

COUNTY ROAD NO. 214
PUBLIC R.O.W. WIDTH VARIES

WEST FAULKNER STREET (50' R.O.W.)

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

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

APPROXIMATE
ATLAS-14
100-YR
FLOODPLAIN PER
STUDY BY
BGE, INC., JULY 23
2024

SEE DETAIL "A"
THIS SHEET

JAMES HACKETT
SURVEY, A-312

PERMANENT EASEMENT
AGREEMENT PIPELINE
EASEMENT
DOC. NO. 2017010605
O.P.R.W.C.

WILLIAMSON COUNTY, TEXAS
CALLED 5.95 ACRES
FUTURE ARTERIAL RIGHT OF WAY
DOC. NO. 2023076722
O.P.R.W.C.

W.H. McCULLOUGH
SURVEY, ABB-485

ESTATES AT NORTHGATE
PHASE 1 SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.

APPROXIMATE LOCATION OF
50' PIPELINE & R.O.W.
VOL. 833, PG. 618
D.R.W.C.

APPROXIMATE LOCATION OF
50' PIPELINE & R.O.W.
VOL. 826, PG. 327
D.R.W.C.

DRAINAGE EASEMENT
DOC. NO. 2022021505
O.P.R.W.C.

P.O.R.

S 69°15'35" W 270.85'
[S 69°14'58" W 536.82']

WATSON RANCH, LTD.
CALLED 95.34 ACRES (TRACT A)
DOC. NO. 2009017881
O.P.R.W.C.

SUBMITTED DATE: AUGUST 21, 2024

OWNER:

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

ENGINEER & SURVEYOR:

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

BENCHMARK #390

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

MATCH LINE SHEET 2
MATCH LINE SHEET 1

J.H. LEE
SURVEY, A-935

APPROXIMATE ATLAS-14
100-YR FLOODPLAIN PER
STUDY BY
BGE, INC., JULY 23, 2024

RIVER OAKS LAND PARTNERS II, LLC
CALLED 678.09 AC - TRACT 1
DOC. NO. 2021137550
O.P.R.W.C.



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

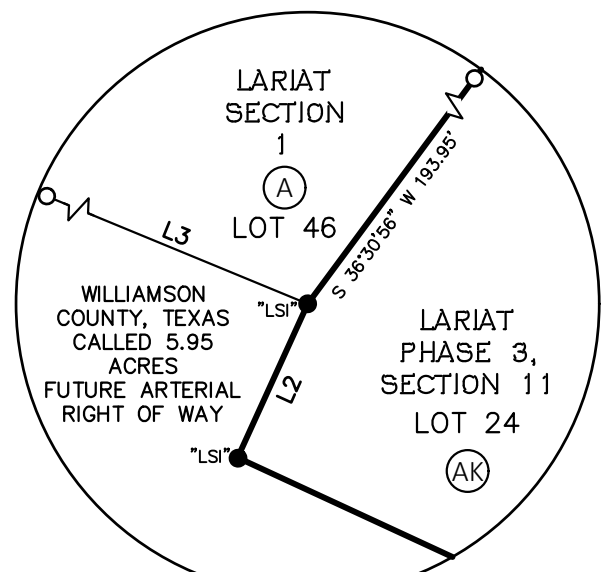
SHEET 1 OF 5

LAND USE SCHEDULE

DESCRIPTION	NUMBER	ACREAGE
RIGHT-OF-WAY	—	6.220 AC
OPEN SPACE/DRAINAGE LOT	3	10.606 AC
OPEN SPACE/DRAINAGE/POND LOT	4	2.860 AC
RESIDENTIAL	83	16.047 AC
TOTAL	90	35.733 AC

FINAL PLAT LARIAT SECTION 11

A SUBDIVISION OF 35.733 ACRES OF LAND LOCATED IN
THE JAMES HACKETT SURVEY, ABSTRACT 312
W.H. McCULLOUGH SURVEY, ABSTRACT 465
J.H. LEE SURVEY, ABSTRACT 835
WILLIAMSON COUNTY, TEXAS

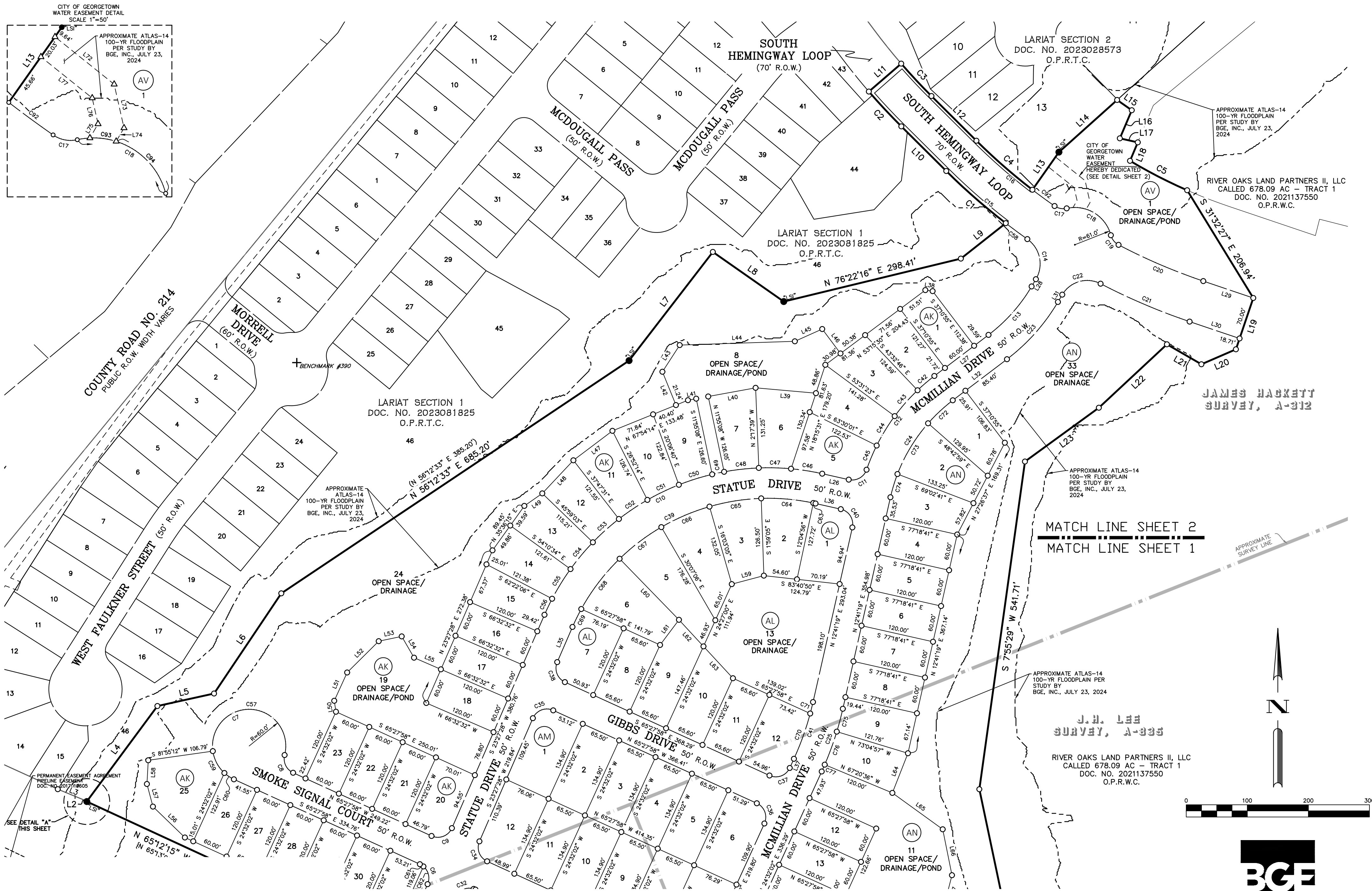


DETAIL "A"
NOT-TO-SCALE

LEGEND

- DOC. NO. 2023081825
- O.P.R.W.C.
- PG. 618
- R.O.W.
- VOL. 833
- FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- FOUND 3" METAL FENCE POST
- FOUND 60D NAIL
- CALCULATED POINT
- BENCHMARK
- MINIMUM FINISHED FLOOR ELEVATION
- RECORD INFORMATION DOC. NO. 2023081825
- RECORD INFORMATION DOC. NO. 2021137550
- RECORD INFORMATION DOC. NO. 2023076722
- RECORD INFORMATION DOC. NO. 2023028573
- BLOCK DESIGNATION

ELEVATION: 979.84 FEET NAVD-88



FINAL PLAT LARIAT SECTION 11

A SUBDIVISION OF 35.733 ACRES OF LAND LOCATED IN
THE JAMES HACKETT SURVEY, ABSTRACT 312
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

\\bgeinc\data\TDC\Projects\Randolph_Todd\CA 9838-00-Northgate_Ph3_Sect11-13\SV\04_Finals\Drawings\Plat\Section 11\9838-00_Lariat_Section 11_Plot.dwg, 11/7/2024, 11:11:12 AM, Matthew Misick

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	129.64'	1,035.00'	7°10'36"	S 48°45'38" E	129.56'
C2	77.90'	1,035.00'	4°18'45"	S 43°00'57" E	77.88'
C3	72.63'	965.00'	4°18'45"	S 43°00'57" E	72.62'
C4	121.99'	965.00'	7°14'35"	S 48°47'37" E	121.91'
C5	105.31'	836.15'	7°12'59"	S 62°44'12" E	105.24'
C6	38.80'	25.00'	88°55'26"	N 21°00'15" W	35.02'
C7	272.10'	60.00'	259°50'09"	S 64°27'07" W	92.04'
C8	34.83'	25.00'	79°50'09"	S 25°32'53" E	32.08'
C9	39.74'	25.00'	91°04'34"	N 68°59'45" E	35.69'
C10	553.14'	400.00'	79°13'51"	S 63°04'24" W	510.11'
C11	36.55'	25.00'	83°45'21"	N 60°48'39" E	33.38'
C12	192.21'	325.00'	33°53'06"	S 35°52'32" W	189.42'
C13	106.83'	275.00'	22°15'30"	N 41°40'29" E	106.16'
C14	73.81'	49.50'	85°26'00"	N 12°03'48" W	67.16'
C15	173.56'	1,035.00'	9°36'28"	S 49°58'34" E	173.35'
C16	167.00'	965.00'	9°54'55"	S 50°07'48" E	166.79'
C17	20.77'	25.00'	47°36'30"	S 78°53'30" E	20.18'
C18	93.62'	61.00'	87°56'00"	N 58°43'45" W	84.70'
C19	20.77'	25.00'	47°36'30"	S 38°34'00" E	20.18'
C20	150.99'	965.00'	8°57'53"	S 66°51'11" E	150.83'
C21	158.55'	1,035.00'	8°46'37"	S 66°56'50" E	158.39'
C22	71.85'	47.50'	86°40'17"	S 74°06'20" W	65.20'
C23	126.27'	325.00'	22°15'38"	N 41°40'32" E	125.48'
C24	192.61'	275.00'	40°07'46"	S 32°45'12" W	188.69'
C25	108.54'	525.00'	11°50'43"	N 18°36'41" E	108.34'
C26	39.27'	25.00'	90°00'00"	S 20°27'58" E	35.36'
C27	82.23'	275.00'	17°07'54"	S 74°01'55" E	81.92'
C28	24.33'	25.00'	55°45'12"	N 69°31'32" E	23.38'
C29	301.50'	60.00'	287°54'25"	N 05°36'08" E	70.61'
C30	22.98'	25.00'	52°40'04"	N 56°46'42" W	22.18'
C31	100.09'	325.00'	17°38'46"	S 74°17'21" E	99.70'
C32	39.74'	25.00'	91°04'34"	S 68°59'45" W	35.69'
C33	39.27'	25.00'	90°00'00"	N 69°32'02" E	35.36'
C34	38.80'	25.00'	88°55'26"	S 21°00'15" E	35.02'
C35	39.74'	25.00'	91°04'34"	S 68°59'45" W	35.69'
C36	39.27'	25.00'	90°00'00"	N 20°27'58" W	35.36'
C37	39.27'	25.00'	90°00'00"	N 69°32'02" E	35.36'
C38	38.80'	25.00'	88°55'26"	S 21°00'15" E	35.02'
C39	483.99'	350.00'	79°13'51"	S 63°04'24" W	446.34'
C40	39.27'	25.00'	90°00'00"	N 32°18'41" W	35.36'
C41	98.20'	475.00'	11°50'43"	N 18°36'41" E	98.03'
C42	36.10'	325.00'	6°21'51"	S 49°38'10" W	36.08'
C43	56.59'	325.00'	9°58'38"	S 41°27'55" W	56.52'
C44	56.59'	325.00'	9°58'38"	S 31°29'18" W	56.52'
C45	42.92'	325.00'	7°34'00"	S 22°42'59" W	42.89'
C46	51.80'	400.00'	7°25'10"	N 81°01'16" W	51.76'
C47	52.80'	400.00'	7°33'49"	N 88°30'45" W	52.76'
C48	57.19'	400.00'	8°11'32"	S 83°36'35" W	57.14'
C49	20.00'	400.00'	2°51'54"	S 78°04'52" W	20.00'
C50	57.19'	400.00'	8°11'32"	S 72°33'09" W	57.14'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	57.20'	400.00'	8°11'35"	S 64°21'36" W	57.15'
C52	56.24'	400.00'	8°03'20"	S 56°14'09" W	56.19'
C53	57.19'	400.00'	8°11'32"	S 48°06'43" W	57.14'
C54	57.19'	400.00'	8°11'32"	S 39°55'11" W	57.14'
C55	57.19'	400.00'	8°11'32"	S 31°43'40" W	57.14'
C56	29.14'	400.00'	4°10'26"	S 25°32'41" W	29.13'
C57	212.00'	60.00'	202°26'59"	N 86°51'18" W	117.70'
C58	43.92'	1,035.00'	2°25'52"	S 53°33'52" E	43.91'
C59	41.34'	60.00'	39°28'21"	S 27°48'58" E	40.52'
C60	18.76'	60.00'	17°54'49"	S 56°30'33" E	18.68'
C61	6.87'	25.00'	15°44'54"	N 57°35'31" W	6.85'
C62	31.93'	25.00'	73°10'32"	N 13°07'48" W	29.80'
C63	3.70'	350.00'	0°36'23"	N 77°36'52" W	3.70'
C64	85.93'	350.00'	14°04'01"	N 84°57'04" W	85.71'
C65	85.93'	350.00'	14°04'01"	S 80°58'55" W	85.71'
C66	85.93'	350.00'	14°04'01"	S 66°54'54" W	85.71'
C67	85.93'	350.00'	14°04'01"	S 52°50'53" W	85.71'
C68	103.85'	350.00'	17°00'02"	S 37°18'51" W	103.47'
C69	32.72'	350.00'	5°21'22"	S 26°08'09" W	32.71'
C70	78.87'	475.00'	9°30'50"	N 19°46'37" E	78.78'
C71	19.33'	475.00'	2°19'53"	N 13°51'16" E	19.33'
C72	55.36'	275.00'	11°32'04"	S 47°03'03" W	55.27'
C73	97.57'	275.00'	20°19'43"	S 31°07'10" W	97.06'
C74	39.68'	275.00'	8°15'59"	S 16°49'19" W	39.64'
C75	38.75'	525.00'	4°13'44"	N 14°48'11" E	38.74'
C76	57.59'	525.00'	6°17'05"	N 20°03'36" E	57.56'
C77	12.20'	525.00'	1°19'54"	N 23°52'05" E	12.20'
C78	43.00'	275.00'	8°57'34"	S 69°56'45" E	42.96'
C79	39.22'	275.00'	8°10'20"	S 78°30'42" E	39.19'
C80	23.83'	60.00'	22°45'14"	S 53°01'33" W	23.67'
C81	72.83'	60.00'	69°33'03"	N 80°49'19" W	68.44'
C82	33.33'	60.00'	31°49'34"	N 30°08'00" W	32.90'
C83	46.13'	60.00'	44°02'55"	N 07°48'14" E	45.00'
C84	46.13'	60.00'	44°02'55"	N 51°51'09" E	45.00'
C85	54.66'	60.00'	52°11'44"	S 80°01'31" E	52.79'
C86	20.69'	325.00'	3°38'48"	S 81°17'20" E	20.68'
C87	24.59'	60.00'	23°28'59"	S 42°11'09" E	24.42'
C88	56.59'	325.00'	9°58'38"	S 74°28'37" E	56.52'
C89	22.82'	325.00'	4°01'20"	S 67°28'38" E	22.81'
C90	3.23'	25.00'	7°23'31"	N 69°09'43" W	3.22'
C91	36.51'	25.00'	83°41'03"	S 65°18'00" W	33.35'
C92	45.01'	965.00'	2°40'21"	S 53°45'05" E	45.01'
C93	21.83'	61.00'	20°30'30"	N 82°40'16" W	21.72'
C94	61.38'	61.00'	57°39'15"	N 43°35'23" W	58.82'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	(129.64')	(1,035.00')	(7°10'36")	(S 48°45'38" E)	(129.56')
C2	(77.90')	(1,035.00')	(4°18'45")	(S 43°00'57" E)	(77.88')
C3	{{72.63}}	{{965.00}}	{{4°18'45}}	{{S 43°00'57" E}}	{{72.62}}
C4	{{121.99}}	{{965.00}}	{{7°14'35}}	{{S 48°47'37" E}}	{{121.91}}

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 56°05'15" W	79.43'
L2	N 24°29'40" E	0.59'
L3	N 67°34'24" W	51.61'
L4	N 36°30'56" E	193.95'
L5	N 77°34'21" E	94.91'
L6	N 33°52'11" E	197.52'
L7	N 37°37'38" E	224.66'
L8	S 55°00'22" E	141.67'
L9	N 51°44'31" E	93.61'
L10	N 45°10'20" W	103.73'
L11	N 49°08'25" E	70.00'
L12	S 45°10'20" E	103.73'
L13	N 35°10'51" E	75.34'
L14	N 48°07'12" E	127.96'
L15	S 55°00'11" E	29.33'
L16	S 23°01'45" W	49.99'
L17	S 77°28'19" E	30.07'
L18	S 22°46'38" W	32.81'
L19	S 18°39'52" W	88.71'
L20	S 66°33'43" W	61.60'
L21	N 59°58'43" W	65.25'
L22	S 47°00'42" W	152.27'
L23	S 53°57'18" W	149.66'
L24	N 69°15'35" E	64.68'
L25	S 23°27'28" W	110.71'
L26	N 77°18'41" W	44.48'
L27	S 52°49'05" W	111.31'
L28	S 30°39'12" W	13.74'
L29	N 71°20'08" W	86.39'
L30	S 71°20'08" E	86.39'
L31	N 30°39'28" E	14.00'
L32	N 52°49'05" E	111.31'
L33	N 65°27'58" W	52.17'
L34	N 23°27'28" E	109.88'
L35	S 23°27'28" W	62.79'
L36	N 77°18'41" W	42.41'
L37	N 24°32'02" E	16.49'
L38	S 82°10'55" E	12.01'
L39	S 84°57'02" E	99.22'
L40	N 79°38'53" E	78.85'
L41	N 79°38'53" E	13.72'
L42	S 22°05'46" E	58.84'
L43	S 32°57'17" W	52.08'
L44	S 88°07'43" W	188.57'
L45	S 65°50'37" W	49.13'
L46	N 36°44'30" W	49.99'
L47	N 52°57'40" E	80.07'
L48	N 43°13'48" E	74.32'
L49	N 55°04'11" E	35.83'
L50	N 08°57'42" W	18.20'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L51	N 24°32'02" E	50.90'
L52	N 45°14'08" E	72.79'
L53	N 78°15'51" E	38.43'
L54	S 30°08'39" E	40.26'
L55	S 66°32'32" E	47.95'
L56	S 45°57'14" E	72.81'
L57	S 14°51'47" E	38.23'
L58	S 03°13'30" W	38.90'
L59	S 75°09'48" W	54.34'
L60	S 44°11'07" E	139.47'
L61	S 36°55'50" W	51.49'
L62	S 42°45'12" E	59.13'
L63	S 42°45'12" E	71.11'
L64	S 21°27'17" W	69.69'
L65	S 54°07'36" E	101.70'
L66	S 11°23'52" E	76.69'
L67	S 14°24'21" W	51.00'
L68	S 48°08'03" W	53.68'
L69	S 03°12'29" E	70.01'
L70	S 18°48'58" W	70.01'
L71	N 31°52'59" E	66.69'
L72	S 51°15'39" E	62.07'
L73	S 12°43'45" E	36.64'
L74	S 30°16'15" W	12.71'
L75	N 30°16'15" E	13.30'
L76	N 12°43'45" W	21.77'
L77	N 51°15'39" W	53.83'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	{N 56°04'42" W}	{79.59'}
L2	{N 24°29'40" E}	{0.59'}
	(N 67°34'24" W)	(51.61')
L3	{N 67°34'24" W}	{51.61'}
	(N 24°29'40" E)	(0.59')
L4	(N 36°30'56" E)	(193.95')
L5	(N 77°34'21" E)	(94.91')
L6	(N 33°52'11" E)	(197.52')
L7	(N 37°37'38" E)	(224.66')
L8	(S 55°00'22" E)	(141.67')
L9	(N 51°44'31" E)	(93.61')
L10	(N 45°10'20" W)	(103.73')
L11	(N 49°08'25" E)	(70.00')
L12	{{S 45°10'20" E}}	{{103.73'}}
L13	{{N 35°10'51" E}}	{{75.34'}}
L14	{{N 48°07'12" E}}	{{127.96'}}
L24	[N 69°15'35" E]	[64.68']

FINAL PLAT

LARIAT SECTION 11

A SUBDIVISION OF 35.733 ACRES OF LAND LOCATED IN THE JAMES HACKETT SURVEY, ABSTRACT 312 W.H. McCULLOUGH SURVEY, ABSTRACT 465 J.H. LEE SURVEY, ABSTRACT 835 WILLIAMSON COUNTY, TEXAS

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
GIBBS DRIVE	50 FEET	33 FEET	467 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
MCCMILLIAN DRIVE	50 FEET	33 FEET	1,377 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
SMOKE SIGNAL COURT	50 FEET	33 FEET	1,142 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
SOUTH HEMINGWAY LOOP	70 FEET	48 FEET	722 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
STATUE DRIVE	50 FEET	33 FEET	1,203 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			4,911 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

\\bgeinc\data\TDC\Projects\Randolph Todd Co\9838-00-Northgate-Pk3_Sect11-13\SV\04_Finals\Drawings\Plat\Section 11_Plot.dwg, 11/7/2024, 11:12 AM, Matthew Misick

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE W M MCCULLOUGH SURVEY ABSTRACT 465, AND THE J.H. LEE SURVEY, ABSTRACT NO. 835 SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 35.652 ACRE TRACT OF LAND AS CONVEYED TO TRI POINTE HOMES TEXAS, INC. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023105119 AND CORRECTED BY CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024021472, AND A PORTION OF THE REMAINDER OF A CALLED 57.98 ACRE TRACT OF LAND AS CONVEYED TO TRI POINTE HOMES TEXAS, INC. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 202138739 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 ROD FOUND AT THE MOST SOUTHERLY CORNER OF A CALLED 5.95 ACRE TRACT OF LAND AS CONVEYED TO WILLIAMSON COUNTY BY DONATION DEED (FUTURE ARTERIAL ROAD RIGHT OF WAY) AS RECORDED IN DOCUMENT NUMBER 2023076722 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AT THE NORTHWEST CORNER OF A CALLED 95.34 ACRE TRACT OF LAND DESCRIBED AS TRACT A AS CONVEYED TO WATSON RANCH, LTD. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2009017881 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE, WITH A SOUTH LINE OF SAID WILLIAMSON COUNTY TRACT AND THE NORTH LINE OF SAID WATSON TRACT, N 69°15'35" E A DISTANCE OF 201.17 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR THE MOST SOUTHERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH LINE OF SAID WATSON TRACT, WITH THE NORTH LINE OF SAID WILLIAMSON COUNTY TRACT AND THE SOUTHWEST LINE OF SAID 35.652 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- 1) N 56°05'15" W A DISTANCE OF 79.43 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 65°26'17" W A DISTANCE OF 701.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) N 65°19'59" W A DISTANCE OF 338.86 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) N 65°12'15" W A DISTANCE OF 342.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN INTERIOR CORNER OF SAID WILLIAMSON COUNTY TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; AND
- 5) N 24°29'40" E A DISTANCE OF 0.59 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND AT THE MOST SOUTHERLY CORNER OF LARIAT SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023081825 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT THE SOUTHERN CORNER OF LOT 15 AND THE SOUTHWEST CORNER OF LOT 46, BLOCK A OF SAID LARIAT SECTION 1 SUBDIVISION BEARS N 67°34'24" W A DISTANCE OF 51.61 FEET;

THENCE, DEPARTING THE NORTH LINE OF SAID WILLIAMSON COUNTY TRACT, WITH THE WESTERLY LINE OF SAID 35.652 ACRE TRACT AND THE EASTERLY LINE OF SAID LARIAT SECTION 1, THE FOLLOWING EIGHT (8) COURSES:

- 1) N 36°30'56" E A DISTANCE OF 193.95 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 77°34'21" E A DISTANCE OF 94.91 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) N 33°52'11" E A DISTANCE OF 197.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) N 56°12'33" E A DISTANCE OF 685.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) N 37°37'38" E A DISTANCE OF 224.66 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) S 55°00'22" E A DISTANCE OF 141.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) N 76°22'16" E A DISTANCE OF 298.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
- 8) N 51°44'31" E A DISTANCE OF 93.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE MOST EASTERLY CORNER OF SAID LARIAT SECTION 1, ON A SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED 57.98 ACRE TRI POINTE HOMES TEXAS TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, DEPARTING THE NORTHEAST LINE OF SAID 35.652-ACRE TRACT, WITH A NORTHEAST LINE OF SAID LARIAT SECTION 1, OVER AND ACROSS SAID 57.98-ACRE TRACT, ALONG A CURVE TO THE RIGHT, 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 N 48°45'38" W A DISTANCE OF 129.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 57.98-ACRE TRACT, WITH A NORTHEAST LINE OF SAID LARIAT SECTION 1, N 45°10'20" W A DISTANCE OF 103.73 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 57.98-ACRE TRACT, WITH A NORTHEAST LINE OF SAID LARIAT SECTION 1, ALONG SAID CURVE TO THE RIGHT, 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 N 43°00'57" W A DISTANCE OF 77.88 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 57.98-ACRE TRACT, WITH A NORTHEAST LINE OF SAID LARIAT SECTION 1, N 49°08'25" E A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON A SOUTHWEST LINE OF LARIAT SECTION 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2023028573 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 57.98-ACRE TRACT, DEPARTING THE NORTHEAST LINE OF SAID LARIAT SECTION 1, WITH A SOUTHWEST LINE OF SAID LARIAT SECTION 2, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 72.63 FEET, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 04°18'45" AND A CHORD WHICH BEARS S 43°00'57" E A DISTANCE OF 72.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 57.98-ACRE TRACT, WITH A SOUTHWEST LINE OF SAID LARIAT SECTION 2, S 45°10'20" E A DISTANCE OF 103.73 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 57.98-ACRE TRACT, WITH A SOUTHWEST LINE OF SAID LARIAT SECTION 2, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 121.99 FEET, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 07°14'35" AND A CHORD WHICH BEARS S 48°47'37" E A DISTANCE OF 121.91 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE SOUTHEAST LINE OF SAID 57.98-ACRE TRACT, AND THE NORTHWEST LINE OF SAID 35.652-ACRE TRACT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINES OF SAID LARIAT SECTION 2 AND THE NORTHWEST LINE OF SAID 35.652-ACRE TRACT, N 35°10'51" E A DISTANCE OF 75.34 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'LSI SURVEY' FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE SOUTHEAST LINE OF SAID LARIAT SECTION 2 AND THE NORTHWEST LINE OF SAID 35.652-ACRE TRACT, N 48°07'12" E A DISTANCE OF 127.96 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTHEAST LINE OF SAID LARIAT SECTION 2, CONTINUING WITH THE NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 55°00'11" E A DISTANCE OF 29.33 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 23°01'45" W A DISTANCE OF 49.99 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 77°28'19" E A DISTANCE OF 30.07 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 22°46'38" W A DISTANCE OF 32.81 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 105.31 FEET, HAVING A RADIUS OF 836.15 FEET, A CENTRAL ANGLE OF 07°12'59" AND A CHORD WHICH BEARS S 62°44'12" E A DISTANCE OF 105.24 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 31°32'27" E A DISTANCE OF 206.94 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 18°39'52" W A DISTANCE OF 88.71 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 66°33'43" W A DISTANCE OF 61.60 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, N 59°58'43" W A DISTANCE OF 65.25 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 47°00'42" W A DISTANCE OF 152.27 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 53°57'18" W A DISTANCE OF 149.66 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 07°55'29" W A DISTANCE OF 541.71 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 NORTHWEST LINE OF SAID 35.652-ACRE TRACT, S 11°53'27" E A DISTANCE OF 557.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE SOUTHEAST LINE OF SAID 35.652-ACRE TRACT AND THE NORTH LINE OF THE ABOVE DESCRIBED WATSON TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINE OF SAID 35.652-ACRE TRACT AND THE NORTH LINE OF SAID WATSON TRACT, S 69°15'35" W A DISTANCE OF 270.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.733 ACRES OF LAND, MORE OR LESS.

FINAL PLAT
LARIAT SECTION 11

A SUBDIVISION OF 35.733 ACRES OF LAND LOCATED IN
THE JAMES HACKETT SURVEY, ABSTRACT 312
W.H. McCULLOUGH SURVEY, ABSTRACT 465
J.H. LEE SURVEY, ABSTRACT 835
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT TRI POINTE HOMES TEXAS, INC., ACTING HEREBY AND THROUGH, BRYAN HAVEL, DIVISION PRESIDENT, OWNER OF THE REMAINDER OF A CALLED 57.98 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138739 AND A CALLED 35.652 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023105119, AND CORRECTED BY CORRECTION SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024021472 ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS BEING OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE W M McCULLOUGH SURVEY ABSTRACT NO. 465, AND THE J.H. LEE SURVEY, ABSTRACT NO. 835 ALL SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID OWNER DOES HEREBY SUBDIVIDE 35.733 ACRES AND DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DOES HEREBY SUBDIVIDE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES 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 DOES 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 11

WITNESS MY HAND, THIS THE 7th DAY OF November, 2024, 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

BRYAN HAVEL, DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

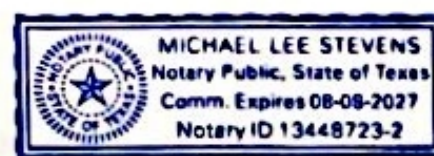
KNOW ALL MEN BY THESE PRESENTS:

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

NOTARY PUBLIC, STATE OF TEXAS

11/07/2024
DATE

Michael Lee Stevens
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 8/8/2027



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, TY MARWITZ, 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.

TY MARWITZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 153036
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

11/7/2024
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

11/07/2024
DATE



NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
- ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- 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.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- A 25 FOOT SETBACK FROM INTERNAL STREET ROW IS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION FOR ALL LOTS, HOWEVER, A 15 FOOT SIDE SETBACK IS PERMITTED ALONG NON-MAJOR HIGHWAYS AND ROADS.
- A 25 FOOT BUILDING SETBACK FROM THE FUTURE PROPOSED ARTERIAL ROW IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- A TEN FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE TO THE GRANTEE OF THE FOLLOWING: ALL ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY NORTH SAN GABRIEL MUD NO. 1. NORTH SAN GABRIEL MUD NO. 1 SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE OF THE ROADS AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS NOT TO AFFECT ACCESS BY PUBLIC SERVICES AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.
- 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.
- 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.
- 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.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO THE FUTURE ARTERIAL ROADWAY.
- 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.
- 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.
- 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.
- 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.
- 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 7th DAY OF November, 2024 A.D.

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
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

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

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

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT I, NANCY E. 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 E. RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



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Austin, Texas 78728
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TBPELS Registration No. F-1048
TBPELS Licensed Surveying Firm No. 10106502

FINAL PLAT
LARIAT SECTION 11

A SUBDIVISION OF 35.733 ACRES OF LAND LOCATED IN
THE JAMES HACKETT SURVEY, ABSTRACT 312
W.H. McCULLOUGH SURVEY, ABSTRACT 465
J.H. LEE SURVEY, ABSTRACT 835
WILLIAMSON COUNTY, TEXAS