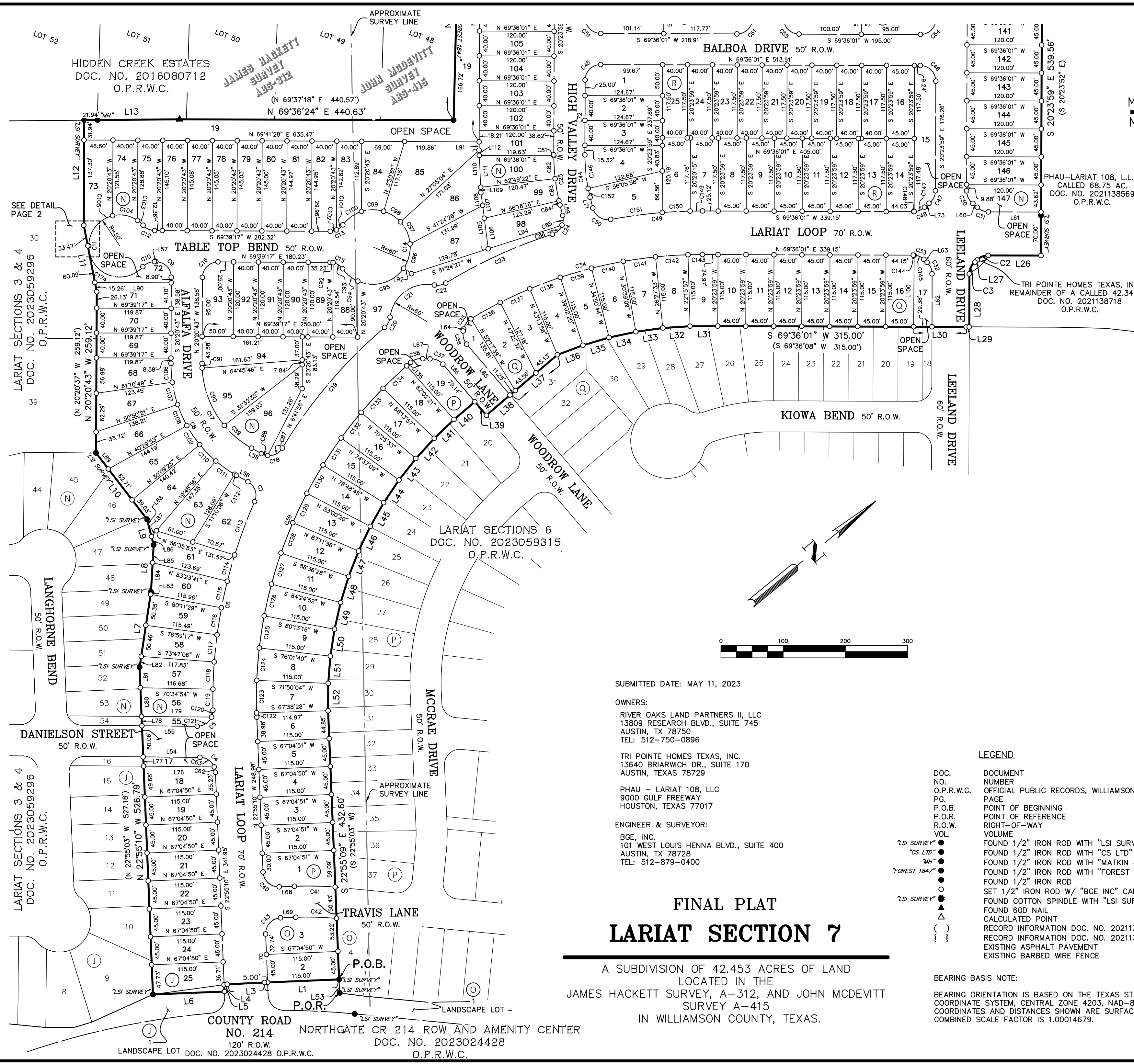
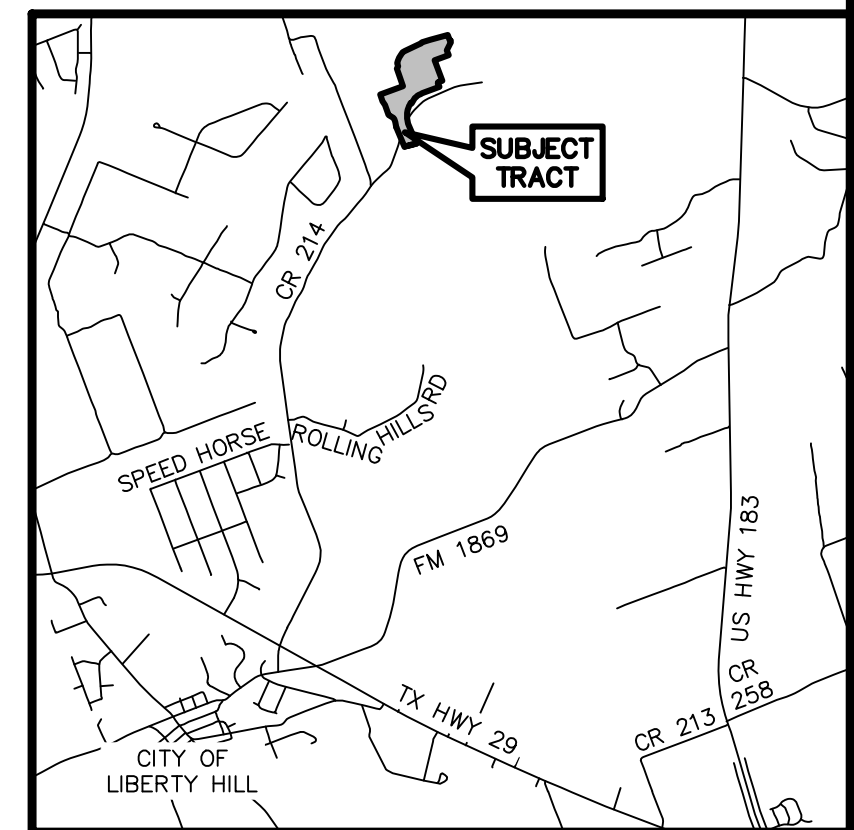


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MATCH LINE
MATCH LINE

SHEET 2
SHEET 1



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FINAL PLAT LARIAT SECTION 7

A SUBDIVISION OF 42.453 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, AND JOHN MCDEVITT
SURVEY A-415
IN WILLIAMSON COUNTY, TEXAS.

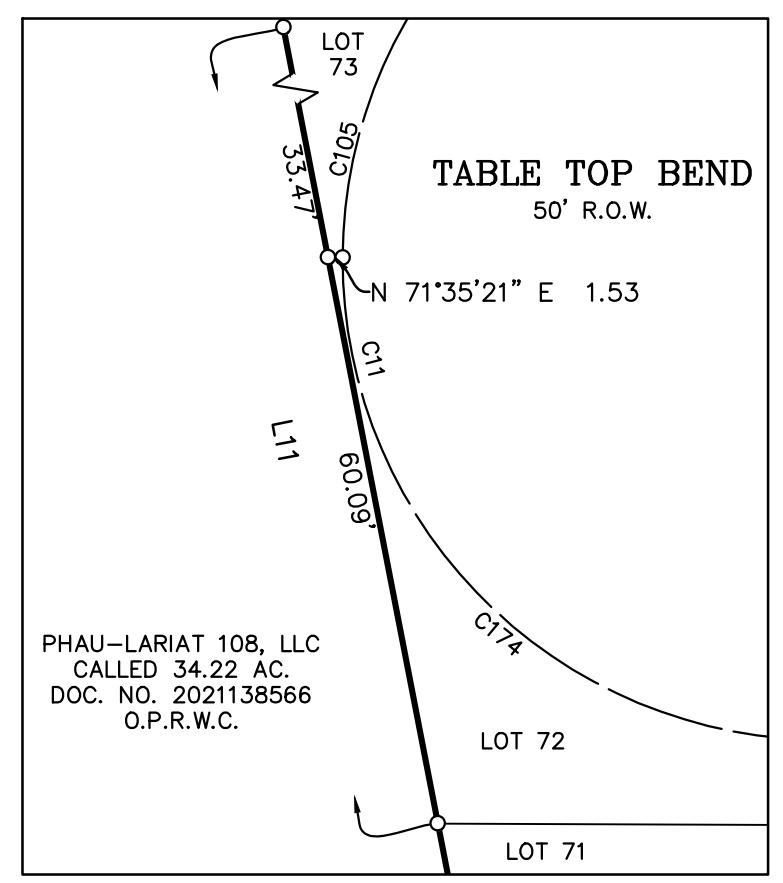
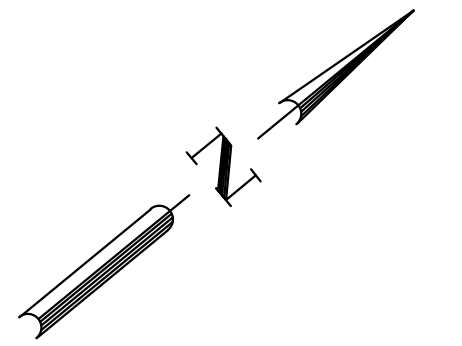
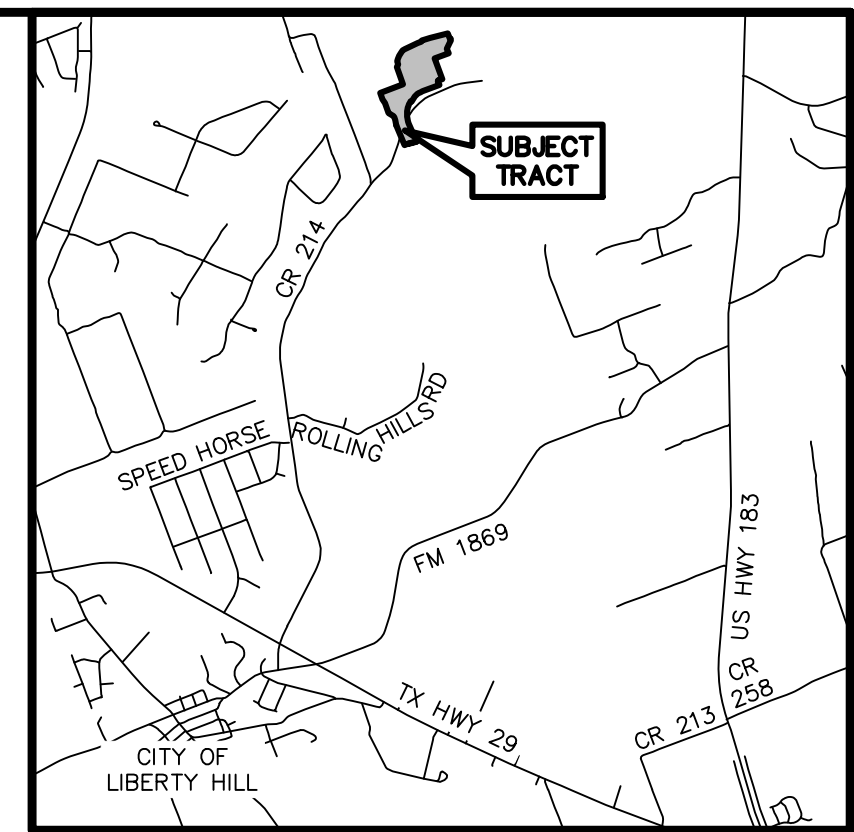
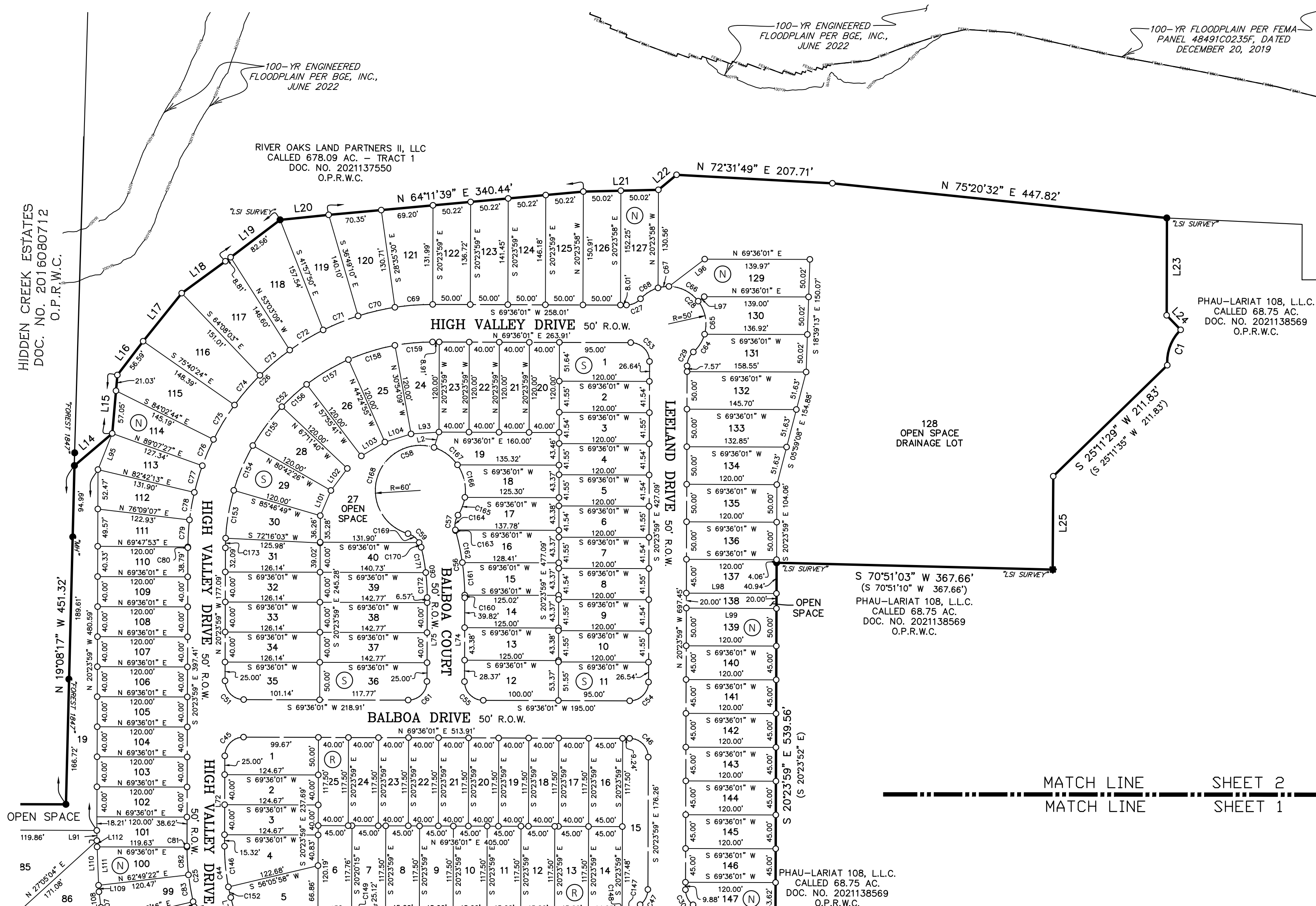
- LEGEND**
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|---|--|
| DOC. NO. O.P.R.W.C. PG. P.O.B. P.O.R. R.O.W. VOL. | DOCUMENT
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
PAGE
POINT OF BEGINNING
POINT OF REFERENCE
RIGHT-OF-WAY
VOLUME |
| LSI SURVEY | FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP |
| CS LTD | FOUND 1/2" IRON ROD WITH "CS LTD" CAP |
| MH | FOUND 1/2" IRON ROD WITH "MATKIN & HOOVER ENG & SURVEY" |
| FOREST 1847 | FOUND 1/2" IRON ROD WITH "FOREST 1847" |
| LSI SURVEY | FOUND 1/2" IRON ROD |
| | SET 1/2" IRON ROD W/ "BGE INC" CAP |
| | FOUND COTTON SPINDLE WITH "LSI SURVEY" CAP |
| | FOUND 60D NAIL |
| | CALCULATED POINT |
| () | RECORD INFORMATION DOC. NO. 2021138718 O.P.R.W.C. |
| () | RECORD INFORMATION DOC. NO. 2021138712 O.P.R.W.C. |
| () | EXISTING ASPHALT PAVEMENT |
| () | EXISTING BARBED WIRE FENCE |

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.

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

C:\TXC\Projects\Randolph_Todd_Co\9122-00-Northgate_Ph2_Sec7\SV\04_Finals\Drawings\Plat\9122 NG PH2 SEC7 PLAT.dwg, 7/25/2023 3:19 PM, McCreary, 1:0



FINAL PLAT
LARIAT SECTION 7

A SUBDIVISION OF 42.453 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, AND JOHN MCDEVITT
SURVEY A-415
IN WILLIAMSON COUNTY, TEXAS.

- LEGEND**
- | | |
|------------|---|
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| ● | FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP |
| ● | FOUND 1/2" IRON ROD WITH "CS LTD" CAP |
| ● | FOUND 1/2" IRON ROD WITH "MATKIN & HOOVER ENG & SURVEY" |
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| ▲ | FOUND 60D NAIL |
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| () | RECORD INFORMATION DOC. NO. 2021138718 O.P.R.W.C. |
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C:\TXC\Projects\Randolph_Todd_Co\9122-00-Northgate_Ph2_Sec7\SV\04_Finals\Drawings\Plat\9122_NG_Ph2_Sc7_PLAT.dwg, 7/20/2023 2:22 PM, gneumann, 1:0

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.06'	60.00'	49°42'56"	S 00°10'43" W	50.44'
C2	19.68'	25.00'	45°05'57"	S 47°03'03" W	19.17'
C3	21.68'	25.00'	49°40'47"	S 04°26'25" W	21.00'
C4	38.04'	25.00'	87°10'46"	N 66°30'33" W	34.47'
C5	40.06'	25.00'	91°47'58"	N 24°00'05" E	35.91'
C6	345.11'	785.00'	25°11'20"	S 09°18'14" E	342.34'
C7	36.98'	25.00'	84°45'48"	N 39°05'28" W	33.70'
C8	218.71'	205.00'	61°07'38"	S 50°54'32" E	208.48'
C9	39.27'	25.00'	90°00'00"	N 65°20'43" W	35.36'
C10	21.03'	25.00'	48°11'23"	S 45°33'35" W	20.41'
C11	241.19'	50.00'	276°22'46"	S 20°20'43" E	66.67'
C12	21.03'	25.00'	48°11'23"	S 86°15'02" E	20.41'
C13	23.55'	25.00'	53°58'05"	N 42°40'14" E	22.69'
C14	301.53'	60.00'	287°56'10"	N 20°20'43" W	70.59'
C15	23.55'	25.00'	53°58'05"	N 83°21'41" W	22.69'
C16	39.27'	25.00'	90°00'00"	S 24°39'17" W	35.36'
C17	165.37'	155.00'	61°07'38"	S 50°54'32" E	157.63'
C18	38.47'	25.00'	88°09'20"	N 54°26'59" E	34.78'
C19	255.62'	785.00'	18°39'26"	S 19°42'02" W	254.49'
C20	18.73'	25.00'	42°55'42"	N 07°33'54" E	18.30'
C21	99.18'	60.00'	94°42'38"	S 33°27'22" W	88.27'
C22	18.73'	25.00'	42°55'42"	N 59°20'50" E	18.30'
C23	189.17'	785.00'	13°48'25"	S 44°47'12" W	188.71'
C24	37.91'	25.00'	86°52'42"	N 08°15'03" E	34.38'
C25	81.57'	325.00'	14°22'48"	S 27°35'23" E	81.35'
C26	510.51'	325.00'	90°00'00"	S 24°36'01" W	459.62'
C27	21.03'	25.00'	48°11'23"	N 45°30'20" E	20.41'
C28	162.65'	50.00'	186°22'46"	N 65°23'59" W	99.85'
C29	21.03'	25.00'	48°11'23"	S 03°41'43" W	20.41'
C30	23.55'	25.00'	53°58'05"	S 47°23'01" E	22.69'
C31	19.68'	25.00'	45°05'57"	S 87°51'00" E	19.17'
C32	20.63'	25.00'	47°17'25"	N 44°02'41" W	20.05'
C33	18.60'	25.00'	42°38'10"	N 89°00'29" W	18.18'
C34	391.19'	715.00'	31°20'51"	S 53°55'36" W	386.33'
C35	20.75'	25.00'	47°32'51"	S 14°28'45" W	20.16'
C36	22.55'	25.00'	51°40'10"	S 35°07'46" E	21.79'
C37	23.55'	25.00'	53°58'05"	N 87°56'53" W	22.69'
C38	20.75'	25.00'	47°32'51"	S 52°25'59" W	20.16'
C39	643.66'	715.00'	51°34'43"	S 02°52'12" W	622.14'
C40	39.27'	25.00'	90°00'00"	S 67°55'10" E	35.36'
C41	65.59'	525.00'	7°09'29"	S 70°39'35" W	65.55'
C42	65.63'	475.01'	7°54'58"	S 71°02'19" W	65.58'
C43	39.27'	25.00'	90°00'00"	S 22°04'50" W	35.36'
C44	69.02'	275.00'	14°22'48"	S 27°35'23" E	68.84'
C45	39.27'	25.00'	90°00'00"	S 24°36'01" W	35.36'
C46	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C47	23.55'	25.00'	53°58'05"	N 06°35'04" E	22.69'
C48	19.68'	25.00'	45°05'57"	N 47°03'03" E	19.17'
C49	148.53'	785.00'	10°50'28"	S 64°10'47" W	148.31'
C50	37.70'	25.00'	86°24'45"	S 78°02'04" E	34.23'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	39.27'	25.00'	90°00'00"	S 65°23'59" E	35.36'
C52	431.97'	275.00'	90°00'00"	S 24°36'01" W	388.91'
C53	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C54	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C55	39.27'	25.00'	90°00'00"	S 65°23'59" E	35.36'
C56	90.55'	325.00'	15°57'47"	N 28°22'52" W	90.26'
C57	21.46'	25.00'	49°11'27"	S 11°46'02" E	20.81'
C58	301.13'	60.00'	287°33'35"	S 49°02'54" W	70.91'
C59	26.27'	25.00'	60°12'40"	N 64°37'34" W	25.08'
C60	67.78'	275.00'	14°07'15"	N 27°27'36" W	67.60'
C61	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C62	8.81'	25.00'	20°10'57"	N 33°00'38" W	8.76'
C63	29.23'	25.00'	66°59'49"	N 76°36'01" W	27.60'
C64	28.42'	50.00'	32°33'44"	N 11°30'32" E	28.04'
C65	46.37'	50.00'	53°08'02"	N 31°20'21" W	44.72'
C66	45.26'	50.00'	51°51'46"	N 83°50'14" W	43.73'
C67	14.65'	50.00'	16°47'00"	S 61°50'22" W	14.59'
C68	27.96'	50.00'	32°02'14"	S 37°25'45" W	27.59'
C69	50.47'	325.00'	8°53'50"	S 65°09'06" W	50.42'
C70	50.47'	325.00'	8°53'51"	S 56°15'16" W	50.42'
C71	50.13'	325.00'	8°50'13"	S 47°23'14" W	50.08'
C72	52.06'	325.00'	9°10'38"	S 38°22'49" W	52.00'
C73	52.06'	325.00'	9°10'38"	S 29°12'11" W	52.00'
C74	52.06'	325.00'	9°10'38"	S 20°01'33" W	52.00'
C75	53.79'	325.00'	9°28'58"	S 10°41'45" W	53.73'
C76	38.00'	325.00'	6°41'57"	S 02°36'18" W	37.98'
C77	37.16'	325.00'	6°33'06"	S 04°01'14" E	37.14'
C78	37.16'	325.00'	6°33'06"	S 10°34'20" E	37.14'
C79	36.04'	325.00'	6°21'14"	S 17°01'30" E	36.02'
C80	1.12'	325.00'	0°11'52"	S 20°18'03" E	1.12'
C81	1.38'	325.00'	0°14'36"	S 20°31'17" E	1.38'
C82	37.06'	325.00'	6°32'03"	S 23°54'37" E	37.04'
C83	36.16'	325.00'	6°22'31"	S 30°21'54" E	36.14'
C84	6.96'	325.00'	1°13'38"	S 34°09'58" E	6.96'
C85	16.02'	25.00'	36°43'02"	N 16°49'47" W	15.75'
C86	21.89'	25.00'	50°09'40"	N 26°36'34" E	21.19'
C87	27.98'	25.00'	64°06'59"	N 42°25'48" E	26.54'
C88	10.49'	25.00'	24°02'21"	N 86°30'28" E	10.41'
C89	57.43'	155.00'	21°13'49"	S 70°51'27" E	57.11'
C90	100.73'	155.00'	37°13'59"	S 41°37'33" E	98.96'
C91	7.21'	155.00'	2°39'50"	S 21°40'38" E	7.21'
C92	4.79'	25.00'	10°59'20"	S 75°08'57" W	4.79'
C93	18.75'	25.00'	42°58'46"	N 77°52'01" W	18.32'
C94	31.85'	60.00'	30°25'04"	S 71°35'10" E	31.48'
C95	82.84'	60.00'	79°06'10"	N 53°39'13" E	76.41'
C96	41.20'	60.00'	39°20'35"	N 05°34'10" W	40.40'
C97	39.45'	60.00'	37°40'29"	N 44°04'42" W	38.75'
C98	32.39'	60.00'	30°55'55"	N 78°22'54" W	32.00'
C99	36.29'	60.00'	34°39'09"	S 68°49'34" W	35.74'
C100	37.50'	60.00'	35°48'48"	S 33°35'35" W	36.90'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C101	13.21'	25.00'	30°16'53"	N 30°49'38" E	13.06'
C102	10.34'	25.00'	23°41'13"	N 57°48'40" E	10.26'
C103	12.02'	50.00'	13°46'12"	N 69°02'26" W	11.99'
C104	41.88'	50.00'	47°59'48"	S 80°04'34" W	40.67'
C105	66.69'	50.00'	76°25'23"	S 17°51'58" W	61.86'
C106	30.32'	205.00'	8°28'27"	S 24°34'57" E	30.29'
C107	37.00'	205.00'	10°20'28"	S 33°59'25" E	36.95'
C108	37.00'	205.00'	10°20'28"	S 44°19'53" E	36.95'
C109	37.00'	205.00'	10°20'28"	S 54°40'21" E	36.95'
C110	37.00'	205.00'	10°20'28"	S 65°00'50" E	36.95'
C111	37.00'	205.00'	10°20'28"	S 75°21'18" E	36.95'
C112	3.39'	205.00'	0°56'50"	S 80°59'57" E	3.39'
C113	91.69'	785.00'	6°41'34"	S 00°03'20" E	91.64'
C114	43.89'	785.00'	3°12'12"	S 05°00'13" E	43.88'
C115	43.89'	785.00'	3°12'12"	S 08°12'25" E	43.88'
C116	43.89'	785.00'	3°12'12"	S 11°24'37" E	43.88'
C117	43.89'	785.00'	3°12'12"	S 14°36'48" E	43.88'
C118	43.89'	785.00'	3°12'12"	S 17°49'00" E	43.88'
C119	33.98'	785.00'	2°28'47"	S 20°39'30" E	33.97'
C120	11.07'	25.00'	25°22'39"	N 09°12'34" W	10.98'
C121	28.98'	25.00'	66°25'19"	N 36°41'25" E	27.39'
C122	7.00'	715.00'	0°33'38"	S 22°38'21" E	7.00'
C123	52.33'	715.00'	4°11'36"	S 20°15'44" E	52.32'
C124	52.33'	715.00'	4°11'36"	S 16°04'08" E	52.32'
C125	52.33'	715.00'	4°11'36"	S 11°52'32" E	52.32'
C126	52.33'	715.00'	4°11'36"	S 07°40'56" E	52.32'
C127	52.33'	715.00'	4°11'36"	S 03°29'20" E	52.32'
C128	52.33'	715.00'	4°11'36"	S 00°42'16" W	52.32'
C129	52.33'	715.00'	4°11'36"	S 04°53'52" W	52.32'
C130	52.33'	715.00'	4°11'36"	S 09°05'28" W	52.32'
C131	52.33'	715.00'	4°11'36"	S 13°17'03" W	52.32'
C132	52.33'	715.00'	4°11'36"	S 17°28'39" W	52.32'
C133	52.33'	715.00'	4°11'36"	S 21°40'15" W	52.32'
C134	52.33'	715.00'	4°11'36"	S 25°51'51" W	52.32'
C135	8.72'	715.00'	0°41'54"	S 28°18'36" W	8.72'
C136	53.93'	715.00'	4°19'18"	S 40°24'49" W	53.92'
C137	52.33'	715.00'	4°11'36"	S 44°40'16" W	52.32'
C138	52.33'	715.00'	4°11'36"	S 48°51'52" W	52.32'
C139	52.33'	715.00'	4°11'36"	S 53°03'28" W	52.32'
C140	52.33'	715.00'	4°11'36"	S 57°15'04" W	52.32'
C141	52.33'	715.00'	4°11'36"	S 61°26'39" W	52.32'
C142	52.33'	715.00'	4°11'36"	S 65°38'15" W	52.32'
C143	23.29'	715.00'	1°51'58"	S 68°40'02" W	23.29'
C144	1.22'	25.00'	2°47'57"	S 71°00'00" W	1.22'
C145	17.41'	25.00'	39°54'37"	N 87°38'43" W	17.06'
C146	54.50'	275.00'	11°21'17"	S 26°04'37" E	54.41'
C147	18.71'	25.00'	42°52'47"	N 45°56'28" E	18.28'
C148	0.97'	25.00'	2°13'10"	N 68°29'27" E	0.97'
C149	20.01'	785.00'	1°27'38"	S 68°52'12" W	20.01'
C150	44.94'	785.00'	3°16'49"	S 66°29'58" W	44.94'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C151	83.58'	785.00'	6°06'00"	S 61°48'33" W	83.54'
C152	14.52'	275.00'	3°01'31"	S 33°16'01" E	14.52'
C153	64.86'	275.00'	13°30'46"	S 10°58'34" E	64.71'
C154	64.86'	275.00'	13°30'46"	S 02°32'11" W	64.71'
C155	64.86'	275.00'	13°30'46"	S 16°02'57" W	64.71'
C156	44.48'	275.00'	9°16'00"	S 27°26'20" W	44.43'
C157	64.86'	275.00'	13°30'46"	S 38°49'42" W	64.71'
C158	64.86'	275.00'	13°30'46"	S 52°20'28" W	64.71'
C159	50.41'	275.00'	10°30'11"	S 64°20'56" W	50.34'
C160	3.56'	325.00'	0°37'37"	N 20°42'47" W	3.56'
C161	43.54'	325.00'	7°40'33"	N 24°51'53" W	43.51'
C162	43.45'	325.00'	7°39'37"	N 32°31'57" W	43.42'
C163	0.96'	25.00'	2°11'46"	S 35°15'53" E	0.96'
C164	20.51'	25.00'	46°59'41"	S 10°40'09" E	19.94'
C165	25.61'	60.00'	24°27'15"	N 00°36'04" E	25.41'
C166	45.61'	60.00'	43°33'03"	N 33°24'05" W	44.52'
C167	39.43'	60.00'	37°39'11"	N 74°00'12" W	38.72'
C168	190.49'	60.00'	181°54'06"	S 03°46'51" E	119.98'
C169	19.41'	25.00'	44°29'28"	N 72°29'10" W	18.93'
C170	6.86'	25.00'	15°43'12"	N 42°22'50" W	6.84'
C171	34.26'	275.00'	7°08'17"	N 30°57'05" W	34.24'
C172	33.51'	275.00'	6°58'58"	N 23°53'28" W	33.49'
C173	12.80'	275.00'	2°40'02"	S 19°03'58" E	12.80'
C174	120.59'	50.00'	138°11'23"	S 89°26'25" E	93.42'

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 67°04'51" W	120.00'
L2	S 02°49'48" E	21.49'
L3	S 66°40'42" W	60.00'
L4	S 61°36'25" W	5.02'
L5	S 22°55'10" E	11.02'
L6	S 67°04'50" W	115.00'
L7	N 11°57'05" W	122.50'
L8	N 17°19'16" W	75.83'
L9	N 35°15'14" W	42.67'
L10	N 58°06'37" W	134.32'
L11	N 31°33'00" W	108.82'
L12	N 20°28'34" W	169.24'
L13	N 68°55'13" E	153.61'
L14	N 29°05'15" E	66.11'
L15	N 15°36'48" W	78.08'
L16	N 16°42'34" E	56.59'
L17	N 18°13'51" E	82.14'
L18	N 33°11'59" E	71.93'
L19	N 32°17'37" E	91.36'
L20	N 63°35'38" E	65.02'
L21	N 68°04'06" E	100.04'
L22	N 29°56'06" E	31.44'
L23	S 20°23'59" E	129.60'
L24	S 64°31'00" E	26.96'
L25	S 20°11'32" E	124.38'
L26	S 69°36'01" W	84.79'
L27	S 26°53'26" W	5.00'
L28	S 20°23'59" E	85.32'
L29	S 69°14'08" W	5.00'
L30	S 69°42'23" W	84.38'
L31	S 69°11'27" W	44.51'
L32	S 65°38'15" W	43.90'
L33	S 61°26'39" W	43.90'
L34	S 57°15'04" W	43.90'
L35	S 53°03'28" W	43.90'
L36	S 48°51'52" W	43.90'
L37	S 29°02'47" W	99.93'
L38	S 28°49'05" W	50.00'
L39	N 60°57'51" W	28.57'
L40	S 29°02'09" W	44.06'
L41	S 25°51'51" W	43.90'
L42	S 21°40'15" W	43.90'
L43	S 17°28'39" W	43.90'
L44	S 13°17'03" W	43.90'
L45	S 09°05'28" W	43.90'
L46	S 04°53'52" W	43.90'
L47	S 00°42'16" W	43.90'
L48	S 03°29'20" E	43.90'
L49	S 07°40'56" E	43.90'
L50	S 11°52'32" E	43.90'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L51	S 16°04'08" E	43.90'
L52	S 20°13'38" E	43.90'
L53	N 22°55'09" W	21.73'
L54	N 69°54'04" E	91.34'
L55	S 69°54'04" W	89.01'
L56	S 81°28'22" E	21.18'
L57	N 69°39'17" E	2.08'
L58	N 81°28'22" W	18.22'
L59	S 35°11'17" E	17.41'
L60	N 69°50'03" W	9.49'
L61	S 69°36'01" W	84.79'
L62	S 20°23'59" E	85.22'
L63	S 67°41'24" E	7.13'
L64	N 08°08'43" W	3.41'
L65	N 60°57'51" W	107.52'
L66	S 60°57'51" E	79.14'
L67	N 70°38'14" E	11.65'
L68	S 67°04'50" W	24.58'
L69	N 67°04'50" E	24.58'
L70	N 22°55'10" W	77.74'
L71	N 34°46'47" W	17.62'
L72	N 20°23'59" W	120.32'
L73	S 29°02'05" W	9.49'
L74	N 20°23'59" W	111.57'
L75	S 20°23'59" E	111.57'
L76	N 70°01'03" E	113.61'
L77	S 22°55'10" E	15.02'
L78	S 22°55'10" E	15.02'
L79	N 69°54'04" E	112.66'
L80	S 22°55'10" E	46.20'
L81	S 22°55'10" E	33.09'
L82	S 11°57'05" E	17.57'
L83	S 11°57'05" E	4.12'
L84	S 17°19'16" E	47.06'
L85	S 17°19'16" E	28.77'
L86	S 35°15'14" E	13.65'
L87	N 19°48'56" E	12.25'
L88	S 35°15'14" E	29.02'
L89	S 58°06'37" E	32.53'
L90	N 69°39'17" E	122.83'
L91	N 20°23'59" W	13.45'
L92	N 75°53'52" W	15.44'
L93	S 65°36'11" W	37.25'
L94	N 51°45'17" E	124.50'
L95	S 00°59'22" W	51.86'
L96	N 32°05'38" E	60.00'
L97	N 32°05'38" E	10.00'
L98	S 69°36'01" W	120.00'
L99	S 69°36'01" W	120.00'
L100	S 20°13'03" E	114.97'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L101	S 02°32'11" W	36.47'
L102	S 16°02'57" W	36.47'
L103	S 38°49'42" W	36.47'
L104	S 52°20'28" W	36.47'
L105	S 28°02'36" E	70.26'
L106	S 28°02'36" E	49.48'
L107	S 28°02'36" E	41.55'
L108	N 28°02'36" W	20.78'
L109	N 22°56'35" W	8.63'
L110	S 22°56'35" E	59.58'
L111	N 22°56'35" W	51.24'
L112	N 22°56'35" W	8.34'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 67°04'51" W	120.00'
L3	S 66°40'42" W	60.00'
L7	S 11°57'05" E	122.50'
(L7)	(S 12°01'04" E)	(122.20')
(L8)	(S 17°13'50" E)	(75.89')
(L9)	(S 35°18'21" E)	(42.59')
(L10)	(S 58°07'07" E)	(134.34')
(L11)	(S 31°32'54" E)	(108.82')
(L12)	(S 20°28'27" E)	(169.43')
(L13)	(N 68°54'59" E)	(153.51')
(L23)	(S 20°23'52" E)	(129.91')
(L24)	(N 64°30'53" W)	(26.96')
(L25)	(S 20°11'25" E)	(124.12')
(L30)	(N 69°42'29" E)	(84.39')
(L31)	(N 69°11'33" E)	(44.51')
(L32)	(N 65°38'22" E)	(43.90')
(L33)	(N 61°26'46" E)	(43.90')
(L34)	(N 57°15'10" E)	(43.90')
(L36)	(N 53°03'34" E)	(43.90')
(L37)	(N 48°51'58" E)	(43.90')
(L38)	(N 29°02'53" E)	(99.93')
(L39)	(N 28°49'11" E)	(50.00')
(L40)	(S 60°57'44" E)	(28.57')
(L41)	(N 29°02'16" E)	(43.90')
(L42)	(N 25°51'58" E)	(43.90')
(L43)	(N 21°40'22" E)	(43.90')
(L44)	(N 17°28'46" E)	(43.90')
(L45)	(N 13°17'10" E)	(43.90')
(L46)	(N 09°05'34" E)	(43.90')
(L47)	(N 04°53'58" E)	(43.90')
(L48)	(N 00°42'22" E)	(43.90')
(L49)	(N 03°29'14" W)	(43.90')
(L50)	(N 07°40'50" W)	(43.90')
(L51)	(N 11°52'26" W)	(43.90')
(L52)	(N 16°04'02" W)	(43.90')
{L53}	{N 20°13'31" W}	{43.90'}

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
ALFALFA DRIVE	50 FEET	33 FEET	459 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
BALBOA COURT	50 FEET	33 FEET	310 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
BALBOA DRIVE	50 FEET	33 FEET	614 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
DANIELSON STREET	50 FEET	33 FEET	150 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
HIGH VALLEY DRIVE	50 FEET	33 FEET	1,334 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LARIAT LOOP	70 FEET	48 FEET	2,182 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
LEELAND DRIVE	50 FEET	33 FEET	822 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LEELAND DRIVE	60 FEET	40 FEET	150 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
TABLE TOP BEND	50 FEET	33 FEET	414 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TRAVIS LOOP	50 FEET	33 FEET	150 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
WOODROW LOOP	50 FEET	33 FEET	176 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			6,761 FEET			

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	193	25.662 AC
OPEN SPACE/DRAINAGE/POND LOT	1	5.397 AC
OPEN SPACE	12	2.297
RIGHT-OF-WAY	—	9.098 AC.
TOTAL	206	42.453 AC.

FINAL PLAT

LARIAT SECTION 7

A SUBDIVISION OF 42.453 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, AND 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

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DESCRIPTION OF A 42.453 ACRE TRACT OF LAND
WILLIAMSON COUNTY, TEXAS

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 42.34 ACRE TRACT OF LAND AS CONVEYED TO TRI POINTE HOMES TEXAS, INC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138718; AND, A PORTION OF A CALLED 68.75 ACRE TRACT OF LAND AS CONVEYED TO PHAU—LARIAT 108, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138569; AND, A PORTION OF THE REMAINDER OF A CALLED 678.09 ACRE TRACT OF LAND AS CONVEYED TO RIVER OAKS LAND PARTNERS II, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021137550; AND, ALL OF A CALLED 0.421 ACRE TRACT OF LAND DESCRIBED AS "EXHIBIT B" IN ROADWAY CLOSURE ORDER EXECUTED BY WILLIAMSON COUNTY, TEXAS, TRIPINTE HOMES TEXAS, INC UNDERLYING PROPERTY OWNER, IN DOCUMENT NUMBER 2023057734; ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE AT A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 45.04 ACRE TRACT OF LAND AS CONVEYED TO DRP TX 4, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022080045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE, WITH THE WESTERLY PROPERTY LINE OF SAID DRP TX 4, LLC, 45.04 ACRE TRACT, N 22°55'09"W A DISTANCE OF 21.73 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' AT MOST SOUTHERLY SOUTHEASTERN CORNER OF THE ABOVE DESCRIBED TRI POINTE HOMES TEXAS, INC. 42.34 ACRE TRACT FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINES OF SAID TRI POINTE HOMES TEXAS, INC. 42.34 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- 1.S 67°04'51" W A DISTANCE OF 120.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 2.S 66°40'42" W A DISTANCE OF 60.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT, AND
- 3.S 61°36'25" W A DISTANCE OF 5.02 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHERLY LINE OF SAID TRI POINTE HOMES TEXAS, INC. 42.34 ACRE TRACT, OVER AND ACROSS THE ABOVE DESCRIBED RIVER OAKS LAND PARTNERS II, LLC 678.09 ACRE TRACT S 22°55'10" E A DISTANCE OF 11.02 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AND EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID RIVER OAKS LAND PARTNERS II, LLC 678.09 ACRE TRACT, S 67°04'50" W, A DISTANCE OF 115.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND AT THE SOUTH WEST CORNER OF SAID TRI POINTE HOMES, INC 42.34 ACRE TRACT, BEING THE MOST EASTERLY SOUTHEAST CORNER OF A CALLED 34.22 ACRE TRACT OF LAND AS CONVEYED TO PHAU—LARIAT 108, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138566 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY PROPERTY LINES OF SAID TRI POINTE HOMES, INC 42.34 ACRE TRACT, AND THE EASTERLY PROPERTY LINE OF SAID PHAU—LARIAT 108 L.L.C., 34.22 ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:

- 1.N 22°55'10" W A DISTANCE OF 526.79 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT;
- 2.N 11°57'05" W A DISTANCE OF 122.50 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT;
- 3.N 17°19'16" W A DISTANCE OF 75.83 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT;
- 4.N 35°15'14" W A DISTANCE OF 42.67 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT;
- 5.N 58°06'37" W A DISTANCE OF 134.32 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR A CORNER;
- 6.N 20°20'43" W A DISTANCE OF 259.12 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 7.N 31°33'00" W A DISTANCE OF 108.82 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT, AND
- 8.N 20°28'34" W A DISTANCE OF 169.24 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND AT THE COMMON NORTHERN CORNER OF SAID TRI POINTE HOMES INC. 42.34 ACRE TRACT AND SAID PHAU—LARIAT 108 L.L.C. 34.22 ACRE TRACT ON THE SOUTHERLY LINE OF HIDDEN CREEK ESTATES A SUBDIVISION AS RECORDED IN DOCUMENT NO. 2016080712 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY.

THENCE, WITH THE SOUTHERLY LINE OF SAID HIDDEN CREEK ESTATES THE FOLLOWING TWO (2) COURSES:

- 1.N 68°55'13" E PASS A 1/2—INCH IRON ROD WITH CAP STAMPED 'MATKIN HOOVER ENGINEERING AND SURVEYING,' A DISTANCE OF 21.94 FEET AND CONTINUING ON FOR A TOTAL DISTANCE OF 153.61 FEET TO A 60D NAIL FOUND IN THE EAST SIDE OF A 15 INCH LIVE OAK, AND
- 2.N 69°36'24" E A DISTANCE OF 440.63 FEET TO A 1/2—INCH IRON ROD FOUND AT THE MOST SOUTHERLY SOUTH EASTERN CORNER OF SAID HIDDEN CREEK ESTATES, BEING AN INTERIOR CORNER OF SAID TRI POINTE HOMES INC. 42.34 ACRE TRACT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID HIDDEN HILLS CREEK ESTATES SUBDIVISION AND WEST LINE OF SAID TRI POINTE HOMES INC. 42.34 ACRE TRACT N 19°08'17" W PASS A 1/2—INCH IRON ROD WITH CAP STAMPED 'FOREST 1847" A DISTANCE OF 166.72 FEET, PASS A 1/2—INCH IRON ROD WITH CAP STAMPED 'MH" A DISTANCE OF 356.33 FEET WITH SAID HIDDEN CREEK ESTATES SUBDIVISION AND SAID TRI POINTE HOMES INC. 42.34 ACRE TRACT OF LAND CONTINUING ON FOR A TOTAL DISTANCE OF 451.32 FEET TO A 1/2—INCH IRON ROD FOUND AS THE MOST WESTERLY NORTHWEST CORNER OF SAID TRI POINTE HOMES INC. 42.34 ACRE TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EAST LINE OF SAID HIDDEN CREEK ESTATES SUBDIVISION, WITH THE NORTHERLY LINES OF SAID TRI POINTE HOMES, INC. 42.34 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES:

- 1.N 29°05'15" E A DISTANCE OF 66.11 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 2.N 15°36'48" W A DISTANCE OF 78.08 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 3.N 16°42'34" E A DISTANCE OF 56.59 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 4.N 18°13'51" E A DISTANCE OF 82.14 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 5.N 33°11'59" E A DISTANCE OF 71.93 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 6.N 32°17'37" E A DISTANCE OF 91.36 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN EXTERIOR NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;
- 7.N 63°35'38" E A DISTANCE OF 65.02 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 8.N 64°11'39" E A DISTANCE OF 340.44 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 9.N 68°04'06" E A DISTANCE OF 100.04 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 10.N 29°56'06" E A DISTANCE OF 31.44 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 72°31'49" E A DISTANCE OF 207.71 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT, AND
- 12.N 75°20'32" E A DISTANCE OF 447.82 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE NORTHEAST CORNER OF SAID TRI POINTE HOMES INC. 42.34 ACRE TRACT, THE NORTHWEST CORNER OF SAID PHAU—LARIAT 108, L.L.C. 68.75 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY PROPERTY LINES OF SAID TRI POINTE HOMES INC. 42.34 ACRE TRACT AND WESTERLY PROPERTY LINES OF SAID PHAU—LARIAT 108, LLC, 68.75 ACRE TRACT, THE FOLLOWING SIX (6) COURSES;

- 1.S 20°23'59" E A DISTANCE OF 129.60 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;
- 2.S 64°31'00" E A DISTANCE OF 26.96 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' FOR AND EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AT THE BEGINNING OF A NON—TANGENT CURVE TO THE LEFT;
- 3.ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 52.06 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 49°42'56" AND CHORD WHICH BEARS S 0°10'43" W A DISTANCE OF 50.44 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 4.S 25°11'29" W A DISTANCE OF 211.83 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 5.S 20°11'32" E A DISTANCE OF 124.38 FEET TO A COTTON SPINDLE WITH 'LSI SURVEY' CAP FOUND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; AND
- 6.S 70°51'03" W A DISTANCE OF 367.66 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH A EAST LINE OF SAID TRI POINTE HOMES INC 42.34 ACRE TRACT AND SAID A WEST LINE OF SAID PHAU—LARIAT 108 L.L.C. 68.75 ACRE TRACT, S 20°23'59" E, PASS A 1/2—INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY,' AT AN EXTERIOR CORNER OF SAID TRI POINTE HOMES, INC. 42.34 ACRE TRACT AND AN INTERIOR CORNER OF SAID PHAU—LARIAT 108, LLC 68.75 ACRE TRACT, A DISTANCE OF 474.82 FEET AND CONTINUING ON CROSSING OVER AND ACROSS SAID PHAU—LARIAT 108, LLC 68.75 ACRE TRACT FOR A TOTAL A DISTANCE OF 539.56 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID PHAU—LARIAT 108, LLC 68.75 ACRE TRACT; S 69°36'01" W A DISTANCE OF 84.79 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC,' SET ON THE COMMON PROPERTY LINE OF SAID TRI POINTE HOMES, INC 42.34 ACRE TRACT AND SAID PHAU—LARIAT 108, LLC, 68.75 ACRE, TRACT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

THENCE, CROSSING OVER AND ACROSS SAID TRI POINTE HOMES, INC 42.34 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 19.68 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45°05'57" AND CHORD WHICH BEARS S 47°03'03" W A DISTANCE OF 19.17 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES, INC TRACT, S 26°53'26" W A DISTANCE OF 5.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC,' SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES, INC 42.34 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 21.68 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°40'47" AND CHORD WHICH BEARS S 4°26'25" W A DISTANCE OF 21.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' AND THE POINT OF TANGENCY, ON THE COMMON PROPERTY LINE OF SAID TRI POINTE HOMES, INC 42.34 ACRE TRACT AND SAID PHAU—LARIAT 108, LLC, 68.75 ACRE, TRACT;

THENCE, CROSSING OVER AND ACROSS SAID PHAU—LARIAT 108, LLC, 68.75 ACRE, TRACT, S 20°23'59" E, A DISTANCE OF 85.32 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE NORTHERN PROPERTY LINE OF SAID DRP TX 4, LLC, 45.04 ACRE TRACT, FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE COMMON PROPERTY LINE OF SAID PHAU—LARIAT 108, LLC, 68.75 ACRE, TRACT AND SAID DRP TX 4, LLC, 45.04 ACRE TRACT, S 69°14'08" W, A DISTANCE OF 5.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT AN EASTERLY CORNER OF SAID TRI POINTE HOMES, INC 45.04 ACRE TRACT BEING THE MOST WESTERN SOUTHWEST CORNER OF SAID PHAU—LARIAT 108, L.L.C. 68.75 ACRE TRACT, ON THE NORTHERN PROPERTY LINE OF SAID DRP TX 4, LLC, 45.04 ACRE TRACT OF LAND;

THENCE, LEAVING THE WEST PROPERTY LINE OF SAID PHAU—LARIAT 108, LLC, 68.75 ACRE TRACT, WITH THE COMMON EASTERLY PROPERTY LINES OF SAID TRI POINTE HOMES INC 42.34 ACRE TRACT AND THE WESTERLY PROPERTY LINES OF SAID DRP TX 4, LLC 45.04 ACRE TRACT THE FOLLOWING TWENTY—FIVE (25) COURSES:

- 1.S 69°42'23" W A DISTANCE OF 84.38 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 2.S 69°36'01" W A DISTANCE OF 315.00 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 3.S 69°11'27" W A DISTANCE OF 44.51 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 4.S 65°38'15" 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.S 61°26'39" 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.S 57°15'04" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 7.S 53°03'28" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 8.S 48°51'52" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 9.S 29°02'47" W A DISTANCE OF 99.93 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 10.S 28°49'05" 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;
- 11.N 60°57'51" W A DISTANCE OF 28.57 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 12.S 29°02'09" W A DISTANCE OF 44.06 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 13.S 25°51'51" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 14.S 21°40'15" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 15.S 17°28'39" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 16.S 13°17'03" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 17.S 9°05'28" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 18.S 4°53'52" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 19.S 0°42'16" W A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 20.S 3°29'20" 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.S 7°40'56" 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.S 11°52'32" E A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 23.S 16°04'08" E A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT;
- 24.S 20°13'38" E A DISTANCE OF 43.90 FEET TO A 1/2—INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT, AND

THENCE, S 22°55'09" E A DISTANCE OF 432.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.453 ACRES OF LAND, MORE OR LESS.

FINAL PLAT
LARIAT SECTION 7
A SUBDIVISION OF 42.453 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A—312, AND 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 §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT TRI POINTE HOMES TEXAS, INC., ACTING HEREBY AND THROUGH, JOHN STANLEY, VICE PRESIDENT-LAND ACQUISITION, OWNER OF A 42.34 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT RIVER OAKS LAND PARTNERS II, LLC, ACTING HEREBY AND THROUGH RANDY ROLLO, IT'S MANAGER, OWNER OF A REMAINDER OF A 678.09 ACRE TRACT AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021137550 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS AND THAT PHAU-LARIAT 108, LLC, ACTING HEREBY AND THROUGH NICK MCINTYRE, IT'S SR. VICE PRESIDENT OF LAND DEVELOPMENT, OWNER OF A 68.75 ACRE TRACT AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138569 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, AND ALL OF A CALLED 0.421 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "B" IN ROADWAY CLOSURE ORDER EXECUTED BY WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO TRI POINTE HOME TEXAS, INC., UNDERLYING PROPERTY OWNER, AS RECORDED IN DOCUMENT NUMBER 2023057734 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS; SAID TRACTS BEING OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 42.453 ACRES AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF 42.453 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 7

WITNESS MY HAND, THIS THE 25th DAY OF July, 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

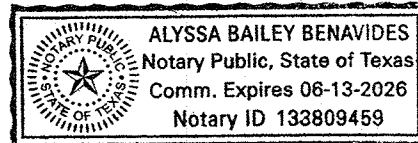
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN STANLEY, VICE PRESIDENT-LAND ACQUISITION, 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.

Alyssa Bailey Benavides
NOTARY PUBLIC, STATE OF TEXAS

7-25-23
DATE

Alyssa Bailey Benavides
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6-12-26



WITNESS MY HAND, THIS THE 25th DAY OF July, 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

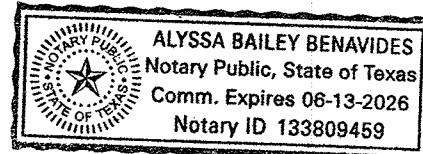
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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

Alyssa Bailey Benavides
NOTARY PUBLIC, STATE OF TEXAS

7-25-23
DATE

Alyssa Bailey Benavides
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6-12-26
WITNESS MY HAND, THIS THE 25th DAY OF July, 2023, A.D.



FINAL PLAT

LARIAT SECTION 7

A SUBDIVISION OF 42.453 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, AND JOHN MCDEVITT
SURVEY A-415
IN WILLIAMSON COUNTY, TEXAS.

PHAU-LARIAT 108, LLC, A TEXAS LIMITED LIABILITY COMPANY
9000 GULF FREEWAY
HOUSTON, TX 77017

BY: PHAU - LARIAT 108, LLC

Nick McIntyre
NICK MCINTYRE, SR. VICE PRESIDENT OF LAND DEVELOPMENT

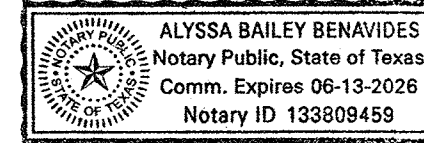
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED NICK MCINTYRE, SR. VICE PRESIDENT OF LAND DEVELOPMENT, 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.

Alyssa Bailey Benavides
NOTARY PUBLIC, STATE OF TEXAS

7-18-23
DATE

Alyssa Bailey Benavides
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6-12-26



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

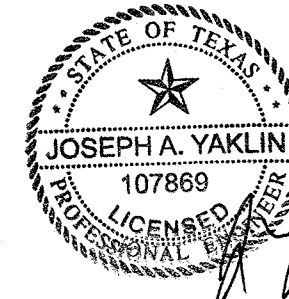
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0235F, DATED DECEMBER 20, 2019.

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

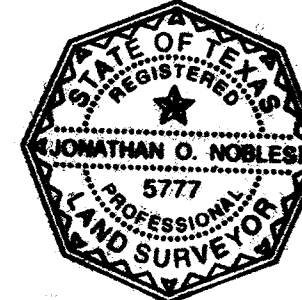
7-20-23
DATE



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 OF THE PROPERTY BY EMPLOYEES OF BGE, INC.

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

7/20/2023
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. A 25 FOOT FRONT YARD SETBACK FOR ALL LOTS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
11. A 25 FOOT SIDE AND BACK YARD SETBACK FOR LOTS ALONG CR 214 IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
12. THE SOUTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS COUNTY INSPECTION PRIOR TO RECORDATION OF THIS FINAL PLAT.
13. THE NORTHERN TWO LANES OF CR 214 SHALL BE CONSTRUCTED AND PASS COUNTY INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.
14. NO LOTS OTHER THAN BLOCK N LOTS 115-136 AND LOT 139 MAY BE FURTHER SUBDIVIDED.
15. ALL ROADS WITHIN THIS SECTION WILL BE MUD OWNED AND MAINTAINED STARTING 9/13/2023.
16. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROADWAY AND NOT CR 214, THE ADJACENT COUNTRY ROAD.
17. 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.
18. 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.

19. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
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. ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
22. 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.
23. 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.
24. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 24th DAY OF July, 2023 A.D.

Teresa Baker
TERESA BAKER
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 §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D., 20____, AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____ A.D., 20____, AT ____ O'CLOCK ____M. IN THE
PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



BGE, Inc.
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