

SUBMITTED DATE: JUNE 27, 2023

OWNERS:

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

RIVER OAKS LAND PARTNERS II, LLC
13809 RESEARCH BLVD., SUITE 745
AUSTIN, TX 78750

ENGINEER & SURVEYOR:

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

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RIGHT-OF-WAY	—	4.308 AC
OPEN SPACE	2	0.191 AC
OPEN SPACE/DRAINAGE LOT	3	7.440 AC
DRAINAGE/POND LOT	2	1.080 AC
RESIDENTIAL	73	10.642 AC
TOTAL	80	23.661 AC

BENCHMARK #341

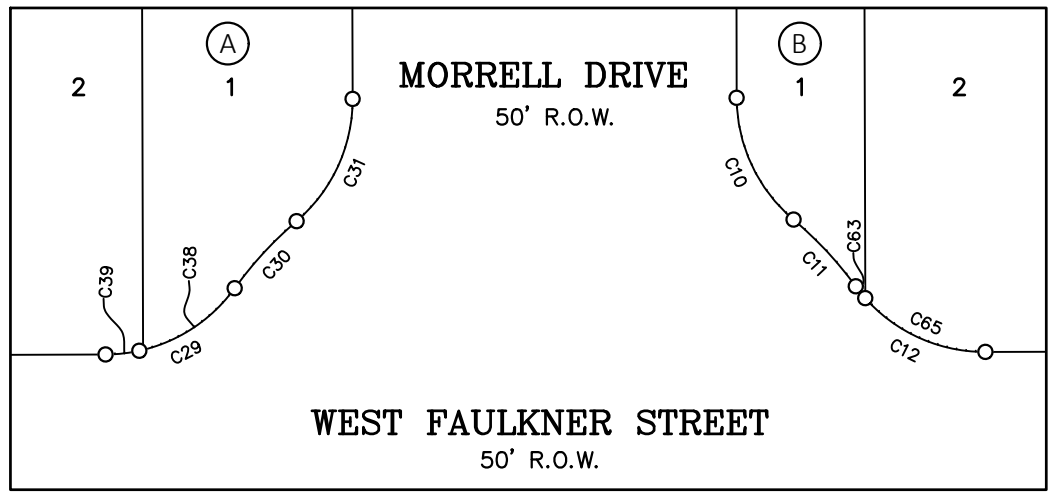
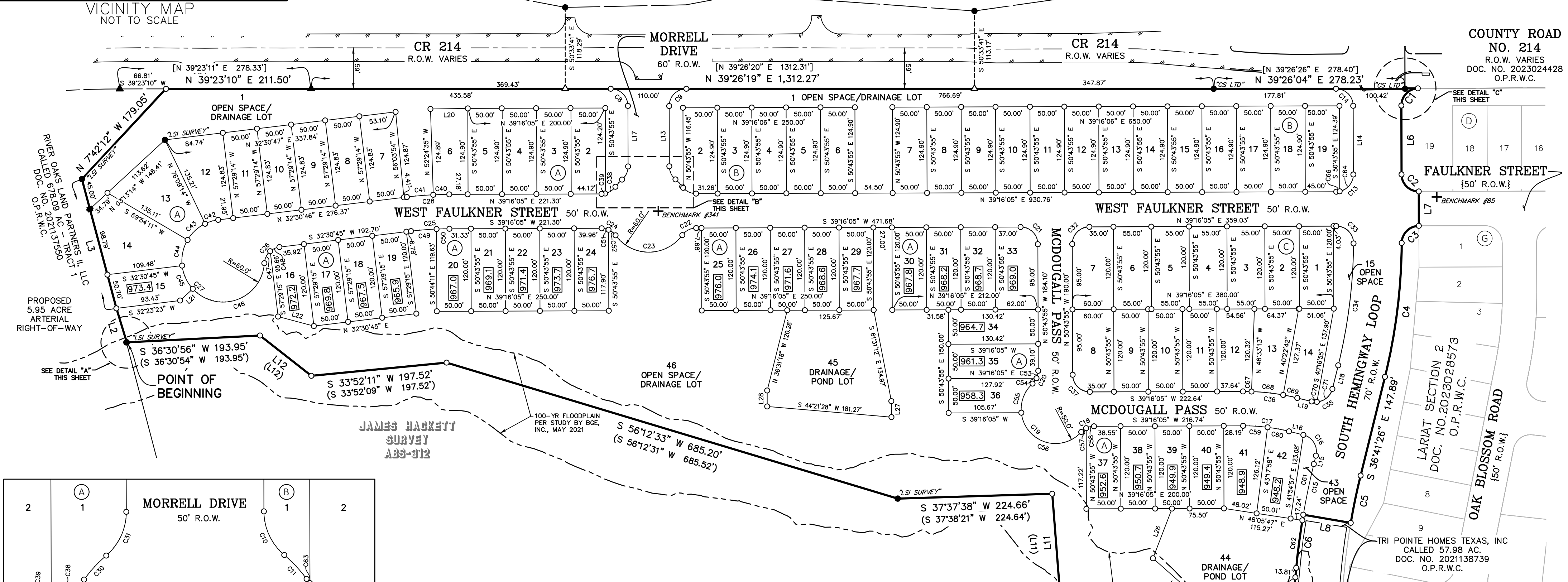
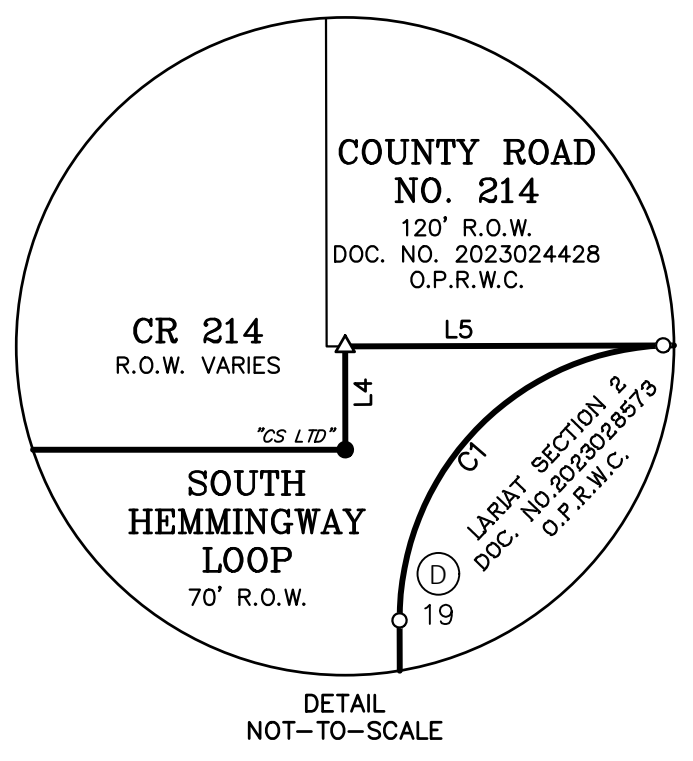
SQUARE CUT IN TOP BACK OF CURB OF CENTER ISLAND OF ROUNDABOUT AT THE INTERSECTION OF WEST FAULKNER STREET AND MORRELL DRIVE.

ELEVATION: 979.84 FEET NAVD-88

BENCHMARK #85

MAG NAIL SET ON INLET LOCATED NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON.

ELEVATION: 971.78 FEET NAVD-88



FINAL PLAT

LARIAT SECTION 1

A SUBDIVISION OF 23.661 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.

LEGEND

DOC. NO. O.P.R.W.C. PG. R.O.W. VOL.

● "LSI SURVEY"
● "CS LTD"

▲ BENCHMARK #85
▲ ELEV

DOCUMENT NUMBER
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY

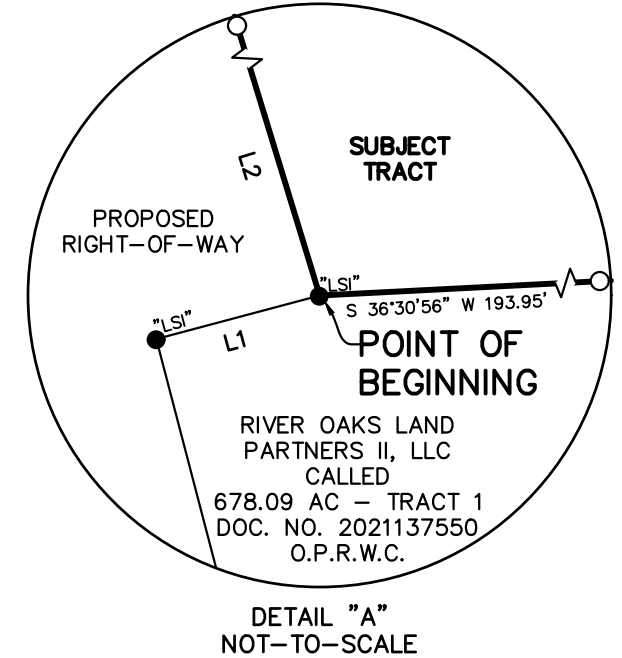
PAGE
RIGHT-OF-WAY
VOLUME

FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP
FOUND 1/2" IRON ROD WITH "CS LTD" CAP
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
BENCHMARK

MINIMUM FINISHED FLOOR ELEVATION
RECORD INFORMATION DOC. NO. 2021138739
RECORD INFORMATION DOC. NO. 2021137550
RECORD INFORMATION DOC. NO. 2023028573

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\Rendolph_Todd_Co\9051-00-Northgate_Ph2_Sect1\SV\04_Finals\Drawings\9051-00 Northgate Phase 2 Section 1 Plat.dwg, 9/06/2023 2:42 PM, gbaumann, 1:0

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	38.35'	25.00'	87°54'03"	S 06°46'53" E	34.70'
C2	39.12'	25.00'	89°39'23"	N 84°05'45" E	35.25'
C3	39.03'	25.00'	89°27'10"	S 05°27'30" E	35.19'
C4	196.66'	835.00'	13°29'39"	N 43°26'16" W	196.20'
C5	70.22'	965.00'	4°10'09"	S 38°46'31" E	70.20'
C6	77.90'	1,035.00'	4°18'45"	S 43°00'57" E	77.88'
C7	129.64'	1,035.00'	7°10'36"	S 48°45'38" E	129.56'
C8	39.20'	25.00'	89°49'46"	S 84°21'12" W	35.30'
C9	39.34'	25.00'	90°10'14"	S 05°38'48" E	35.41'
C10	21.68'	25.00'	49°40'47"	S 75°34'19" E	21.00'
C11	14.29'	60.00'	13°38'52"	S 86°24'44" W	14.26'
C12	23.55'	25.00'	53°58'05"	N 66°15'07" E	22.69'
C13	39.27'	25.00'	90°00'00"	N 05°43'55" W	35.36'
C14	39.20'	25.00'	89°50'01"	S 84°21'04" W	35.30'
C15	75.31'	1,035.00'	4°10'09"	S 38°47'52" E	75.29'
C16	39.27'	25.00'	90°00'00"	N 81°41'26" W	35.36'
C17	67.39'	275.00'	14°02'29"	S 46°17'19" W	67.23'
C18	21.03'	25.00'	48°11'23"	S 15°10'23" W	20.41'
C19	162.65'	50.00'	186°22'46"	N 84°16'05" E	99.85'
C20	21.03'	25.00'	48°11'23"	N 26°38'14" W	20.41'
C21	39.27'	25.00'	90°00'00"	S 84°16'05" W	35.36'
C22	23.55'	25.00'	53°58'05"	S 12°17'02" W	22.69'
C23	113.03'	60.00'	107°56'10"	N 39°16'05" E	97.04'
C24	23.55'	25.00'	53°58'05"	S 66°15'07" W	22.69'
C25	56.00'	475.00'	6°45'19"	S 35°53'25" W	55.97'
C26	34.84'	25.00'	79°50'25"	S 07°24'27" E	32.09'
C27	272.10'	60.00'	259°50'00"	N 82°35'46" E	92.04'
C28	61.90'	525.00'	6°45'19"	S 35°53'25" W	61.86'
C29	23.55'	25.00'	53°58'05"	N 12°17'02" E	22.69'
C30	14.29'	60.00'	13°38'52"	S 07°52'34" E	14.26'
C31	21.68'	25.00'	49°40'47"	N 25°53'32" W	21.00'
C32	39.27'	25.00'	90°00'00"	S 05°43'55" E	35.36'
C33	39.55'	25.00'	90°38'09"	S 84°35'09" W	35.55'
C34	178.99'	765.00'	13°24'20"	N 43°23'36" W	178.58'
C35	39.27'	25.00'	90°00'00"	N 08°18'34" E	35.36'
C36	79.65'	325.00'	14°02'29"	S 46°17'19" W	79.45'
C37	39.27'	25.00'	90°00'00"	N 84°16'05" E	35.36'
C38	17.61'	25.00'	40°21'12"	N 05°28'36" E	17.25'
C39	5.94'	25.00'	13°36'53"	N 32°27'38" E	5.93'
C40	23.42'	525.00'	2°33'20"	S 37°59'25" W	23.41'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 24°29'40" W	0.59'
L2	N 67°34'24" W	51.61'
L3	N 65°30'14" W	194.49'
L4	N 50°40'18" W	0.54'
L5	N 39°15'59" E	18.59'
L6	S 50°43'55" E	100.15'
L7	S 50°41'15" E	50.00'
L8	S 49°08'25" W	70.00'
L9	S 45°10'20" E	103.73'
L10	S 51°44'31" W	93.61'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L11	N 55°00'22" W	141.67'
L12	S 77°34'21" W	94.91'
L13	S 50°43'55" E	87.73'
L14	N 50°43'55" W	99.74'
L15	N 36°41'26" W	12.50'
L16	S 53°18'34" W	21.46'
L17	N 50°43'55" W	88.06'
L18	S 36°41'26" E	35.39'
L19	S 53°18'34" W	21.46'
L20	N 38°38'48" E	54.25'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L21	S 03°14'24" E	25.00'
L22	S 54°18'50" W	53.85'
L23	S 07°00'41" W	79.85'
L24	S 43°20'21" W	65.31'
L25	S 80°59'31" W	99.52'
L26	N 29°34'14" W	77.43'
L27	S 50°58'01" E	23.27'
L28	N 50°42'33" W	23.20'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L10)	N 51°44'31" E	99.24'
(L11)	S 55°00'22" E	141.67'
(L12)	N 77°34'21" E	94.91'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C41	38.48'	525.00'	4°12'00"	S 34°36'45" W	38.48'
C42	19.88'	60.00'	18°58'52"	S 23°01'24" W	19.79'
C43	35.22'	60.00'	33°37'47"	S 03°16'55" E	34.71'
C44	38.82'	60.00'	37°04'12"	S 38°37'55" E	38.15'
C45	37.78'	60.00'	36°04'23"	S 75°12'12" E	37.15'
C46	140.41'	60.00'	134°04'50"	N 19°43'11" E	110.49'
C47	19.88'	25.00'	45°33'49"	S 24°32'45" E	19.36'
C48	14.96'	25.00'	34°16'36"	S 15°22'27" W	14.73'
C49	37.32'	475.00'	4°30'06"	S 34°45'49" W	37.31'
C50	18.68'	475.00'	2°15'13"	S 38°08'28" W	18.68'
C51	10.33'	25.00'	23°40'01"	S 51°06'05" W	10.25'
C52	13.22'	25.00'	30°18'05"	S 78°05'08" W	13.07'
C53	11.28'	25.00'	25°51'11"	N 37°48'19" W	11.19'
C54	9.75'	25.00'	22°20'11"	N 13°42'38" W	9.68'
C55	47.06'	50.00'	53°55'44"	S 29°30'24" E	45.34'
C56	115.58'	50.00'	132°27'02"	N 57°18'13" E	91.51'
C57	9.13'	25.00'	20°55'09"	S 01°32'16" W	9.08'
C58	11.90'	25.00'	27°16'14"	S 25°37'58" W	11.79'
C59	35.67'	275.00'	7°25'57"	S 42°59'03" W	35.65'
C60	31.72'	275.00'	6°36'32"	S 50°00'18" W	31.70'
C61	83.59'	1,035.00'	4°37'38"	S 39°00'15" E	83.57'
C62	69.63'	1,035.00'	3°51'16"	S 43°14'42" E	69.61'
C63	2.36'	25.00'	5°25'02"	S 89°28'21" E	2.36'
C64	34.24'	25.00'	78°27'47"	N 11°30'02" W	31.62'
C65	21.18'	25.00'	48°33'04"	N 63°32'37" E	20.56'
C66	5.03'	25.00'	11°32'13"	N 33°29'58" E	5.03'
C67	12.36'	325.00'	2°10'42"	S 40°21'26" W	12.36'
C68	46.37'	325.00'	8°10'31"	S 45°32'02" W	46.33'
C69	20.92'	325.00'	3°41'16"	S 51°27'56" W	20.91'
C70	7.74'	25.00'	17°43'55"	N 44°26'36" E	7.71'
C71	31.53'	25.00'	72°16'05"	N 00°33'24" W	29.48'

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 23.661 ACRE TRACT OF LAND IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, 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 202138739 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 BOTH 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 REBAR WITH CAP STAMPED 'LSI SURVEY' FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE ABOVE DESCRIBED SAID TRI POINTE HOME OF TEXAS, INC 57.98-ACRE TRACT SAID CORNER BEING AN INTERNAL CORNER OF THE ABOVE DESCRIBED REMAINING PORTION OF RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' BEARS S 24°29'40" W, A DISTANCE OF 0.59 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID TRI POINTE HOME OF TEXAS, INC 57.98-ACRE TRACT, N 67°34'24" W, A DISTANCE OF 51.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE SOUTHWEST LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT, N 65°30'14" W, AT A DISTANCE OF 149.49 FEET PASS A COTTON SPINDLE WITH WASHER STAMPED 'LSI SURVEY,' AND CONTINUING FOR A TOTAL DISTANCE OF 194.49 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS THE REMAINDER OF SAID RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT, N 07°42'12" W, A DISTANCE OF 179.05 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED 'BGE INC' ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 214 FROM WHICH A 60-D NAIL FOUND BEARS S 39°23'10" W A DISTANCE OF 66.81 FEET, FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 214 THE FOLLOWING FOUR (4) COURSES;

- 1) N 39°23'10" E, A DISTANCE OF 211.50 FEET TO A 60-D NAIL FOUND;
- 2) N 39°26'19" E, A DISTANCE OF 1,312.27 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED 'CS LTD';
- 3) N 39°26'04" E, A DISTANCE OF 278.23 FEET TO A POINT FOR CORNER TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED 'CS LTD'; AND
- 4) N 50°40'18" W A DISTANCE OF 0.54 FEET TO A CALCULATED POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 214 (120 FOOT RIGHT-OF-WAY) AS DEDICATED IN NORTHCATE CR 214 ROW AND AMENITY CENTER A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 214, N 39°15'59" E A DISTANCE OF 18.59 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD AND CONTINUING OVER AND ACROSS SAID RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT ALONG SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 38.35 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°54'03" AND CHORD WHICH BEARS S 06°46'53" E, A DISTANCE OF 34.70 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON A SOUTHERLY LINE OF SAID RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT AND A NORTHWESTERLY LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT;

THENCE, DEPARTING THE SOUTHERLY LINE OF SAID RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT, OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT, S 50°43'55" E A DISTANCE OF 100.15 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT ALONG SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 39.12 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'23", AND A CHORD WHICH BEARS N 84°05'45" E, A DISTANCE OF 35.25 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT, S 50°41'15" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT ALONG SAID CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 39.03 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°27'10", AND A CHORD WHICH BEARS S 05°27'30" E, A DISTANCE OF 35.19 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT ALONG A CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 196.66 FEET, HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 13°29'39", AND A CHORD WHICH BEARS S 43°26'16" E, A DISTANCE OF 196.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT, S 36°41'26" E A DISTANCE OF 147.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 70.22 FEET, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 04°10'09", AND A CHORD WHICH BEARS S 38°46'31" E, A DISTANCE OF 70.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT, S 49°08'25" E A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 77.90 FEET, HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 04°18'45", AND A CHORD WHICH BEARS S 43°00'57" E, A DISTANCE OF 77.88 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT, S 45°10'20" E A DISTANCE OF 103.73 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT ALONG A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 129.64 FEET, HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 07°10'36", AND A CHORD WHICH BEARS S 48°45'38" E, A DISTANCE OF 129.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE SOUTHEASTERLY LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT AND A NORTHWESTERLY LINE OF SAID RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT, BEING THE MOST SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID TRI POINTE HOMES OF TEXAS, INC 57.98-ACRE TRACT, AND SAID RIVER OAKS LAND PARTNERS II, LLC 678.09-ACRE TRACT THE FOLLOWING EIGHT (8) COURSES:

- 1) S 51°44'31" W, A DISTANCE OF 93.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET;
- 2) S 76°22'16" W A DISTANCE OF 298.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND;
- 3) N 55°00'22" W A DISTANCE OF 141.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET;
- 4) S 37°37'38" W A DISTANCE OF 224.66 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND;
- 5) S 56°12'33" W A DISTANCE OF 685.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET;
- 6) S 33°52'11" W A DISTANCE OF 197.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET;
- 7) S 77°34'21" W A DISTANCE OF 94.91 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET;
- 8) S 36°30'56" W A DISTANCE OF 193.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.661 ACRES OF LAND, MORE OR LESS.

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
SOUTH HEMINGWAY LOOP	70 FEET	48 FEET	633 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
MCDougALL PASS	50 FEET	33 FEET	718 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
WEST FAULKNER STREET	50 FEET	33 FEET	1780 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
MORRELL DRIVE	60 FEET	40 FEET	176 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			3,307 FEET			



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 TRI POINTE HOMES TEXAS, INC., ACTING HEREBY AND THROUGH, JOHN STANLEY, VICE-PRESIDENT LAND - ACQUISITION, OWNER OF A 57.98 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138739 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 THE 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, SAID TRACTS BEING OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE, THE OWNERS OF 23.661 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 1.

WITNESS MY HAND, THIS THE 11th DAY OF September, 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
IT'S MANAGER

JOHN STANLEY, VICE-PRESIDENT - LAND ACQUISITION

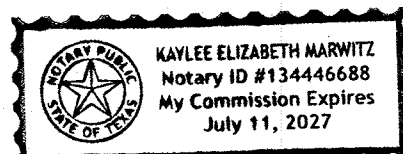
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
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.

Kaylee Marwitz
NOTARY PUBLIC, STATE OF TEXAS

9/11/2023
DATE

Kaylee Marwitz
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES July 11th, 2023



WITNESS MY HAND, THIS THE 8 DAY OF September, 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
RANDY ROLLO, MANAGER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
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.

Kaylee Marwitz
NOTARY PUBLIC, STATE OF TEXAS

9/8/2023
DATE

Kaylee Marwitz
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES July 11th, 2023

FINAL PLAT

LARIAT SECTION 1

A SUBDIVISION OF 23.661 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.

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

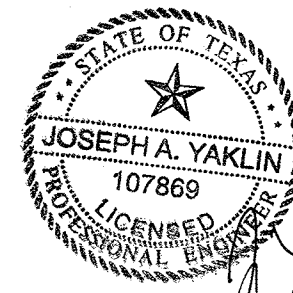
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0235F, DATED DECEMBER 20, 2019.

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

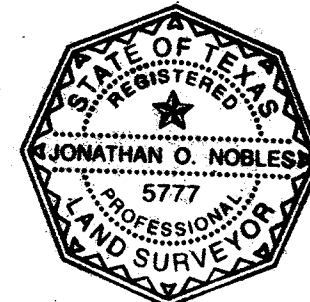
9-12-23
DATE



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

9/7/2023
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 50 FOOT BACK YARD SETBACK FOR LOTS BACKING CR 214 IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
12. A 25 FOOT BACK YARD SETBACK FOR LOTS BACKING THE FUTURE PROPOSED ARTERIAL 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. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
15. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
16. ALL ROADS WITHIN THIS SECTION WILL BE MUD OWNED AND MAINTAINED STARTING 9/13/2023.
17. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROADWAY AND NOT CR 214, THE ADJACENT COUNTY ROAD.
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, IT'S 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. 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.

21. 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.
22. 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.
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 FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY BGE, INC., DATED DECEMBER, 2021.
25. 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.
26. 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,

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 12 DAY OF September, 2023 A.D.

Cindy Bridges
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 §

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



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

BY: _____
DEPUTY