



- ## LEGEND
-
- | | |
|--------------|--|
| ● | 1/2" REBAR FOUND (OR AS NOTED) |
| ◎ | 1/2" REBAR WITH CAP FOUND WITH CAP STAMPED "FOREST 1847" (OR AS NOTED) |
| ○ | 1/2-INCH REBAR WITH CAP SET STAMPED "LSI SURVEY" |
| ▲ | 60D NAIL FOUND (OR AS NOTED) |
| △ | CALCULATED POINT NOT SET |
| O.R.W.C.T. | OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS |
| D.R.W.C.T. | DEED RECORDS OF WILLIAMSON COUNTY, TEXAS |
| P.R.W.C.T. | PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT OF WAY |
| B.L. | BUILDING SETBACK LINE |

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC. NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY
FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

NO LOTS IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD
AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL
EMERGENCY MANAGEMENT AGENCY MAP. (FLOOD INSURANCE RATE MAP)
COMMUNITY PANEL NO. 48491C0235F BOTH EFFECTIVE DECEMBER 20, 2019 FOR
WILLIAMSON COUNTY TEXAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR
STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS
FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AREA: 2.727 ACRES
SURVEY: JAMES HACKETT SURVEY, ABSTRACT NO. 312

RESIDENTIAL LOTS: 0
LANDSCAPE LOTS: 2 (2.727 ACRES)
AMENITY LOTS: 0

BLOCKS: 1

SUBMITTAL DATE: MAY 7, 2024

SHEET INDEX: SHEET 1 - SUBDIVISION
 SHEET 2 - CURVE/LINE TABLES
 SHEET 2 - METES AND BOUNDS
 SHEET 3 - NOTES/SIGNATURES

LARIAT SUBDIVISION
SECTION 1
DOC. NO. 2023081825
O.P.R.W.C.T.

ISI LANDESIGN ★
SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TEPELS FIRM NO. 10001800
512-238-7901

REPLAT OF LOT 1, BLOCK I
NORTHGATE CR 214 ROW
AND AMENITY CENTER

REVISIONS					
	DATE	DESCRIPTION			
	JOB NUMBER: 18-032	PROJECT NAME: NORTHGATE RANCH			
	SCALE: 1" = 100'				
	DATE: 07/08/2024				
	DRAWING FILE PATH: K:\18032 - NORTHGATE				
	RANARCHICADD\WGSSNG REPLAT L.H.DWG				
	FIELDNOTE FILE PATH:				
	K:\X\18032 - NORTHGATE RANCH\DESCRIPTIONS				
	APPROVALS:	FWF	TECH:	LTI	PARTY CHIEF: CD
	CHECKED BY:	JTF	DATE:	07/08/2024	N/A

DRAWING NAME:
NG REPLAT LH

SHEET
01 of 03

DRAWING DATA: K146002 NOPTUGATE BANC/CAD/DWG/SSING BEPI AT I H DWG SHEET PI OT SIZE: ARCH E111 BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 7/8/2024 3:19 PM PLOT DATE: 7/8/2024 3:19 PM

BEING 2.727 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING ALL OF LOT 1, LONGHORN SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET G, SLIDE 9 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF LANGHORNE BEND (50' R.O.W.), FOR THE NORTHERLY COMMON CORNER OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND LOT 2, BLOCK I, LARIAT SECTIONS 3 & 4, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023059296 OF SAID O.P.R.W.C.T.;

THENCE WITH THE COMMON LINE OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND SAID BLOCK I, LARIAT SECTIONS 3 & 4, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1.SOUTH 20°23'42" EAST A DISTANCE OF 790.54 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 2.SOUTH 08°27'36" EAST A DISTANCE OF 45.99 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 3.SOUTH 22°32'11" EAST A DISTANCE OF 45.03 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 4.SOUTH 30°12'22" EAST A DISTANCE OF 49.29 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 5.SOUTH 51°53'05" EAST A DISTANCE OF 93.72 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 6.SOUTH 88°44'14" EAST A DISTANCE OF 81.90 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 7.NORTH 75°07'24" EAST A DISTANCE OF 64.47 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 8.NORTH 62°14'11" EAST A DISTANCE OF 35.21 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
- 9.NORTH 36°41'21" WEST A DISTANCE OF 128.82 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET IN THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF BAUER LOOP (50' R.O.W.) FOR THE NORTHERLY COMMON CORNER OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND LOT 24, BLOCK I, LARIAT SECTIONS 3 & 4;

THENCE WITH THE COMMON LINE OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND THE EXISTING RIGHT-OF-WAY LINE OF SAID BAUER LOOP, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1.ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 158.22 FEET, A DELTA ANGLE OF 151°05'20", AND A CHORD WHICH BEARS NORTH 22°14'00" WEST A DISTANCE OF 116.20 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 2.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.07 FEET, A DELTA ANGLE OF 80°24'44", AND A CHORD WHICH BEARS NORTH 57°34'18" WEST A DISTANCE OF 25.82 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
- 3.NORTH 19°37'34" WEST A DISTANCE OF 54.68 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET FOR A NORTHWEST CORNER OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND THE COMMON SOUTHWEST CORNER OF LOT 25, BLOCK I, SAID LARIAT SECTIONS 3 & 4;

THENCE WITH THE COMMON LINE OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND SAID BLOCK I, LARIAT SECTIONS 3 & 4, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1.NORTH 69°54'11" EAST A DISTANCE OF 277.97 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET FOR A COMMON EAST CORNER OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND OF LOT 30, BLOCK I, SAID LARIAT SECTIONS 3 & 4;
- 2.SOUTH 20°05'49" EAST A DISTANCE OF 143.66 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET FOR A COMMON CORNER OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND OF LOT 35, BLOCK I, SAID LARIAT SECTIONS 3 & 4;
- 3.NORTH 49°33'14" EAST A DISTANCE OF 165.91 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET IN THE EXISTING WEST RIGHT-OF-WAY LINE OF PLANT LANE (60' R.O.W.) FOR THE EASTERLY COMMON CORNER OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND OF SAID LOT 35, BLOCK I, SAID LARIAT SECTIONS 3 & 4;

THENCE SOUTH 40°26'52" EAST WITH THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID PLANT LANE AND THE COMMON EASTERLY LINE OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER A DISTANCE OF 22.65 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET AT THE INTERSECTION OF THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID PLAT LANE AND THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 214 (120' R.O.W.);

THENCE WITH THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTRY ROAD NO. 214 AND PARTIALLY WITH THE COMMON SOUTH LINE OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND PARTIALLY WITH THE COMMON LINE OF SAID LOT 1, LONGHORN SUBDIVISION, THE FOLLOWING EIGHT (8) COURSES AND DISTANCE:

- 1.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.13 FEET, A DELTA ANGLE OF 80°30'53", AND A CHORD WHICH BEARS SOUTH 00°11'26" EAST A DISTANCE OF 32.31 FEET TO A 1/2 REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 2.ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, AN ARC LENGTH OF 17.53 FEET, A DELTA ANGLE OF 00°47'49", AND A CHORD WHICH BEARS SOUTH 39°40'06" WEST A DISTANCE OF 17.53 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 3.SOUTH 39°16'11" WEST, A DISTANCE OF 243.34 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 4.SOUTH 19°55'54" EAST, A DISTANCE OF 50.16 FEET TO A 1/2-INCH REBAR FOUND WITH CAP STAMPED 'FOREST 1847' FOUND;

- 5.SOUTH 48°44'49" WEST, A DISTANCE OF 148.98 FEET TO A 1/2-INCH REBAR FOUND;
- 6.NORTH 20°03'19" WEST, A DISTANCE OF 21.58 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
- 7.SOUTH 39°16'11" WEST, A DISTANCE OF 135.72 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 8.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 84°16'11" WEST A DISTANCE OF 35.36 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET, AT THE INTERSECTION OF EXITING NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 214 AND THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAN GABRIEL RANCH ROAD (60' R.O.W.);

THENCE WITH THE WEST LINE OF SAID LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER AND THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAN GABRIEL RANCH ROAD (R.O.W. VARIES), THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1.NORTH 50°43'49" WEST, A DISTANCE OF 75.12 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 2.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 231.08 FEET, A DELTA ANGLE OF 30°05'29", AND A CHORD WHICH BEARS NORTH 35°41'04" WEST A DISTANCE OF 228.44 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET;
- 3.NORTH 20°25'36" WEST A DISTANCE OF 838.39 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED 'LSI SURVEY' SET; AND
- 4.ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD WHICH BEARS NORTH 24°34'24" EAST A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.727 ACRE MORE OR LESS.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N20°23'42"W	50.00'
L2	S08°27'36"E	45.99'
L3	S22°32'11"E	45.03'
L4	S30°12'22"E	49.29'
L5	S51°53'05"E	93.72'
L6	S88°44'14"E	81.90'
L7	N75°07'24"E	64.47'
L8	N62°14'11"E	35.21'
L9	N36°41'21"W	128.82'
L10	N19°37'34"W	54.68'
L11	S20°05'49"E	143.66'
L12	N13°32'44"W	61.37'
L13	N49°33'14"E	165.91'
L14	N61°03'48"E	61.43'
L15	S40°26'52"E	22.65'
L16	S50°43'47"E	120.00'
L17	S19°55'54"E	50.16'
L18	N39°16'11"E	161.62'
L19	S48°44'49"W	148.98'
L20	N20°03'19"W	21.58'
L21	S39°16'11"W	135.72'
L22	N52°42'32"W	120.09'
L23	S39°16'11"W	60.00'
L24	N50°43'49"W	75.12'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	60.00'	158.22'	151°05'20"	N22°14'00"W	116.20'
C2	20.00'	28.07'	80°24'44"	N57°34'18"W	25.82'
C3	25.00'	35.13'	80°30'53"	S00°11'26"E	32.31'
C4	1260.00'	17.53'	0°47'49"	S39°40'06"W	17.53'
C5	25.00'	39.27'	90°00'00"	S84°16'11"W	35.36'
C6	440.00'	231.08'	30°05'29"	N35°41'04"W	228.44'
C7	15.00'	23.57'	90°01'48"	N24°35'18"E	21.22'

REPLAT OF LOT 1, BLOCK I
NORTHGATE CR 214 ROW
AND AMENITY CENTER

PROJECT NAME: NORTHGATE RANCH	REVISIONS	
	DATE	DESCRIPTION
JOB NUMBER: 18-032	DRAWING NAME: NG REPLAT LH	
	SHEET 02 of 03	
DATE: 07/08/2024	SCALE: 1" = 100'	
	DRAWING FILE PATH: K:\18032 - NORTHGATE RANCH\ADDWGSING REPLAT LH.DWG	
	FIELDNOTE FILE PATH: K:\18032 - NORTHGATE RANCH\DESCRIPTIONS	
	RPLS: FWF TECH: LTI PARTYCHIEF: CD	
CHECKED BY: HAS	FIELDBOOK: N/A	

யா யா யா

KNOW ALL MEN BY THESE PRESENTS:

TO CERTIFY WHICH, WITNESS MY HAND THIS 9th DAY OF July, 2024.

PROJECT NAME: NORTHGATE RANCH				REVISIONS	
JOB NUMBER: 18-032				DATE	DESCRIPTION
DATE: 07/08/2024		SCALE: 1" = 100'			
DRAWING FILE PATH: K:\18032 - NORTHGATE RANCH\CAD\DWG		REPLAT LH.DWG			
FIELDNOTE FILE PATH:					
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS					
CHKS: FWF	TECH: LTI	PARTYCHIEF: CD			
CHECKED BY: HAS	LEEDBOOK: N/A				

REPLAT OF LOT 1, BLOCK 1
NORTHGATE CR 214 ROW
AND AMENITY CENTER

LSI LANDESIGN ★
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPB'S FIRM NO. 10001800
512-238-7901

[illegible]