
C98	30.14'	40.00'	43°10'10"	S 88°48'54" E	29.43'
C99	16.73'	20.00'	47°56'04"	S 86°25'57" E	16.25'

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
BARRET DRIVE	50 FEET	33 FEET	560 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
CLEMENS DRIVE	50 FEET	33 FEET	552 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
KIOWA BEND	50 FEET	33 FEET	460 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LEELAND DRIVE	60 FEET	40 FEET	1,136 FEET	35 MPH	PUBLIC	COLLECTOR (URBAN)
MCCRAE DRIVE	50 FEET	33 FEET	788 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TRAVIS LANE	50 FEET	33 FEET	989 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
WOODROW LANE	50 FEET	33 FEET	848 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			5,333 FEET			

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 20°13'38" W	43.90'
L2	N 16°04'08" W	43.90'
L3	N 11°52'32" W	43.90'
L4	N 07°40'56" W	43.90'
L5	N 03°29'20" W	43.90'
L6	N 00°42'16" E	43.90'
L7	N 04°53'52" E	43.90'
L8	N 09°05'28" E	43.90'
L9	N 13°17'03" E	43.90'
L10	N 17°28'39" E	43.90'
L11	N 21°40'15" E	43.90'
L12	N 25°51'51" E	43.90'
L13	N 29°02'09" E	44.06'
L14	S 60°57'51" E	28.57'
L15	N 28°49'05" E	50.00'
L16	N 29°02'47" E	99.93'
L17	N 48°51'52" E	43.90'
L18	N 53°03'28" E	43.90'
L19	N 57°15'04" E	43.90'
L20	N 61°26'39" E	43.90'
L21	N 65°38'15" E	43.90'
L22	N 69°11'27" E	44.51'
L23	N 69°42'23" E	84.39'
L24	N 69°14'08" E	5.00'
L25	S 70°04'00" W	5.00'
L26	S 56°59'03" W	89.35'
L27	S 67°02'26" W	86.09'
L28	S 76°46'20" W	38.10'
L29	S 74°58'33" W	90.37'
L30	S 15°01'27" E	47.51'
L31	S 29°02'09" W	23.84'
L32	S 60°57'51" E	73.93'
L33	S 20°23'59" E	94.95'
L34	S 20°23'59" E	87.79'
L35	N 69°36'01" E	103.78'
L36	S 23°01'18" E	15.71'
L37	S 29°02'09" W	23.84'
L38	N 60°57'51" W	68.56'
L39	S 15°01'27" E	47.51'
L40	S 23°01'18" E	94.71'
L41	N 69°36'01" E	103.78'
L42	N 74°58'33" E	39.24'
L43	N 20°13'38" W	4.33'
L44	N 20°13'38" W	39.57'
L45	N 16°04'08" W	6.11'
L46	N 16°04'08" W	37.79'
L47	N 11°52'32" W	11.62'
L48	N 11°52'32" W	32.29'
L49	N 07°40'56" W	16.95'
L50	N 07°40'56" W	26.96'
L51	N 03°29'20" W	25.57'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L52	N 03°29'20" W	18.33'
L53	N 00°42'16" E	34.33'
L54	N 00°42'16" E	9.58'
L55	N 04°53'52" E	43.02'
L56	N 04°53'52" E	0.88'
L57	N 09°05'28" E	43.90'
L58	N 13°17'03" E	7.78'
L59	N 13°17'03" E	36.12'
L60	N 17°28'39" E	16.45'
L61	N 17°28'39" E	27.45'
L62	N 21°40'15" E	25.17'
L63	N 21°40'15" E	18.73'
L64	N 25°51'51" E	34.00'
L65	N 25°51'51" E	9.90'
L66	N 29°02'09" E	44.06'
L67	S 02°25'55" W	5.41'
L68	S 02°25'55" W	21.88'
L69	S 02°25'55" W	27.29'
L70	N 82°29'01" W	5.71'
L71	N 82°29'01" W	43.31'
L72	N 82°29'01" W	5.15'
L73	S 85°17'11" W	10.89'
L74	S 85°17'11" W	40.66'
L75	S 85°17'11" W	40.66'
L76	S 85°17'11" W	30.93'
L77	S 69°36'01" W	16.89'
L78	S 69°36'01" W	40.00'
L79	S 69°36'01" W	50.00'
L80	S 69°36'01" W	50.00'
L81	S 69°36'01" W	56.89'
L82	S 85°17'11" W	27.00'
L83	S 85°17'11" W	58.37'
L84	S 85°17'11" W	37.77'
L85	N 82°29'01" W	45.50'
L86	S 53°03'28" W	5.04'
L87	N 21°12'48" W	40.41'
L88	S 53°03'28" W	35.17'
L89	S 53°03'28" W	3.69'
L90	S 57°15'04" W	43.90'
L91	N 61°26'39" E	14.29'
L92	N 61°26'39" E	29.61'
L93	N 65°38'15" E	11.38'
L94	N 65°38'15" E	32.53'
L95	S 69°11'27" W	28.36'
L96	S 69°11'27" W	16.15'
L97	N 20°23'59" W	117.61'
L98	N 08°30'49" E	16.02'
L99	S 56°32'43" E	41.67'
L100	N 62°27'55" W	32.15'
L101	N 62°27'55" W	40.42'
L102	N 62°27'55" W	74.27'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L1)	(N 20°13'31" W)	(43.90')
(L2)	(N 16°04'02" W)	(43.90')
(L3)	(N 11°52'26" W)	(43.90')
(L4)	(N 07°40'50" W)	(43.90')
(L5)	(N 03°29'14" W)	(43.90')
(L6)	(N 00°42'22" E)	(43.90')
(L7)	(N 04°53'58" E)	(43.90')
(L8)	(N 09°05'34" E)	(43.90')
(L9)	(N 13°17'10" E)	(43.90')
(L10)	(N 17°28'46" E)	(43.90')
(L11)	(N 21°40'22" E)	(43.90')
(L12)	(N 25°51'58" E)	(43.90')
(L13)	(N 29°02'16" E)	(43.90')
(L14)	(S 60°57'44" E)	(28.57')
(L15)	(N 28°49'11" E)	(50.00')
(L16)	(N 29°02'53" E)	(99.93')
(L17)	(N 48°51'58" E)	(43.90')
(L18)	(N 53°03'34" E)	(43.90')
(L19)	(N 57°15'10" E)	(43.90')
(L20)	(N 61°26'46" E)	(43.90')
(L21)	(N 65°38'22" E)	(43.90')
(L22)	(N 69°11'33" E)	(44.51')
(L23)	(N 69°42'29" E)	(84.39')
[L24]	[N 69°14'15" E]	
[L25]	[S 70°04'06" W]	
[L26]	[S 56°59'09" W]	[89.35']
[L27]	[S 67°02'32" W]	[86.09']
[L28]	[S 76°46'27" W]	[38.10']

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METES & BOUNDS 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 A CALLED 45.04 ACRE TRACT OF LAND AS CONVEYED TO ASHTON AUSTIN RESIDENTIAL LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138712 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 'LSI SURVEY' found at the most westerly southwest corner of the above described Ashton Austin Residential, LLC 45.04 acre tract for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract, from which a 1/2"iron rod with cap stamped 'LSI SURVEY' found bears S 56°32'43"W a distance of 41.67 feet;

THENCE, with the southwesterly line of said Ashton Austin Residential, LLC 45.04 acre tract, N 22°55'09" W pass a 1/2–inch iron rod with cap stamped 'LSI SURVEY' found at the most southerly southeast corner of a called 42.34 acre tract as conveyed to Tri Pointe Homes Texas, Inc. by special warranty deed recorded in Document No. 2021138718 of the Official Public Records of Williamson County, a distance of 21.73 feet continuing with said Aston Austin Residential, LLC 45.04 acre tract and said Tri Pointe Homes Texas, INC, for a total distance of 454.32 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set on the common line of said Ashton Austin Residential LLC, 45.04 acre tract and said Tri Pointe Homes Texas, Inc. 42.34 acre tract;

THENCE, continuing with the westerly and northerly property lines of said Aston Austin Residential LLC 45.04 acre tract and the easterly and southerly property lines of said Tri Pointe Homes Texas, Inc. 42.34 acre tract, the following twenty–four (24) courses:

- 1.N 20°13'38" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 2.N 16°04'08" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 3.N 11°52'32" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 4.N 7°40'56" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 5.N 3°29'20" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 6.N 0°42'16" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 7.N 4°53'52" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 8.N 9°05'28" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 9.N 13°17'03" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 10.N 17°28'39" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 11.N 21°40'15" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 12.N 25°51'51" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 13.N 29°02'09" E a distance of 44.06 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at an exterior corner of said Ashton Austin Residential LLC 45.04 acre tract, being an interior corner of said Tri Pointe Homes Texas, Inc. 42.34 acre tract, for an exterior corner of herein described tract;
- 14.S 60°57'51" E a distance of 28.57 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at an interior corner of said Ashton Austin Residential LLC 45.04 acre tract, being an exterior corner of said Tri Pointe Homes Texas, Inc. 42.43 acre tract, for an interior corner of herein described tract;
- 15.N 28°49'05" E a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

16.N 29°02'47" E a distance of 99.93 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

17.N 48°51'52" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

18.N 53°03'28" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

19.N 57°15'04" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

20.N 61°26'39" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

21.N 65°38'15" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

22.N 69°11'27" E a distance of 44.51 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;

23.N 69°36'01" E a distance of 315.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point, and

24.N 69°42'23" E a distance of 84.39 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point, at an east corner of said Tri Pointe Homes Texas, Inc. 42.34 acre tract being the most westerly southwest corner of a called 68.75 acre tract as conveyed to PHAU–Lariat 108, L.L.C by special warranty deed recorded in Document No. 2021138569 of the Official Public Record of Williamson County, Texas;

THENCE, continuing with the northerly property line of said Ashton Austin Residential LLC 45.04 acre tract and south property line of said PHAU–Lariat 108, LLC 68.75 acre tract, N 69°14'08" E a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for the most northerly corner of herein described tract;

THENCE, leaving the southwesterly line of said PHAU–Lariat 108 LLC 68.75 acre tract, over and across said Ashton Austin Residential LLC 45.04 acre tract, S 20°23'59" E a distance of 1,130.33 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' on the a southerly line of said Ashton Austin Residential LLC 45.04 acre tract of land, for the most easterly of herein described tract;

THENCE, with the southerly property lines of said Ashton Austin Residential LLC 45.04 acre tract the following five (5) courses:

- 1.S 70°04'00" W a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 2.S 56°59'03" W a distance of 89.35 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 3.S 67°02'26" W a distance of 86.09 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 4.S 74°58'33" W a distance of 796.56 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point, and
- 5.S 76°46'20" W a distance of 38.10 feet to the POINT OF BEGINNING and containing 24.503 acres of land, more or less.

FINAL PLAT
LARIAT SECTION 6

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A–312, AND
THE JOHN MCDEVITT SURVEY, A–415
IN WILLIAMSON COUNTY, TEXAS.



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

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

THAT DRP TX 4, L.L.C., ACTING HEREBY AND THROUGH, HOUDIN HONARVAR, IT'S AUTHORIZED SIGNATORY, OWNER OF 24.503 ACRES BEING A PORTION OF A CALLED 45.04 ACRE TRACT OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022080045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN ABANDONED COUNTY ROAD (COUNTY ROAD NO. 214) TO BE VACATED PURSUANT TO AN AGREEMENT ADOPTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT ON MAY 23, 2023, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT IT, OWNER OF 24.503 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 6

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

DRP TX 4, L.L.C.
590 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY 10022

BY: DRP TX 4, L.L.C.
ITS AUTHORIZED SIGNATORY

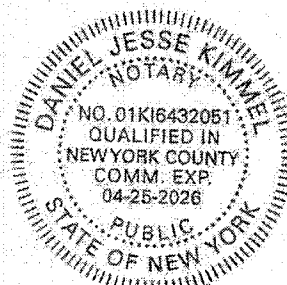
Houdin Honarvar
HOUDIN HONARVAR, AUTHORIZED SIGNATORY

STATE OF ~~TEXAS~~ ^{NEW YORK} §
COUNTY OF ~~WILLIAMSON~~ ^{NEW YORK} § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HOUDIN HONARVAR, AUTHORIZED SIGNATORY, 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~~ ^{NEW YORK}

07/13/2023
DATE



Daniel Jesse Kimmel
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 04-26-2026

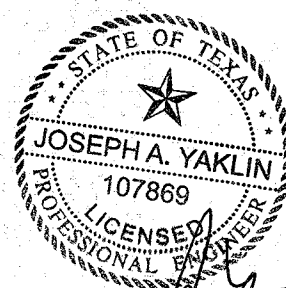
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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.

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

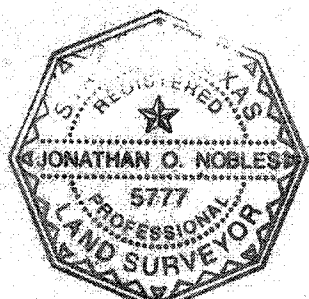
7-13-23
DATE



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
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
NOTES:

7/11/2023
DATE



FINAL PLAT

LARIAT SECTION 6

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A-312, AND
THE JOHN MCDEVITT SURVEY, A-415
IN WILLIAMSON COUNTY, TEXAS.

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. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. 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.
9. PER THE VARIANCE REQUEST APPROVED BY THE COMMISSIONERS COURT ON SEPTEMBER 14, 2021, THE FOLLOWING LOTS ARE ALLEY LOTS AND WILL HAVE A FRONT BUILDING SETBACK LINE OF 20' FROM EDGE OF RIGHT-OF-WAY INSTEAD OF 25':
BLOCK Q: LOTS 36-44, LOTS 47-53
BLOCK T: LOTS 1-23
BLOCK U: BLOCKS 1-24
BLOCK V: LOTS 5-6, LOTS 8-23
10. A 25 FOOT FRONT YARD SETBACK FOR ALL OTHER LOTS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
11. NO LOTS MAY BE FURTHER SUBDIVIDED.
12. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROAD.
13. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
14. 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.
15. 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.
16. 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.
17. 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
20. 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.
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 NORTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SHALL BE CONSTRUCTED AND PASS INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE _____ DAY OF _____, 2023 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 § KNOW ALL MEN BY THESE PRESENTS:

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 § KNOW ALL MEN BY THESE PRESENTS:

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