

VICINITY MAP (NOT TO SCALE)

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
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS D.R.W.C.T. P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

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).

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,

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. JIBERTY HILL, TE IM NO. 10001800

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DRAWING NAME: NG REPLAT LH

> SHEET 01 of 03

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 96 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 GARIEL 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	S3976'11"W	135.72
L22	N52*42'32"W	120.09'
L23	S39°16'11"W	60.00'
L24	N50'43'49"W	75.12'

		CU	JRVE TABLE		
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	60.00'	158.22	151°05'20"	N2214'00"W	116.20'
C2	20.00'	28.07	80°24'44"	N57°34'18"W	25.82'
С3	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

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

NORTHGATE CR 214 R AND AMENITY CENTE

JOB NUMBER: 18-032	DATE	DESCRIPTION
DATE: 07/08/2024 SCALE: 1" = 100'		
DRAWING FILE PATH: K:\18032 - NORTHGATE		
RANCHICADIDWGSING REPLAT LH.DWG		
FIELDNOTE FILE PATH:		
K:\18032 - NORTHGATERANCH\DESCRIPTIONS		
RPLS: FWF TECH: LTI PARTYCHIEF: CD		
CHECKED BY: HAS FIELDBOOK: N/A		

DRAWING NAME:

NG REPLAT LH

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KNOW ALL MEN BY THESE PRESENTS;

I, RIVER OAKS LAND PARTNERS II, LLC., OWNERS OF LOT 1, BLOCK I, NORTHGATE CR 214 R.O.W. AND AMENITY CENTER, RECORDED IN DOCUMENT NO. 2023024428 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONVEYED IN A DEED RECORDED IN DOCUMENT NO. 2021137550 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND, OWNERS OF LOT 1, LONGHORN SUBDIVISION, RECORDED IN CABINET G, SLIDE 96 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN A DEED RECORDED IN DOCUMENT NO. 2023022156 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY 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 "REPLAT OF LOT 1, BLOCK I, NORTHGATE CR 214 ROW AND AMENITY CENTER".

TO CERTIFY WHICH, WITNESS MY HAND THIS 974DAY OF ULLY

RANDY ROLLO, PRESIDENT / RIVER OAKS LAND PARTNERS II, LLC 14001 WEST HWY 29 SUITE 203 IBERTY HILL, TEXAS 78642 RROLLO@RANDOLPHTEXAS.COM

THE STATE OF TEXAS THE COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE TOAY OF

Y PUBLIC, STATE OF TEXAS



2024

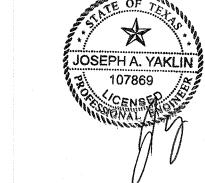
ENGINEER'S CERTIFICATION:

THAT I, JOSEPH YAKLIN, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISION, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

JOSEPH YAKLIN, P.E. ENGINEERING BY:

BGE. INC 101 WEST LOUIS HENNA BLVD. SUITE 400 AUSTIN, TX 78728

512-879-0400 JYAKLIN@BGEINC.COM TBPE FIRM REGISTRATION NO. 107869



SURVEYOR'S CERTIFICATION:

, FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY TO THE CITY OF LIBERTY HILL THAT THIS PLAT COMPLIES WITH CHAPTER 5. SUBDIVISION, PUBLIC IMPROVEMENTS, AND THE CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6803

LANDESIGN SERVICES INC. 10090 WEST HWY 29 LIBERTY HILL, TEXAS 78642 512-238-7901 F.FUNK@LSISURVEY.COM



- 1. THIS SUBDIVISION IS NOT LOCATED WITHIN CITY OF LIBERTY HILL, TEXAS.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 3. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS
- 4. PROPERTY OWNER SHALL PROVIDED ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE WILLIAMSON COUNTY.
- 5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- 6. 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.
- 7. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF COUNTY ROAD NO. 214, LANGHORNE BEND, PLANT LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- 8. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE LANDSCAPE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS.
- 10. THERE ARE NO PLOTTABLE EASEMENTS OF RECORD LISTED IN THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 13, 2021, GF NO. 110-21000384-CTB FOR THE MOST RECENT PURCHASE OF THE PROPERTY.
- 11. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BY LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 12. 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.
- 13. ALL STREETS IN THIS SUBDIVISION WILL BE PUBLIC STREETS.
- 14. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2021137551.
- 15. IT IS THE RESPONSIBILITY OF THE OWNER, 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. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA. IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- 16. WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN, WASTEWATER SERVICE IS PROVIDED BY: NORTH SAN GABRIEL MUD #1, ELECTRIC SERVICE IS PROVIDED BY: PEC, GAS SERVICE IS PROVIDED BY ATMOS ENERGY
- 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 EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 18. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 19. DRIVEWAYS SHALL ONLY CONNECT TO INTERNAL PLATTED ROADS AND NOT TO CR 214 OR SAN GABRIEL RANCH ROAD, THE ADJACENT ROADS.
- 20. THE HOA WILL MAINTAIN ALL LANDSCAPE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS.
- 21. 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
- 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. 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
- 24. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1 AND THE FLOOD DAMAGE PREVENTION ORDER, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- 25. THE NORTH SAN GABRIEL MUNICIPAL UTILITY DISTRICT NO. 1 WILL MAINTAIN ALL PONDS, OPEN CHANNELS, DETENTION, WATER QUALITY AREAS AND DRAINAGE FACILITIES.
- 26. EXCEPT AS MODIFIED HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF NORTHGATE CR 214 AND AMENITY CENTER, AS RECORDED IN DOCUMENT NO. 2023024428 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO THE ORIGINAL PLAT OF LONGHORN SUBDIVISION, AS RECORDED IN CABINET G, SLIDE 96 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS ROAD NAME AND ADDRESSING ASSIGNMENTS VERIFIED THIS 12th DAY OF JULY, 2024 A.D..

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, FOR 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 THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

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

I, NANCY E., RISTER, CLERK OF COUNTY COURT, OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20___, A.D., AT ____ O'CLOCK __.M., _____ 20___, A.D., AT _____ O'CLOCK AND DULY RECORDED THIS THE _____ DAY OF _____ _.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

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

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

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DRAWING NAME: NG REPLAT LH

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