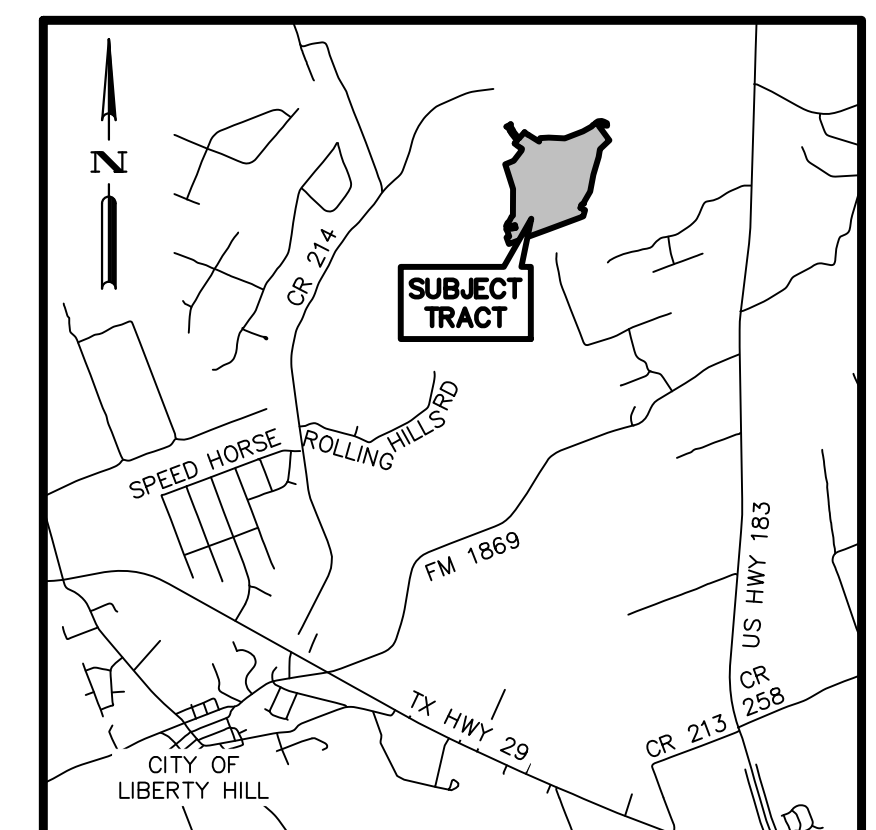
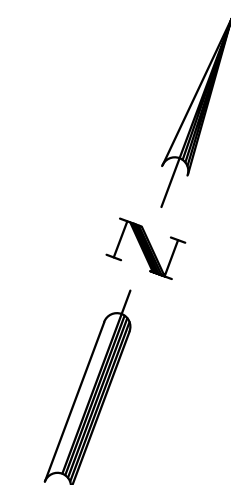
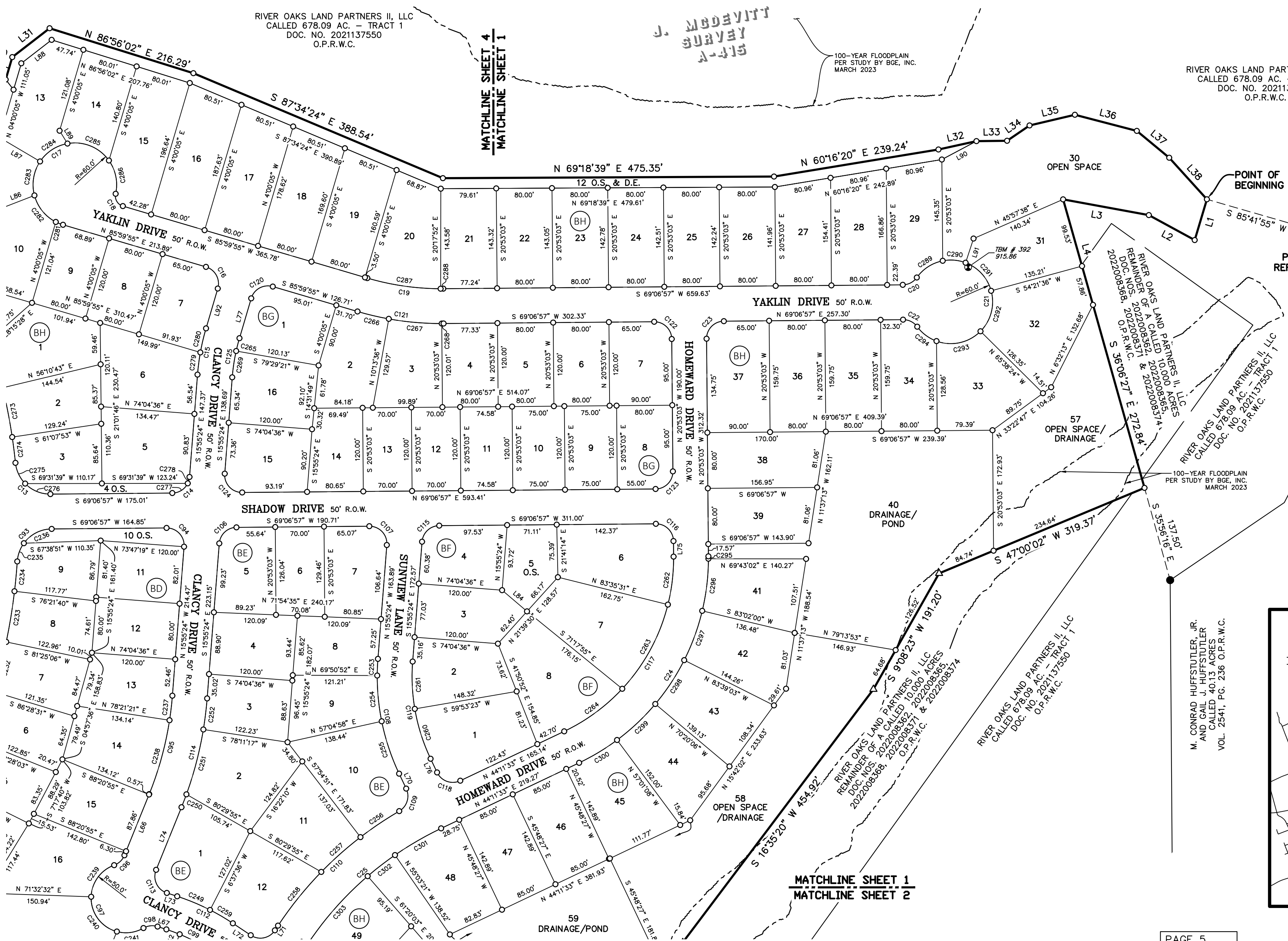


\\bgeinc\data\TXC\Projects\Randolph\_Tdcl Co\9839-00-Northgate Ph3\_Sect14-16 SV\04\_Finals\Drawings\Plot\9839-00\_Lariat-Sect14-16\_20250107.dwg, 1/7/2025 2:28 PM, Matthew Malik



**FINAL PLAT**  
**LARIAT SECTIONS 14-16**  
A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A-415  
IN WILLIAMSON COUNTY, TEXAS.

**LEGEND**

D.P.L.	DRAINAGE POND LOT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
O.S.	OPEN SPACE
R.O.W.	RIGHT-OF-WAY
●	FOUND 1/2" IRON ROD
●	FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP
●	FOUND 1/2" IRON ROD WITH "FORREST 1487" CAP
●	SET 1/2" IRON ROD W/ "BGE INC" CAP
○	CALCULATED POINT
△	RECORD INFORMATION 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.

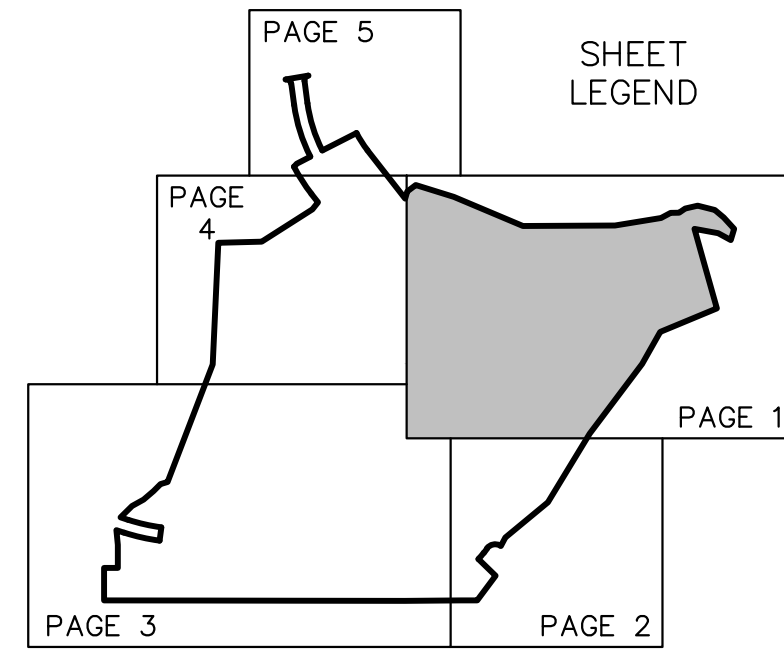
SUBMITTED DATE: SEPTEMBER 11, 2024

**OWNERS:**  
DREES CUSTOM HOMES, L.P.  
11305 FOUR POINTS DR., BUILDING 1, SUITE 150  
AUSTIN, TX 78726

LARIAT SECTION 15 DEVELOPMENT, LLC  
5601 DEMOCRACY DRIVE, SUITE 300  
PLANO, TX 75024

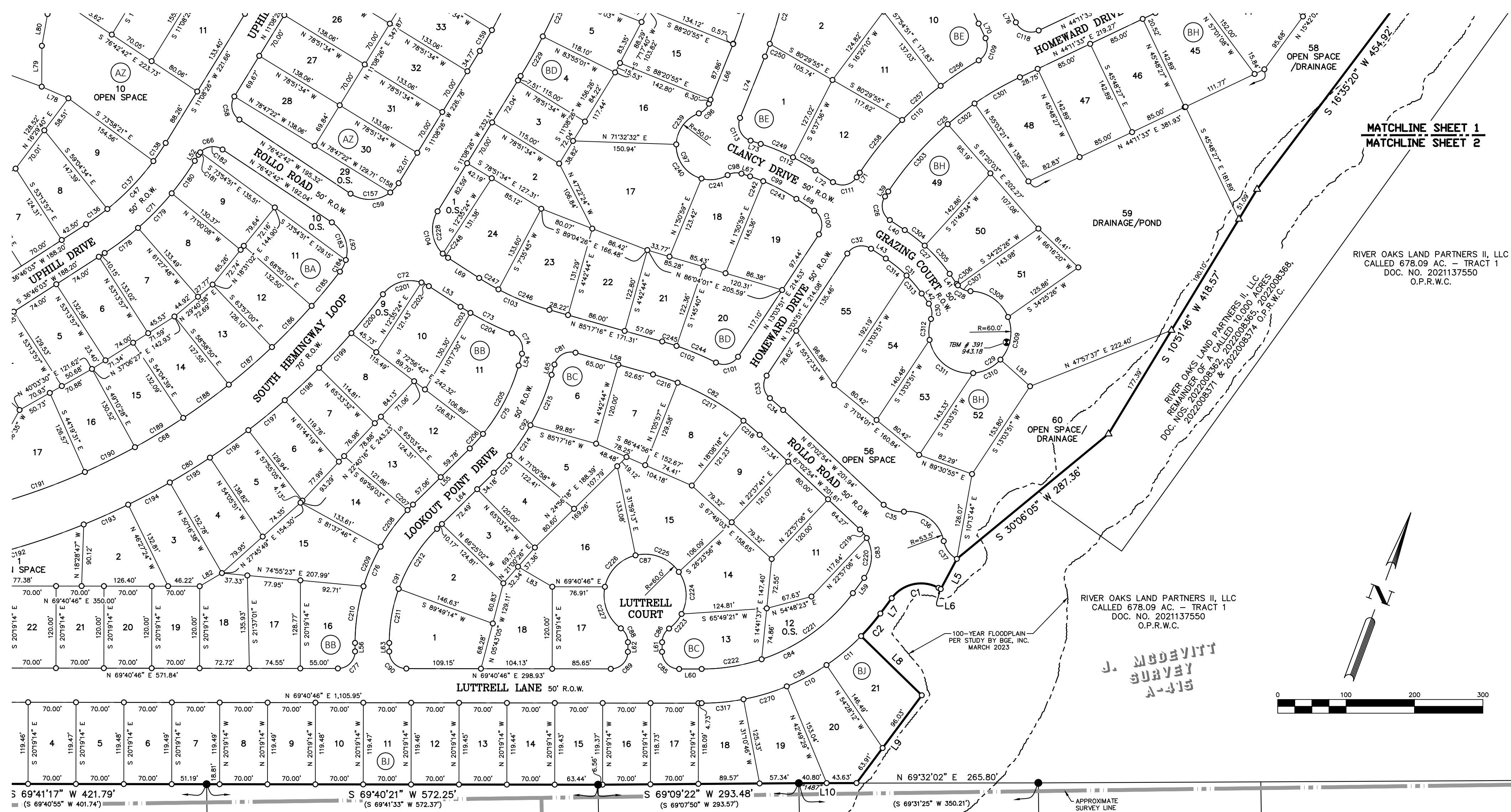
2023 LARIAT DEVELOPMENT, LLC  
7676 WOODWAY, SUITE 104  
HOUSTON, TX 77063

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



**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

\\nashville\data\TDC\Projects\Randolph\_Todd\_Co\9839-00-Northgate Ph3\_Sect14-16\SV\04\_Finals\Drawings\Plot\9839-00\_Lariat-Sect14-16\_20250107.dwg, 1/7/2025 2:28 PM, Matthew Misak



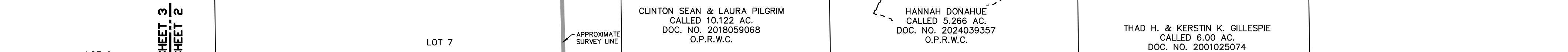
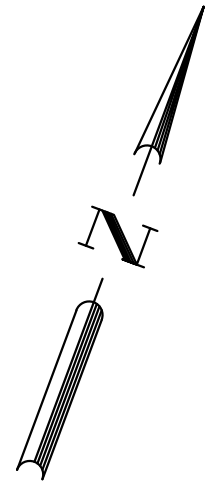
MATCHLINE SHEET 1  
MATCHLINE SHEET 2

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

RIVER OAKS LAND PARTNERS II, LLC  
REMAINDER OF A CALLED 16.00 ACRES  
DOC. NOS. 2022008363, 2022008365, 2022008368,  
2022008371 & 2022008374 O.P.R.W.C.

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

J. McDEVITT  
SURVEY  
A-415



MATCHLINE SHEET 3  
MATCHLINE SHEET 2

LIBERTY OAKS  
CABINET D, SLIDE 143 P.R.W.C.

CLINTON SEAN & LAURA PILGRIM  
CALLED 10.122 AC.  
DOC. NO. 2018059068  
O.P.R.W.C.

HANNAH DONAHUE  
CALLED 5.266 AC.  
DOC. NO. 2024039357  
O.P.R.W.C.

THAD H. & KERSTIN K. GILLESPIE  
CALLED 6.00 AC.  
DOC. NO. 2001025074  
O.P.R.W.C.

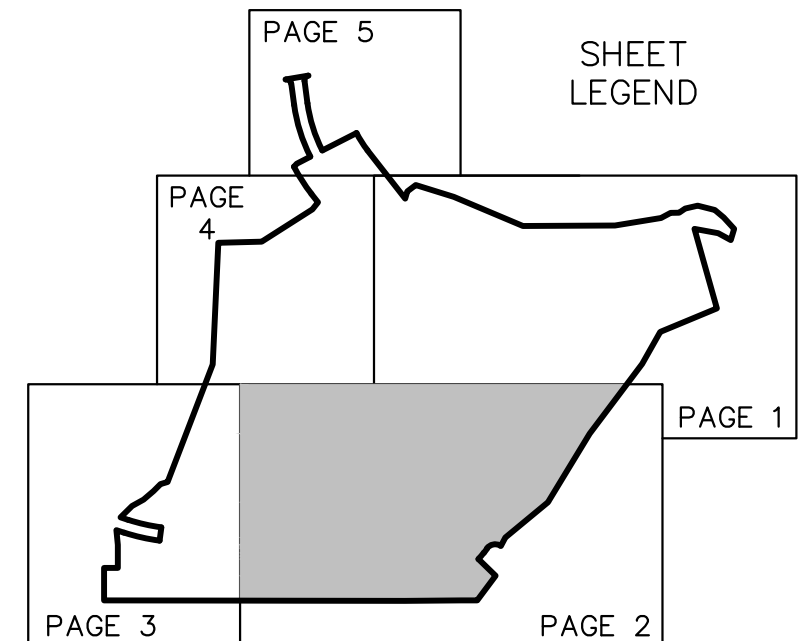
E.B. SMITH  
SURVEY  
A-535

# FINAL PLAT LARIAT SECTIONS 14-16

A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A-415  
IN WILLIAMSON COUNTY, TEXAS.

## BENCHMARK NOTES:

TBM #391 - SQUARE CUT ON NORTHEAST CORNER OF CURB INLET  
IN FRONT OF LOT 40, BLOCK BH, AS SHOWN HEREON.  
GRID NORTHING: 10226838.91  
GRID EASTING: 3064143.04  
ELEVATION: 943.18' (NAVD 88 DATUM)  
  
TBM #392 - SQUARE CUT ON SOUTHEAST CORNER OF CURB INLET  
IN FRONT OF LOT 31, BLOCK BH, AS SHOWN HEREON.  
GRID NORTHING: 10228227.43  
GRID EASTING: 3064454.47  
ELEVATION: 915.86' (NAVD 88 DATUM)



**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

\\bge\data\TXC\Projects\Randolph\_Todd\_Co\9839-00-Northgate Ph3\_Sect14-16\SV\04\_Finals\Drawings\Plot\9839-00\_Lariat-Sect14-16\_20250107.dwg, 1/7/2025 2:28 PM, Matthew Malik

MATCHLINE SHEET 4  
MATCHLINE SHEET 3

CASTLEROCK COMMUNITIES, LLC  
CALLED 36.986 AC.  
DOC. NO. 2024015292  
O.P.R.W.C.

PROPOSED  
LARIAT SECTION 13

100-YEAR FLOODPLAIN  
PER STUDY BY BGE, INC.  
MARCH 2023

PROPOSED  
LARIAT SECTION 13

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

OPEN SPACE/DRAINAGE

SOUTH HEMINGWAY LOOP  
70' R.O.W.

100-YEAR FLOODPLAIN  
PER STUDY BY BGE, INC.  
MARCH 2023

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

100-YEAR FLOODPLAIN  
PER STUDY BY BGE, INC.  
MARCH 2023

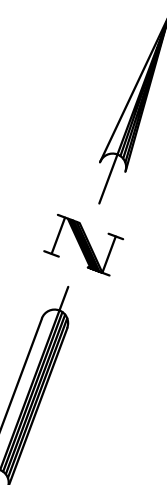
100-YEAR FLOODPLAIN  
PER STUDY BY BGE, INC.  
MARCH 2023

WATSON RANCH, LTD. &  
BLAIR MORGAN WATSON  
(TRACT A - CALLED 95.34 AC)  
DOC. NO.'S 2009017881 & 2016107237  
O.P.R.W.C.

J.L. BROWN  
SURVEY  
A-788

# FINAL PLAT LARIAT SECTIONS 14-16

A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A-415  
IN WILLIAMSON COUNTY, TEXAS.



MATCHLINE SHEET 3  
MATCHLINE SHEET 2

LOT 6

LIBERTY OAKS  
CABINET D, SLIDE 143 P.R.W.C.

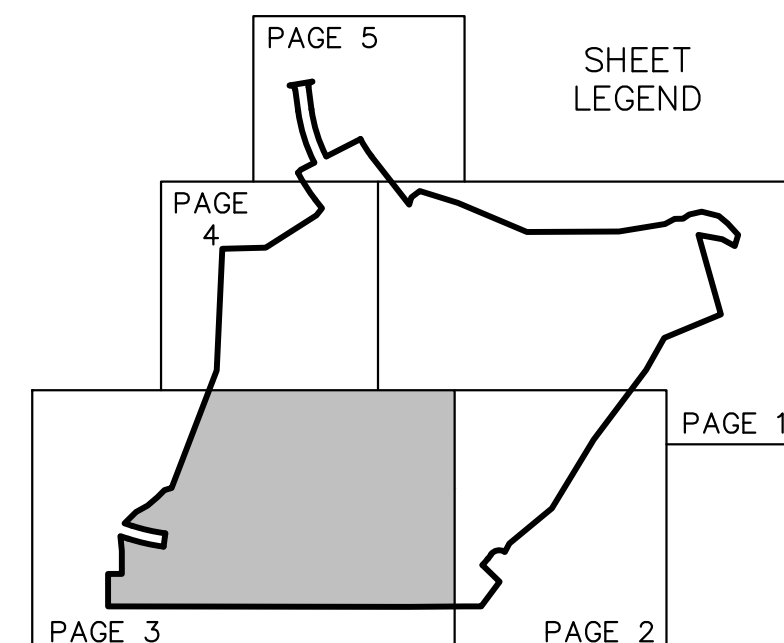
LOT 7

CLINTON SEAN & LAURA PILGRIM  
CALLED 10.122 AC.  
DOC. NO. 2018059068  
O.P.R.W.C.

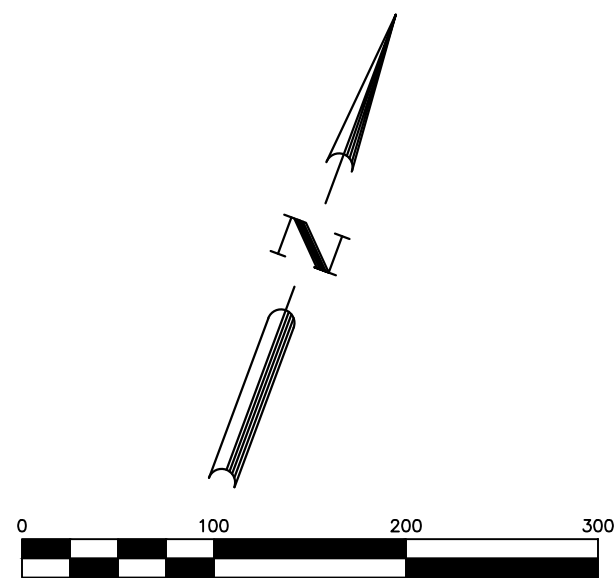
E.B. SMITH  
SURVEY  
A-585



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101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502







J. MCDEVITT  
SURVEY  
A-415

LIBERTY HILL  
INDEPENDENT SCHOOL DISTRICT  
CALLED 12.67 AC.  
DOC. NO. 2024019267  
O.P.R.W.C.

WASTEWATER LINE EASEMENT  
DOC. NO. 2022128892  
O.P.R.W.C.

100-YEAR FLOODPLAIN  
PER STUDY BY BGE, INC.  
MARCH 2023

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

CASTLEROCK  
COMMUNITIES, LLC  
CALLED 36.986 AC.  
DOC. NO.  
2024015292  
O.P.R.W.C.

PROPOSED  
LARIAT SECTION 13

100-YEAR FLOODPLAIN  
PER STUDY BY BGE, INC.  
MARCH 2023

MATCHLINE SHEET 4  
MATCHLINE SHEET 3

## FINAL PLAT LARIAT SECTIONS 14-16

A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A-415  
IN WILLIAMSON COUNTY, TEXAS.

DREES CO. 50.00 AC.  
CALLED 50.00 AC.  
DOC. NO. 2022128892  
O.P.R.W.C.

J. MCDEVITT SURVEY  
ABSTRACT 415

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

100-YEAR FLOODPLAIN  
PER STUDY BY BGE, INC.  
MARCH 2023

MATCHLINE SHEET 4  
MATCHLINE SHEET 1

11  
OPEN SPACE  
MATCHLINE  
SHEET 5  
MATCHLINE  
SHEET 4

YAKLIN DRIVE  
50' R.O.W.

SHADOW DRIVE 50' R.O.W.

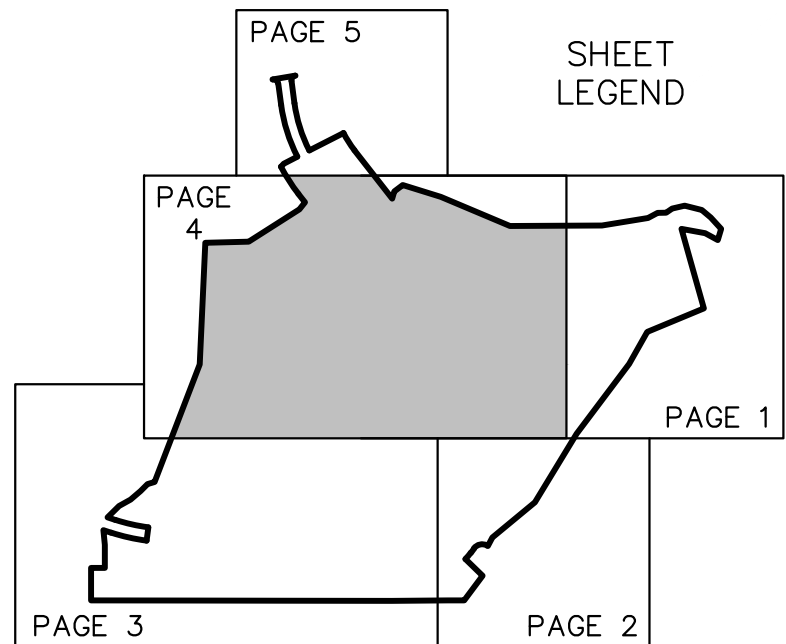
SOUTH HEMINGWAY LOOP  
70' R.O.W.

SUNVIEW LANE 50' R.O.W.

HOMEWARD DRIVE  
50' R.O.W.

PAGE 5

SHEET  
LEGEND

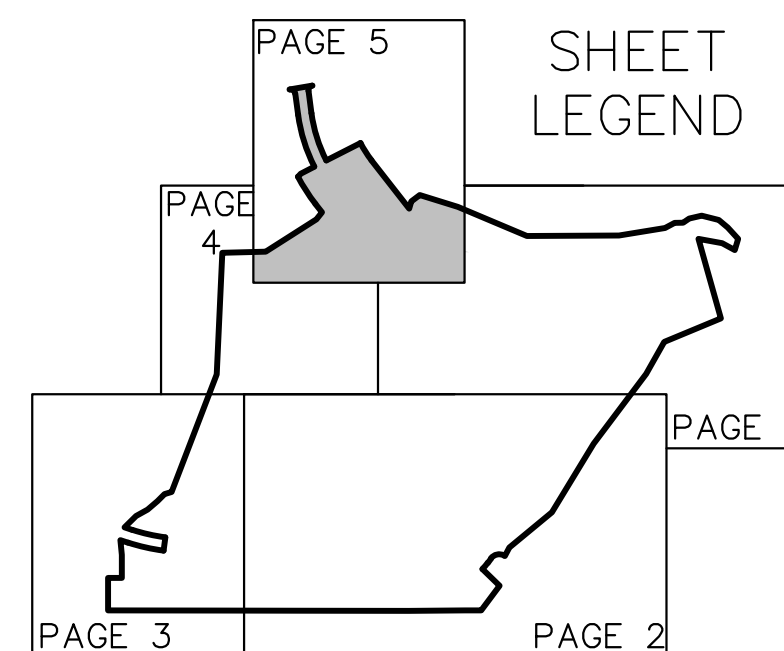
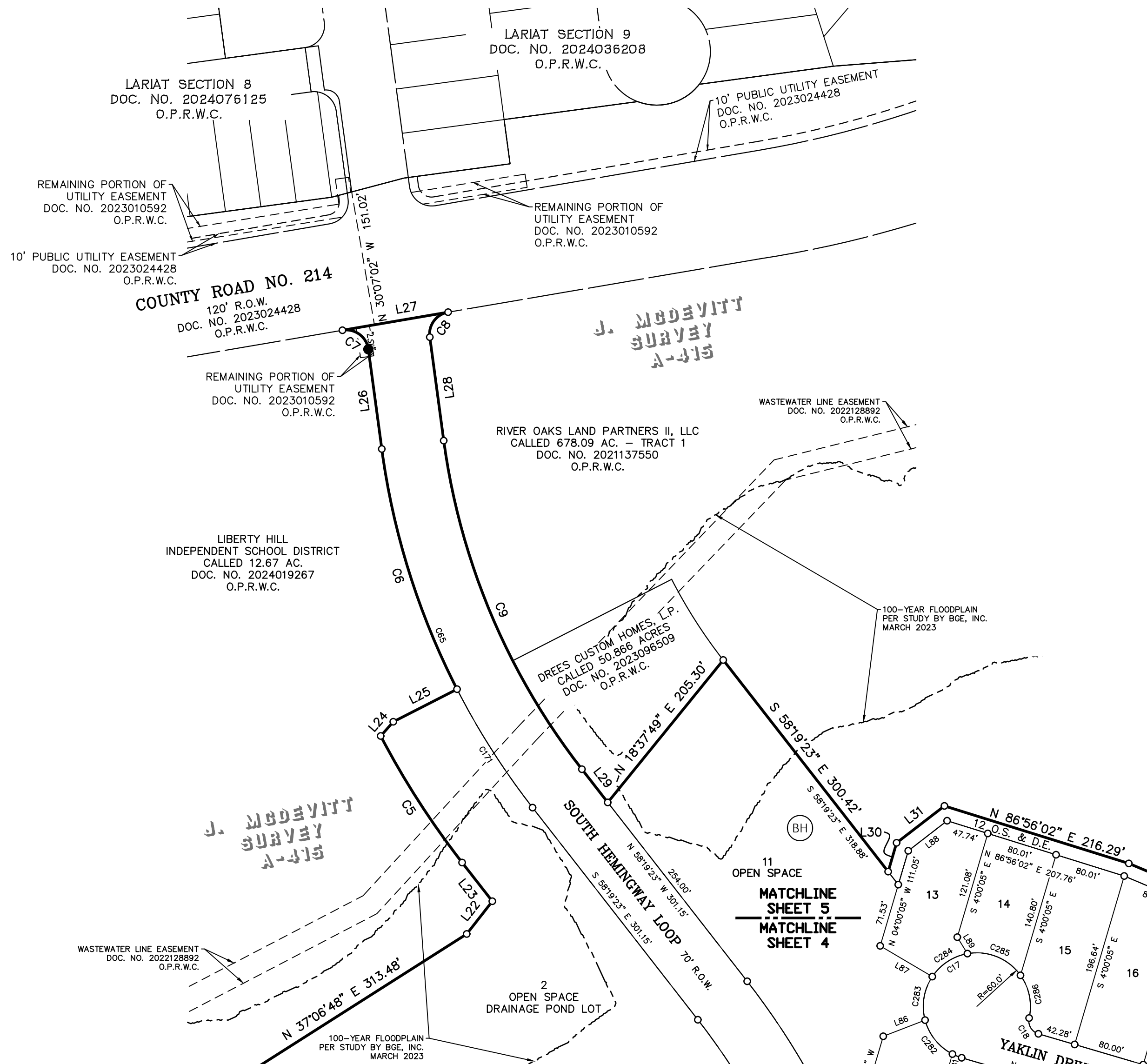
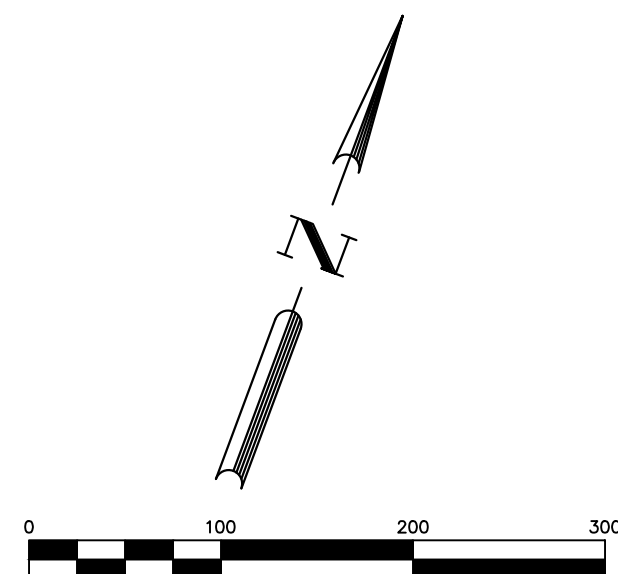


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\\bgeinc\data\TKC\Projects\Randolph\_Todd\_Co\9839-00-Northgate Ph3\_Sec14-16\SV\04\_Finals\Drawings\Plat\9839-00\_Lariat-Sec14-16\_20250107.dwg, 1/7/2025 2:28 PM, Matthew Misak

FINAL PLAT  
LARIAT SECTIONS 14-16

A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A-415  
IN WILLIAMSON COUNTY, TEXAS.



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TBPELS Licensed Surveying Firm No. 10106502

\\bgeinc\data\TVC\Projects\Randolph\_Todd\_Co\9839-00-Northgate Ph3\_Sec14-16 SV\04\_Finals\Drawings\Plot\9839-00\_Lariat-Sec14-16\_20250107.dwg, 1/7/2025 2:28 PM, Matthew Malik

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	76.42'	53.50'	81°50'48"	S 57°09'25" W	70.09'
C2	43.40'	325.00'	7°39'04"	S 20°03'33" W	43.37'
C3	189.75'	1,035.00'	10°30'16"	N 82°19'57" E	189.49'
C4	176.92'	965.00'	10°30'16"	S 82°19'57" W	176.67'
C5	168.71'	935.00'	10°20'17"	N 53°09'14" W	168.48'
C6	283.19'	835.00'	19°25'55"	S 37°47'32" E	281.83'
C7	40.16'	25.00'	92°02'26"	N 74°05'49" W	35.98'
C8	38.38'	25.00'	87°57'34"	S 15°54'11" W	34.72'
C9	403.85'	765.00'	30°14'48"	S 43°11'59" E	399.17'
C10	66.06'	325.00'	11°38'43"	N 41°21'09" E	65.94'
C11	66.06'	325.00'	11°38'43"	N 29°42'27" E	65.94'
C12	466.53'	835.00'	32°00'44"	N 42°19'01" W	460.48'
C13	73.80'	50.00'	84°34'24"	S 68°35'51" E	67.28'
C14	37.11'	25.00'	85°02'21"	N 26°35'47" E	33.79'
C15	67.62'	325.00'	11°55'19"	S 09°57'45" E	67.50'
C16	39.27'	25.00'	90°00'00"	N 49°00'05" W	35.36'
C17	278.74'	60.00'	266°10'39"	S 39°05'14" W	87.64'
C18	22.56'	15.00'	86°10'39"	S 50°54'46" E	20.49'
C19	110.50'	375.00'	16°52'57"	N 77°33'26" E	110.10'
C20	23.55'	25.00'	53°58'05"	N 42°07'55" E	22.69'
C21	301.53'	60.00'	287°56'10"	N 20°53'03" W	70.59'
C22	23.55'	25.00'	53°58'05"	N 83°54'00" W	22.69'
C23	39.27'	25.00'	90°00'00"	S 24°06'57" W	35.36'
C24	369.14'	325.00'	65°04'36"	N 11°39'15" E	349.61'
C25	258.06'	475.00'	31°07'42"	S 28°37'42" W	254.90'
C26	39.16'	25.00'	89°44'15"	S 31°48'17" E	35.27'
C27	92.05'	250.00'	21°05'51"	N 66°07'29" W	91.54'
C28	23.55'	25.00'	53°58'05"	S 82°33'36" E	22.69'
C29	301.53'	60.00'	287°56'10"	N 34°25'26" E	70.59'
C30	23.55'	25.00'	53°58'05"	N 28°53'31" W	22.69'
C31	73.64'	200.00'	21°05'51"	N 66°07'29" W	73.23'
C32	39.38'	25.00'	90°15'45"	S 58°11'43" W	35.44'
C33	36.49'	25.00'	83°37'14"	S 28°44'46" E	33.33'
C34	26.02'	425.00'	3°30'30"	N 68°48'08" W	26.02'
C35	32.32'	37.50'	49°23'06"	N 88°15'33" E	31.33'
C36	79.51'	53.50'	85°09'18"	N 73°51'20" W	72.39'
C37	33.42'	37.50'	51°03'27"	S 56°48'25" E	32.32'
C38	303.16'	325.00'	53°26'44"	N 42°57'24" E	292.29'
C39	66.32'	41.50'	91°34'08"	S 23°53'42" W	59.49'
C40	73.31'	47.50'	88°25'52"	N 66°06'18" W	66.25'
C41	66.32'	41.50'	91°34'08"	N 23°53'42" E	59.49'
C42	58.23'	36.50'	91°24'26"	N 67°35'35" W	52.25'
C43	187.45'	1,035.00'	10°22'37"	N 71°53'30" E	187.19'
C44	165.11'	965.00'	9°48'11"	N 72°10'44" E	164.90'
C45	77.03'	49.50'	89°10'01"	N 22°41'38" E	69.49'
C46	332.72'	325.00'	58°39'25"	S 07°26'20" W	318.38'
C47	167.73'	375.00'	25°37'37"	N 23°57'15" E	166.33'
C48	39.27'	25.00'	90°00'00"	N 33°51'34" W	35.36'
C49	23.55'	25.00'	53°58'05"	S 74°09'24" W	22.69'
C50	301.53'	60.00'	287°56'10"	S 11°08'26" W	70.59'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	23.55'	25.00'	53°58'05"	S 51°52'31" E	22.69'
C52	39.27'	25.00'	90°00'00"	N 56°08'26" E	35.36'
C53	87.38'	275.00'	18°12'21"	N 02°02'15" E	87.02'
C54	26.80'	25.00'	61°25'52"	N 37°46'51" W	25.54'
C55	300.95'	60.00'	287°23'25"	S 75°11'55" W	71.05'
C56	21.02'	25.00'	48°10'40"	S 14°48'18" W	20.41'
C57	115.85'	325.00'	20°25'28"	N 00°55'42" E	115.24'
C58	38.33'	25.00'	87°51'09"	S 32°47'08" E	34.69'
C59	80.41'	50.00'	92°08'51"	N 57°12'52" E	72.02'
C60	373.78'	765.00'	27°59'42"	N 02°51'25" W	370.08'
C61	24.16'	30.00'	46°08'14"	N 39°55'23" W	23.51'
C62	86.89'	60.00'	82°58'10"	S 21°30'25" E	79.49'
C63	24.16'	30.00'	46°08'14"	N 03°05'27" W	23.51'
C64	429.44'	765.00'	32°09'48"	N 42°14'28" W	423.82'
C65	440.80'	835.00'	30°14'48"	S 43°11'59" E	435.70'
C66	40.21'	25.00'	92°08'51"	S 57°12'52" W	36.01'
C67	81.97'	50.00'	93°56'11"	N 29°44'37" W	73.10'
C68	708.46'	965.00'	42°03'51"	N 38°15'24" E	692.66'
C69	52.61'	30.50'	98°49'18"	S 71°18'01" E	46.32'
C70	281.53'	275.00'	58°39'25"	S 07°26'20" W	269.40'
C71	190.09'	425.00'	25°37'37"	N 23°57'15" E	188.51'
C72	75.08'	50.00'	86°02'11"	S 59°34'19" W	68.22'
C73	84.50'	425.00'	11°23'29"	S 83°06'21" E	84.36'
C74	36.69'	25.00'	84°05'22"	N 46°45'24" W	33.49'
C75	142.31'	275.00'	29°39'02"	N 10°06'47" E	140.73'
C76	225.13'	285.00'	45°15'32"	S 02°18'32" W	219.32'
C77	39.27'	25.00'	90°00'00"	N 24°40'46" E	35.36'
C78	73.31'	47.50'	88°25'52"	S 66°06'18" E	66.25'
C79	85.42'	60.50'	80°53'50"	S 18°33'33" W	78.50'
C80	766.90'	1,035.00'	42°27'15"	N 37°46'51" E	749.47'
C81	39.27'	25.00'	90°00'00"	S 40°17'16" W	35.36'
C82	181.06'	375.00'	27°39'50"	N 80°52'49" W	179.31'
C83	77.76'	53.50'	83°16'55"	N 25°24'26" W	71.10'
C84	256.52'	275.00'	53°26'44"	N 42°57'24" E	247.32'
C85	39.27'	25.00'	90°00'00"	S 65°19'14" E	35.36'
C86	23.38'	25.00'	53°34'41"	S 06°27'58" W	22.54'
C87	301.70'	60.00'	288°05'57"	S 69°45'39" W	70.45'
C88	23.55'	25.00'	53°58'05"	N 47°18'17" W	22.69'
C89	39.27'	25.00'	90°00'00"	N 24°40'46" E	35.36'
C90	39.30'	25.00'	90°04'10"	S 65°21'19" E	35.38'
C91	185.63'	235.00'	45°15'32"	S 02°18'32" W	180.84'
C92	168.19'	325.00'	29°39'02"	N 10°06'47" E	166.32'
C93	74.79'	50.00'	85°42'13"	S 26°15'51" W	68.01'
C94	41.43'	25.00'	94°57'39"	N 63°24'13" W	36.85'
C95	145.70'	475.00'	17°34'29"	N 07°08'10" W	145.13'
C96	21.03'	25.00'	48°11'23"	N 25°44'46" E	20.41'
C97	166.17'	50.00'	190°25'06"	S 45°22'05" E	99.59'
C98	21.03'	25.00'	48°11'23"	S 63°31'03" W	20.41'
C99	75.42'	275.00'	15°42'51"	N 84°31'50" W	75.19'
C100	39.16'	25.00'	89°44'15"	N 31°48'17" W	35.27'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C101	36.49'	25.00'	83°37'14"	N 54°52'28" E	33.33'
C102	84.54'	425.00'	11°23'49"	N 89°00'49" W	84.40'
C103	113.24'	375.00'	17°18'08"	S 86°03'40" E	112.81'
C104	77.27'	50.00'	88°33'02"	S 33°08'05" E	69.81'
C105	404.10'	835.00'	27°43'41"	N 02°43'25" W	400.16'
C106	37.11'	25.00'	85°02'21"	S 26°35'47" W	33.79'
C107	41.43'	25.00'	94°57'39"	N 63°24'13" W	36.85'
C108	169.51'	325.00'	29°53'03"	S 30°51'55" E	167.60'
C109	37.18'	25.00'	85°12'59"	N 03°11'57" W	33.85'
C110	241.40'	525.00'	26°20'42"	S 26°14'12" W	239.28'
C111	39.38'	25.00'	90°15'45"	N 58°11'43" E	35.44'
C112	89.14'	325.00'	15°42'51"	N 84°31'50" W	88.86'
C113	41.03'	25.00'	94°02'21"	S 45°22'05" E	36.58'
C114	161.04'	525.00'	17°34'29"	N 07°08'10" W	160.41'
C115	37.11'	25.00'	85°02'21"	S 26°35'47" W	33.79'
C116	39.27'	25.00'	90°00'00"	N 65°53'03" W	35.36'
C117	312.35'	275.00'	65°04'36"	N 11°39'15" E	295.82'
C118	39.27'	25.00'	90°00'00"	N 89°11'33" E	35.36'
C119	143.43'	275.00'	29°53'03"	S 30°51'55" E	141.81'
C120	39.27'	25.00'	90°00'03"	S 40°59'55" W	35.36'
C121	125.23'	425.00'	16°52'57"	N 77°33'26" E	124.78'
C122	39.27'	25.00'	90°00'00"	N 65°53'03" W	35.36'
C123	39.27'	25.00'	90°00'00"	N 24°06'57" E	35.36'
C124	41.43'	25.00'	94°57'39"	S 63°24'13" E	36.85'
C125	57.22'	275.00'	11°55'19"	S 09°57'45" E	57.12'
C126	377.20'	1,035.00'	20°52'52"	N 77°08'38" E	375.12'
C127	27.99'	47.50'	33°45'49"	S 86°33'40" W	27.59'
C128	45.32'	47.50'	54°40'03"	N 49°13'24" W	43.62'
C129	247.52'	965.00'	14°41'46"	N 80°14'11" E	246.84'
C130	94.51'	965.00'	5°36'40"	N 70°04'58" E	94.47'
C131	119.92'	325.00'	21°08'30"	S 11°19'07" E	119.24'
C132	66.06'	325.00'	11°38'43"	S 05°04'29" W	65.94'
C133	66.06'	325.00'	11°38'43"	S 16°43'12" W	65.94'
C134	66.39'	325.00'	11°42'15"	S 28°23'41" W	66.28'
C135	14.30'	325.00'	2°31'14"	S 35°30'26" W	14.30'
C136	38.25'	375.00'	5°50'37"	N 33°50'45" E	38.23'
C137	97.50'	375.00'	14°53'47"	N 23°28'33" E	97.22'
C138	31.99'	375.00'	4°53'13"	N 13°35'03" E	31.98'
C139	49.16'	60.00'	46°56'56"	N 70°38'49" E	47.80'
C140	63.89'	60.00'	61°00'24"	S 55°22'31" E	60.91'
C141	53.79'	60.00'	51°22'13"	S 00°48'48" W	52.01'
C142	21.63'	60.00'	20°39'17"	S 36°49'33" W	21.51'
C143	63.89'	60.00'	61°00'24"	S 77°39'23" W	60.91'
C144	49.16'	60.00'	46°56'56"	N 48°21'57" W	47.80'
C145	47.05'	275.00'	9°48'11"	N 06°14'21" E	46.99'
C146	40.33'	275.00'	8°24'10"	N 02°51'50" W	40.29'
C147	48.51'	60.00'	46°19'10"	S 45°20'12" E	47.20'
C148	27.09'	60.00'	25°52'09"	S 09°14'33" E	26.86'
C149	55.87'	60.00'	53°21'17"	S 30°22'10" W	53.88'
C150	54.34'	60.00'	51°53'20"	S 82°59'29" W	52.50'

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A–415  
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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C151	54.34'	60.00'	51°53'20"	N 45°07'11" W	52.50'
C152	60.81'	60.00'	58°04'08"	N 09°51'34" E	58.24'
C153	11.72'	25.00'	26°51'21"	S 25°27'57" W	11.61'
C154	9.30'	25.00'	21°19'19"	S 01°22'37" W	9.25'
C155	58.03'	325.00'	10°13'49"	N 04°10'07" W	57.95'
C156	57.82'	325.00'	10°11'39"	N 06°02'37" E	57.75'
C157	62.01'	50.00'	71°03'37"	N 67°45'29" E	58.11'
C158	18.40'	50.00'	21°05'15"	N 21°41'04" E	18.30'
C159	35.24'	765.00'	2°38'22"	N 09°49'15" E	35.24'
C160	88.67'	765.00'	6°38'27"	N 05°10'50" E	88.62'
C161	82.42'	765.00'	6°10'24"	N 01°13'35" W	82.38'
C162	79.37'	765.00'	5°56'40"	N 07°17'07" W	79.33'
C163	88.08'	765.00'	6°35'49"	N 13°33'21" W	88.03'
C164	79.10'	60.00'	75°32'20"	S 25°13'20" E	73.50'
C165	7.78'	60.00'	7°25'50"	S 16°15'45" W	7.78'
C166	59.64'	765.00'	4°28'00"	N 28°23'34" W	59.62'
C167	78.21'	765.00'	5°51'27"	N 33°33'18" W	78.18'
C168	78.21'	765.00'	5°51'27"	N 39°24'46" W	78.18'
C169	78.21'	765.00'	5°51'27"	N 45°16'13" W	78.18'
C170	135.17'	765.00'	10°07'26"	N 53°15'40" W	135.00'
C171	157.61'	835.00'	10°48'53"	S 52°54'56" E	157.38'
C172	85.46'	965.00'	5°04'27"	N 56°45'07" E	85.43'
C173	43.28'	30.50'	81°18'11"	S 80°03'34" E	39.74'
C174	9.33'	30.50'	17°31'06"	S 30°38'56" E	9.29'
C175	86.02'	275.00'	17°55'21"	S 12°55'42" E	85.67'
C176	122.33'	275.00'	25°29'14"	S 08°46'35" W	121.32'
C177	73.18'	275.00'	15°14'51"	S 29°08'38" W	72.97'
C178	61.05'	425.00'	8°13'51"	N 32°39'07" E	61.00'
C179	70.76'	425.00'	9°32'20"	N 23°46'02" E	70.67'
C180	58.28'	425.00'	7°51'26"	N 15°04'09" E	58.24'
C181	4.37'	25.00'	10°00'28"	S 16°08'40" W	4.36'
C182	35.84'	25.00'	82°08'23"	S 62°13'06" W	32.85'
C183	62.78'	50.00'	71°56'18"	N 40°44'33" W	58.73'
C184	19.20'	50.00'	21°59'53"	N 06°13'32" E	19.08'
C185	64.94'	965.00'	3°51'21"	N 19°09'09" E	64.93'
C186	83.70'	965.00'	4°58'10"	N 23°33'55" E	83.67'
C187	83.70'	965.00'	4°58'10"	N 28°32'05" E	83.67'
C188	82.58'	965.00'	4°54'11"	N 33°28'15" E	82.55'
C189	82.58'	965.00'	4°54'11"	N 38°22'26" E	82.55'
C190	81.67'	965.00'	4°50'57"	N 43°15'01" E	81.65'
C191	143.83'	965.00'	8°32'24"	N 49°56'41" E	143.70'
C192	208.10'	1,035.00'	11°31'12"	N 53°14'52" E	207.75'
C193	71.25'	1,035.00'	3°56'40"	N 45°30'56" E	71.24'
C194	69.01'	1,035.00'	3°49'14"	N 41°37'59" E	69.00'
C195	69.01'	1,035.00'	3°49'14"	N 37°48'45" E	69.00'
C196	69.01'	1,035.00'	3°49'14"	N 33°59'32" E	69.00'
C197	69.01'	1,035.00'	3°49'14"	N 30°10'18" E	69.00'
C198	69.01'	1,035.00'	3°49'14"	N 26°21'05" E	69.00'
C199	69.29'	1,035.00'	3°50'10"	N 22°31'23" E	69.28'
C200	73.18'	1,035.00'	4°03'05"	N 18°34'46" E	73.17'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C201	63.04'	50.00'	72°14'22"	S 52°40'24" W	58.95'
C202	12.04'	50.00'	13°47'49"	N 84°18'31" W	12.01'
C203	17.05'	425.00'	2°17'54"	S 78°33'33" E	17.05'
C204	67.45'	425.00'	9°05'35"	S 84°15'18" E	67.38'
C205	113.64'	275.00'	23°40'33"	N 07°07'33" E	112.83'
C206	28.68'	275.00'	5°58'29"	N 21°57'04" E	28.66'
C207	11.30'	285.00'	2°16'19"	S 23°48'09" W	11.30'
C208	66.53'	285.00'	13°22'34"	S 15°58'43" W	66.38'
C209	63.19'	285.00'	12°42'16"	S 02°56'18" W	63.06'
C210	84.10'	285.00'	16°54'25"	S 11°52'02" E	83.79'
C211	80.73'	235.00'	19°40'56"	S 10°28'46" E	80.33'
C212	104.90'	235.00'	25°34'36"	S 12°09'00" W	104.03'
C213	33.78'	325.00'	5°57'16"	N 21°57'40" E	33.76'
C214	54.18'	325.00'	9°33'07"	N 14°12'28" E	54.12'
C215	80.23'	325.00'	14°08'39"	N 02°21'36" E	80.03'
C216	38.03'	375.00'	5°48'41"	S 88°11'37" W	38.02'
C217	111.52'	375.00'	17°02'21"	N 80°22'52" W	111.11'
C218	31.50'	375.00'	4°48'48"	N 69°27'18" W	31.49'
C219	15.96'	53.50'	17°05'50"	N 58°29'59" W	15.91'
C220	61.80'	53.50'	66°11'05"	N 16°51'31" W	58.42'
C221	167.32'	275.00'	34°51'39"	N 33°39'51" E	164.75'
C222	89.20'	275.00'	18°35'05"	N 60°23'13" E	88.81'
C223	28.32'	60.00'	27°02'40"	N 20°17'18" E	28.06'
C224	64.67'	60.00'	61°45'29"	N 24°06'47" W	61.59'
C225	72.13'	60.00'	68°53'01"	N 89°26'02" W	67.87'
C226	67.73'	60.00'	64°40'34"	S 23°47'10" W	64.19'
C227	68.84'	60.00'	65°44'12"	S 41°25'13" E	65.13'
C228	67.31'	50.00'	77°08'04"	S 27°25'36" E	62.34'
C229	66.37'	835.00'	4°33'14"	N 08°51'49" E	66.35'
C230	73.66'	835.00'	5°03'15"	N 04°03'34" E	73.63'
C231	73.70'	835.00'	5°03'26"	N 00°59'46" W	73.68'
C232	73.70'	835.00'	5°03'26"	N 06°03'12" W	73.68'
C233	73.70'	835.00'	5°03'26"	N 11°06'37" W	73.68'
C234	42.97'	835.00'	2°56'55"	N 15°06'48" W	42.97'
C235	28.16'	50.00'	32°16'02"	S 00°27'14" E	27.79'
C236	46.63'	50.00'	53°26'11"	S 42°23'52" W	44.96'
C237	35.48'	475.00'	4°16'45"	N 13°47'02" W	35.47'
C238	110.22'	475.00'	13°17'44"	N 04°59'47" W	109.98'
C239	59.60'	50.00'	68°17'56"	S 15°41'30" W	56.14'
C240	67.02'	50.00'	76°48'18"	S 56°51'37" E	62.12'
C241	39.54'	50.00'	45°18'53"	N 62°04'48" E	38.52'
C242	20.34'	275.00'	4°14'15"	S 89°43'52" W	20.33'
C243	55.08'	275.00'	11°28'36"	N 82°24'42" W	54.99'
C244	62.65'	425.00'	8°26'46"	N 87°32'18" W	62.59'
C245	21.89'	425.00'	2°57'03"	S 86°45'48" W	21.89'
C246	80.56'	375.00'	12°18'29"	S 88°33'29" E	80.40'
C247	32.69'	375.00'	4°59'39"	S 79°54'25" E	32.68'
C248	9.96'	50.00'	11°24'58"	S 71°42'07" E	9.95'
C249	51.13'	325.00'	9°00'52"	N 87°52'50" W	51.08'
C250	19.75'	525.00'	2°09'18"	N 00°34'26" E	19.75'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C251	96.39'	525.00'	10°31'10"	N 05°45'48" W	96.25'
C252	44.90'	525.00'	4°54'01"	N 13°28'24" W	44.89'
C253	23.99'	325.00'	4°13'44"	S 18°02'16" E	23.98'
C254	66.06'	325.00'	11°38'43"	S 25°58'29" E	65.94'
C255	79.47'	325.00'	14°00'36"	S 38°48'09" E	79.27'
C256	67.10'	525.00'	7°19'23"	S 35°44'51" W	67.06'
C257	75.24'	525.00'	8°12'39"	S 27°58'49" W	75.17'
C258	99.06'	525.00'	10°48'39"	S 18°28'10" W	98.91'
C259	38.00'	325.00'	6°42'00"	N 80°01'24" W	37.98'
C260	75.34'	275.00'	15°41'50"	S 37°57'32" E	75.11'
C261	68.09'	275.00'	14°11'13"	S 23°01'01" E	67.92'
C262	69.48'	275.00'	14°28'34"	N 13°38'46" W	69.30'
C263	138.97'	275.00'	28°57'18"	N 08°04'10" E	137.50'
C264	103.89'	275.00'	21°38'44"	N 33°22'11" E	103.27'
C265	19.03'	275.00'	3°57'54"	S 05°59'02" E	19.03'
C266	46.18'	425.00'	6°13'31"	N 82°53'10" E	46.15'
C267	76.39'	425.00'	10°17'53"	N 74°37'28" E	76.29'
C268	2.67'	425.00'	0°21'34"	N 69°17'44" E	2.67'
C269	38.19'	275.00'	7°57'25"	S 11°56'41" E	38.16'
C270	66.06'	325.00'	11°38'43"	N 52°59'52" E	65.94'
C271	286.59'	835.00'	19°39'55"	N 48°29'25" W	285.19'
C272	70.48'	835.00'	4°50'10"	N 36°14'22" W	70.46'
C273	72.18'	835.00'	4°57'10"	N 31°20'42" W	72.16'
C274	37.28'	835.00'	2°33'28"	N 27°35'23" W	37.27'
C275	33.49'	50.00'	38°22'29"	S 45°29'54" E	32.87'
C276	40.32'	50.00'	46°11'54"	S 87°47'05" E	39.23'
C277	27.56'	25.00'	63°10'07"	N 37°31'54" E	26.19'
C278	9.54'	25.00'	21°52'14"	N 04°59'17" W	9.49'
C279	32.16'	325.00'	5°40'09"	S 13°05'19" E	32.14'
C280	35.47'	325.00'	6°15'09"	S 07°07'40" E	35.45'
C281	11.17'	60.00'	10°39'59"	S 88°40'05" E	11.15'
C282	50.33'	60.00'	48°03'59"	S 59°18'06" E	48.87'
C283	50.93'	60.00'	48°38'19"	S 10°56'58" E	49.42'
C284	48.28'	60.00'	46°06'06"	S 36°25'15" W	46.99'
C285	67.79'	60.00'	64°44'05"	N 88°09'40" W	64.24'
C286	50.23'	60.00'	47°58'11"	N 31°48'32" W	48.78'
C287	106.66'	375.00'	16°17'47"	N 77°51'01" E	106.30'
C288	3.84'	375.00'	0°35'10"	N 69°24'33" E	3.84'
C289	45.32'	60.00'	43°16'35"	S 36°47'10" W	44.25'
C290	33.38'	60.00'	31°52'32"	S 74°21'43" W	32.95'
C291	56.61'	60.00'	54°03'37"	N 62°40'12" W	54.54'
C292	62.83'	60.00'	60°00'00"	N 05°38'24" W	60.00'
C293	68.36'	60.00'	65°16'42"	N 56°59'58" E	64.72'
C294	35.02'	60.00'	33°26'44"	S 73°38'19" E	34.53'
C295	3.41'	325.00'	0°36'05"	N 20°35'00" W	3.41'
C296	75.53'	325.00'	13°18'57"	N 13°37'29" W	75.36'
C297	75.53'	325.00'	13°18'57"	N 00°18'32" W	75.36'
C298	75.53'	325.00'	13°18'57"	N 13°00'26" E	75.36'
C299	75.53'	325.00'	13°18'57"	N 26°19'23" E	75.36'
C300	63.60'	325.00'	11°12'41"	N 38°35'13" E	63.49'

FINAL PLAT

LARIAT SECTIONS 14–16

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FINAL PLAT  
LARIAT SECTIONS 14-16

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IN WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C301	76.67'	475.00'	9°14'54"	S 39°34'06" W	76.59'
C302	49.54'	475.00'	5°58'31"	S 31°57'24" W	49.52'
C303	131.85'	475.00'	15°54'17"	S 21°00'59" W	131.43'
C304	37.01'	250.00'	8°28'59"	N 72°25'55" W	36.98'
C305	55.04'	250.00'	12°36'52"	N 61°53'00" W	54.93'
C306	2.62'	25.00'	6°00'04"	S 58°34'36" E	2.62'
C307	20.93'	25.00'	47°58'01"	S 85°33'38" E	20.32'
C308	70.52'	60.00'	67°20'20"	N 75°52'29" W	66.53'
C309	66.75'	60.00'	63°44'46"	N 10°19'56" W	63.36'
C310	45.48'	60.00'	43°26'03"	N 43°15'28" E	44.40'
C311	87.81'	60.00'	83°51'04"	S 73°05'59" E	80.18'
C312	30.96'	60.00'	29°33'58"	S 16°23'28" E	30.62'
C313	34.43'	200.00'	9°51'44"	N 60°30'26" W	34.38'
C314	39.22'	200.00'	11°14'07"	N 71°03'21" W	39.16'
C315	41.00'	41.50'	56°36'42"	S 06°24'59" W	39.36'
C316	25.32'	41.50'	34°57'26"	S 52°12'03" W	24.93'
C317	61.60'	325.00'	10°51'32"	N 64°15'00" E	61.50'

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
CLANCY DRIVE	50 FEET	33 FEET	1,171 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
GRAZING COURT	50 FEET	33 FEET	246 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
HOMEWARD DRIVE	50 FEET	33 FEET	1,564 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LOOKOUT POINT DRIVE	50 FEET	33 FEET	605 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LUTTRELL COURT	50 FEET	48 FEET	133 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LUTTRELL LANE	50 FEET	33 FEET	2,098 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
ROLLO ROAD	50 FEET	33 FEET	1,296 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
SHADOW DRIVE	50 FEET	33 FEET	1,000 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
SOUTH HEMINGWAY LOOP	70 FEET	33 FEET	3,264 FEET	35 MPH	PUBLIC	COLLECTOR (URBAN)
SUNVIEW LANE	50 FEET	33 FEET	447 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
UPHILL COURT	50 FEET	33 FEET	182 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
UPHILL DRIVE	50 FEET	33 FEET	1,679 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
YAKLIN DRIVE	50 FEET	33 FEET	1,322 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			15,007 FEET			

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	227	57.617 AC
OPEN SPACE	17	6.964 AC
OPEN SPACE/DRAINAGE	7	14.691 AC.
DRAINAGE/POND	4	7.315 AC.
RIGHT-OF-WAY	-	19.567 AC
TOTAL	255	106.154 AC.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 03°44'09" E	61.03'
L2	N 81°52'40" W	74.95'
L3	S 80°01'34" W	125.14'
L4	S 36°13'21" E	157.39'
L5	S 07°39'52" W	50.00'
L6	N 82°07'40" W	3.63'
L7	S 16°14'01" W	27.96'
L8	S 66°06'55" E	124.00'
L9	S 16°14'01" W	159.94'
L10	S 69°32'02" W	84.43'
L11	N 69°40'46" E	71.44'
L12	N 20°19'14" W	120.00'
L13	N 26°13'36" W	77.01'
L14	N 87°35'04" E	42.51'
L15	N 12°55'11" W	70.00'
L16	S 87°35'04" W	42.51'
L17	N 24°47'06" E	84.62'
L18	N 40°45'57" E	68.88'
L19	N 29°00'20" E	67.91'
L20	N 24°36'17" E	52.08'
L21	N 53°38'05" E	37.90'
L22	N 17°40'20" E	46.54'
L23	N 58°19'23" W	55.01'
L24	N 21°00'42" E	21.26'
L25	N 42°29'44" E	80.19'
L26	N 28°04'36" W	112.71'
L27	N 59°52'58" E	120.08'
L28	S 28°04'36" E	116.99'
L29	S 58°19'23" E	47.15'
L30	N 04°00'05" W	33.61'
L31	N 31°55'01" E	67.68'
L32	N 57°12'11" E	55.81'
L33	N 68°51'06" E	44.04'
L34	N 35°19'48" E	38.95'
L35	N 56°19'42" E	66.87'
L36	N 84°12'35" E	91.90'
L37	S 70°47'05" E	60.34'
L38	S 62°36'43" E	80.59'
L39	N 13°03'51" E	8.61'
L40	N 76°40'24" W	26.39'
L41	N 55°34'34" W	18.13'
L42	S 55°34'34" E	18.13'
L43	S 76°40'24" E	25.94'
L44	N 21°53'22" W	76.83'
L45	S 21°53'22" E	73.24'
L46	S 21°53'22" E	56.73'
L47	S 21°53'22" E	10.05'
L48	S 78°51'34" E	63.59'
L49	N 78°51'34" W	63.59'
L50	S 11°08'26" W	77.22'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L51	S 21°53'22" E	18.10'
L52	S 11°08'26" W	10.40'
L53	N 77°24'36" W	55.23'
L54	N 04°42'44" W	17.98'
L55	N 24°56'18" E	116.84'
L56	N 20°19'14" W	12.41'
L57	S 21°53'22" E	44.01'
L58	S 85°17'16" W	117.65'
L59	N 16°14'01" E	27.78'
L60	N 69°40'46" E	32.96'
L61	S 20°19'14" E	14.02'
L62	N 20°19'14" W	14.02'
L63	S 20°19'14" E	12.41'
L64	S 24°56'18" W	116.84'
L65	S 04°42'44" E	15.58'
L66	N 01°39'05" E	94.73'
L67	S 87°36'44" W	13.31'
L68	N 76°40'24" W	31.25'
L69	S 77°24'36" E	54.18'
L70	N 45°48'27" W	23.68'
L71	N 13°03'51" E	8.15'
L72	S 76°40'24" E	30.79'
L73	N 87°36'44" E	15.56'
L74	S 01°39'05" W	96.98'
L75	N 20°53'03" W	22.32'
L76	S 45°48'27" E	21.76'
L77	S 04°00'05" E	59.60'
L78	S 86°45'41" E	42.53'
L79	S 20°11'12" E	59.70'
L80	S 10°20'08" E	47.28'
L81	S 51°25'11" W	34.45'
L82	N 38°56'41" E	37.77'
L83	N 80°07'48" W	58.11'
L84	S 69°59'43" E	47.00'
L85	N 50°43'58" W	29.48'
L86	N 48°27'58" E	50.21'
L87	S 79°52'15" E	67.67'
L88	S 31°55'01" W	55.01'
L89	S 52°00'13" E	21.65'
L90	S 41°36'41" W	56.22'
L91	N 02°08'25" W	36.51'
L92	S 04°00'05" E	59.60'
L93	S 68°25'17" E	58.31'



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TBPELS Licensed Surveying Firm No. 10106502



FIELD NOTES FOR A 106.154 ACRE TRACT OF LAND OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 50.866 ACRE TRACT OF LAND AS CONVEYED TO DREES CUSTOM HOMES, L.P., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023096509, AND ALL OF A CALLED 21.927 ACRE TRACT OF LAND AS CONVEYED TO LARIAT SECTION 15 DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2024006131, AND OF A CALLED 34.049 ACRE TRACT OF LAND AS CONVEYED TO 2023 LARIAT DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023106423, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 106.154 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE at a 1/2–inch rod with cap stamped 'FOREST 1847' found at an interior corner 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, by special warranty deed recorded in Document Number 2021137550, and at an exterior corner of a called 40.13 acre tract of land as conveyed to M. Conrad Huffstutler Jr. and Gail J. Huffstutler by cash warranty deed recorded in Volume 2541, Page 236 of the Official Public Records of Williamson County, Texas; Thence, over and across said River Oaks remainder tract, S 85°41'55" W a distance of 210.66 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the northeast corner of the above described Drees Custom Homes tract, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the easterly lines of the above described Drees Custom Homes tract and with the westerly lines of said River Oaks remainder tract the following three (3) courses:

- 1) S 03°44'09" E a distance of 61.03 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 2) N 81°52'40" W a distance of 74.95 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 3) S 80°01'34" W a distance of 125.14 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;

THENCE, continuing with the easterly lines of the above described Drees Custom Homes tract and with the westerly lines of said River Oaks remainder tract and westerly lines of the remainder of a called 10,000 acre tract of land as conveyed to River Oaks Land Partners II, LLC by special warranty deeds recorded in Document Numbers 2022008362, 2022008365, 2022008368, 2022008371 and 2022008374, all of the Official Public Records of Williamson County, Texas, the following seven (7) courses:

- 1) S 36°13'21" E a distance of 157.39 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 2) S 36°06'27" E a distance of 272.84 to a 1/2–inch iron rod with cap stamped 'BGE INC' set for the most easterly corner of the herein described tract;
- 3) S 47°00'02" W a distance of 319.37 feet to a calculated angle point;
- 4) S 09°08'23" W a distance of 191.20 feet to a calculated angle point;
- 5) S 16°35'20" W a distance of 454.92 feet to a calculated angle point;
- 6) S 10°51'46" W a distance of 418.57 feet to a calculated angle point; and
- 7) S 30°06'05" W a distance of 287.36 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at for angle point at the common east corner of said Drees Custom Homes tract and the above described Lariat Section 15 Development tract;

THENCE, with the easterly lines of the said Lariat Section 15 Development tract and with the westerly lines of said River Oaks remainder tract the following seven (7) courses:

- 1) S 07°39'52" W a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 2) N 82°07'40" W a distance of 3.63 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;
- 3) Along said curve to left an arc distance of 76.42 feet, having a radius of 53.50 feet, a central angle of 81°50'48", and a chord which bears S 57°09'25" W a distance of 70.09 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at a point of tangency;
- 4) S 16°14'01" W a distance of 27.96 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at a point of curvature of a curve to the right;
- 5) Along said curve to the right an arc distance of 43.40 feet, having a radius of 325.00 feet, a central angle of 7°39'04" and a chord which bears S 20°03'33" W a distance of 43.37 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
- 6) S 66°06'55" E a distance of 124.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract; and
- 7) S 16°14'01" W a distance of 159.94 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the southeast corner of said Lariat Section 15 Development tract, on the north line of a called 5.266 acre tract as conveyed to Hannah Donahue by general warranty deed with vendor's lien recorded in Document Number 2024039357 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, from which a 1/2–inch iron rod found on the south line of said River Oaks remainder tract, at the northeast corner of said Donahue tract bears N 69°32'02" E a distance of 265.80 feet;

THENCE, with the south line of said Lariat Section 15 Development tract and the north line of said Donahue tract S 69°32'02" W a distance of 84.43 feet to a 1/2–inch iron rod with cap stamped 'RPLS 1487' found for angle point at the common north corner of said Donahue tract, and a called 10.122 acre tract as conveyed to Clinton Sean Pilgrim and Laura Pilgrim by general warranty deed with vendor's lien recorded in Document Number 2018059068 of the Official Public Records of Williamson County, Texas;

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said Pilgrim tract S 69°09'22" W a distance of 293.48 feet to a 1/2–inch iron rod found for an angle point at the common north corner of said Pilgrim tract and Lot 7, LIBERTY OAKS, a subdivision as recorded in Cabinet D, Slide 144 of the Plat Records of Williamson County, Texas;

# FINAL PLAT

# LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A–415  
IN WILLIAMSON COUNTY, TEXAS.

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said LIBERTY OAKS subdivision S 69°40'21" W a distance of 572.25 feet to a 1/2–inch iron rod found for angle point at the common north corner of Lot 6 and said Lot 7 of said LIBERTY OAKS subdivision;

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said LIBERTY OAKS subdivision S 69°41'17" W a distance of 421.79 feet to a 1/2–inch iron rod found for angle point at the common north corner of said Lot 6, LIBERTY OAKS subdivision and a called 95.34 acre tract of land described as Tract A as conveyed to Watson Ranch, Ltd. and Blair Morgan Watson by General Warranty Deed recorded in Document Number 2009017881 and corrected in Document Number 2016107237, both of the Official Public Records of Williamson County, Texas;

THENCE, continuing with the south line of said Lariat Section 15 Development tract and the north line of said Watson tract S 69°42'01" W a distance of 571.67 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the southwest corner of said Lariat Section 15 Development tract, for the southwest corner of the herein described tract;

THENCE, departing the north line of said Watson tract, with the westerly lines of said Lariat Section 15 Development tract and the easterly lines of said River Oaks remainder tract, the following four (4) courses:

- 1) N 20°19'14" W a distance of 169.23 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 2) N 69°40'46" E a distance of 71.44 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
- 3) N 20°19'14" W a distance of 120.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point; and
- 4) N 26°13'36" W a distance of 77.01 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the most westerly northwest corner of said Lariat Section 15 Development tract, on the south line of a called 36.986 acre tract as conveyed to Castlerock Communities LLC by special warranty deed recorded in Document Number 2024015292 of the Official Public Records of Williamson County, Texas for an exterior corner of the herein described tract;

THENCE, with a north line of said Lariat Section 15 Development and a south line of said Castlerock Communities tract, N 87°35'04" E a distance of 42.51 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 with a north line of said Lariat Section 15 Development and a south line of said Castlerock Communities tract, along said curve to the left, an arc distance of 189.75 feet, having a radius of 1,035.00 feet, a central angle of 10°30'16" and a chord which bears N 82°19'57" E a distance of 189.49 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the southeast corner of said Castlerock Communities tract, and at the most southerly corner of the above described 2023 Lariat Development tract for an interior corner of the herein described tract;

THENCE, leaving the north line of said Lariat Section 15 Development, with an east line of said Castlerock Communities tract, and a west line of said 2023 Lariat Development tract, N 12°55'11" W a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at a point of curvature of a non–tangent curve to the right, for an interior corner of the herein described tract;

THENCE, with a north line of said Castlerock Communities tract, and a south line of said 2023 Lariat Development tract, along said curve to the right, an arc distance of 176.92 feet, having a radius of 965.00 feet, a central angle of 10°30'16" and a chord which bears S 82°19'57" W a distance of 176.67 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at a point of tangency;

THENCE, continuing with a north line of said Castlerock Communities tract, and a south line of said 2023 Lariat Development tract, S 87°35'04" W a distance of 42.51 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the most westerly southwest corner of said 2023 Lariat Development tract for exterior corner of the herein described tract;

THENCE, leaving the north line of said Castlerock Communities tract, with the westerly lines of said 2023 Lariat Development tract, and the easterly lines of said River Oaks remainder tract the following seven (7) courses:

- 1) N 24°47'06" E a distance of 84.62 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 2) N 40°45'57" E a distance of 68.88 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 3) N 29°00'20" E a distance of 67.91 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 4) N 24°36'17" E a distance of 52.08 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 5) N 53°38'05" E a distance of 37.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 6) N 00°35'24" E a distance of 656.46 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point; and
- 7) N 17°45'10" W a distance of 634.02 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the south corner of a called 12.67 acre tract of land as conveyed to Liberty Hill Independent School District by special warranty correction deed recorded in Document Number 2024019267 of the Official Public Records of Williamson County, Texas, for the most westerly corner of the herein described tract;

THENCE, with the northwesterly lines of said 2023 Lariat Development tract and the southeasterly lines of said Liberty Hill Independent School District tract, the following seven (7) courses:

- 1) N 68°07'22" E a distance of 225.76 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 2) N 37°06'48" E a distance of 313.48 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 3) N 17°40'20" E a distance of 46.54 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at an interior corner of 2023 Lariat Development tract and at the southeast corner of said Liberty Hill School District Tract, for an interior corner of the herein described tract;
- 4) N 58°19'23" W a distance of 55.01 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at a point of curvature of a curve to the right;
- 5) Along said curve to the right, an arc distance of 168.71 feet, having a radius of 935.00 feet, a central angle of 10°20'17" and chord which bears N 53°09'14" W a distance of 168.48 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set an exterior corner of said 2023 Lariat Development tract and at an interior corner of said Liberty Hill Independent School District tract, for an exterior corner of the herein described tract;
- 6) N 21°00'42" E a distance of 21.26 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point; and

- 7) N 42°29'32" E a distance of 80.19 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for a point of curvature of a non–tangent curve to the right, at the north corner of said 2023 Lariat Development tract, at an exterior corner of said Liberty Hill Independent School District tract, on a west line of the said Drees Custom Homes tract, for an interior corner of the herein described tract;

THENCE, with the westerly lines of said Drees Custom Homes tract and the easterly lines of said Liberty Hill Independent School District tract, the following three (3) courses:

- 1) Along said curve to the right, an arc distance of 283.19 feet, having a radius of 835.00 feet, a central angle of 19°25'55" and chord which bears N 37°47'32" W a distance of 281.83 feet to the point of tangency;
- 2) N 28°04'36" W a distance of 112.71 feet to a 1/2–inch iron rod with cap stamped 'LSI SURVEY' found at a point of a curvature of a curve to the left;
- 3) Along said curve to the left, an arc distance of 40.16 feet, having a radius of 25.00 feet, a central angle of 92°02'26" and chord which bears N 74°05'49" W a distance of 35.98 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set on the southeast right–of–way line of County Road No. 214 (R.O.W. width varies) as dedicated by NORTHGATE CR ROW AND AMENITY CENTER, a subdivision recorded in Document Number 2023024428 of the Official Public Records of Williamson County, Texas, at the northwest corner of said Drees Custom Homes tract, and at the most northerly corner of said Liberty Hill Independent School District tract, for the northwest corner of the herein described tract;

THENCE, with the southeast right–of–way line of said County Road No. 214 and a northwest line of said Drees Custom Homes tract, N 59°52'58" E a distance of 120.08 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at the north corner of said Drees Custom Homes tract, for the north corner of the herein described tract;

THENCE, leaving the southeast right–of–way line of said County Road No. 214, with the northerly lines of said Drees Custom Homes tract, and the southerly lines of said River Oaks remainder tract, with the following nineteen (19) courses:

- 1) Along a curve to the left, an arc distance of 38.38 feet, having a radius of 25.00 feet, a central angle of 87°57'34" and chord which bears S 15°54'11" W a distance of 34.72 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set at a point of tangency;
- 2) S 28°04'36" E a distance of 116.99 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;
- 3) Along said curve to the left, an arc distance of 403.85 feet, having a radius of 765.00 feet, a central angle of 30°14'48" and a chord which bears S 43°11'59" E a distance of 399.17 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' at a point of tangency;
- 4) S 58°19'23" E a distance of 47.15 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for a northerly interior corner of the herein described tract;
- 5) N 18°37'49" E a distance of 205.30 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for a northerly exterior corner of the herein described tract;
- 6) S 58°19'23" E a distance of 300.42 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
- 7) N 04°00'05" W a distance of 33.61 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 8) N 31°55'01" E a distance of 67.68 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 9) N 86°56'02" E a distance of 216.29 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 10) S 87°34'24" E a distance of 388.54 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 11) N 69°18'39" E a distance of 475.35 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 12) N 60°16'20" E a distance of 239.24 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 13) N 57°12'11" E a distance of 55.81 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 14) N 68°51'06" E a distance of 44.04 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 15) N 35°19'48" E a distance of 38.95 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 16) N 56°19'42" E a distance of 66.87 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 17) N 84°12'35" E a distance of 91.90 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point;
- 18) S 70°47'05" E a distance of 60.34 feet to a 1/2–inch iron rod with cap stamped 'BGE INC' set for an angle point; and
- 19) S 62°36'43" E a distance of 80.59 feet to the POINT OF BEGINNING and containing 106.154 acres of land, more or less



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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. 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.
6. 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.
7. 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.
8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. NO LOT IN THIS SUBDIVISION IS ENCROACHED 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 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT–OF–WAY.
11. 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.
12. THE OWNER SHALL PROVIDE A MAINTENANCE SCHEDULE FOR THE ROADS TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE FINAL PLAT ON THE COMMISSIONERS COURT AGENDA FOR APPROVAL. THE SCHEDULE SHALL INCLUDE THE MAINTENANCE ACTIVITIES, THEIR CYCLE OF OCCURRENCE, AND THE CURRENT COST OF PROVIDING THE MAINTENANCE ACTIVITY. THE TOTAL COST OF THE ACTIVITIES ALONG WITH THE RATE OF INFLATION SHALL BE USED TO DETERMINE THE ANNUAL ASSESSMENT PER LOT.
13. A 25 FOOT SETBACK FROM ALL ROW IS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS FOR ALL LOTS, HOWEVER, A 15 FOOT SIDE SETBACK IS PERMITTED FOR CORNER LOTS ALONG NON–MAJOR HIGHWAYS AND ROADS.
14. ALL LOTS SHALL HAVE A 10 FOOT REAR BUILDING SETBACK AND A 5 FOOT SIDE BUILDING SETBACK FROM PROPERTY LINES WHICH DO NOT ABUT PUBLIC ROW.
15. 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.
16. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROADWAY.
17. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
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 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.
20. 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.
21. 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.
22. 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 SUPERCEDED 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.

FINAL PLAT

LARIAT SECTIONS 14–16

A SUBDIVISION OF 106.154 ACRES OF LAND  
LOCATED IN THE  
JOHN MCDEVITT SURVEY A–415  
IN WILLIAMSON COUNTY, TEXAS.



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STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT DREES CUSTOM HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREBY AND THROUGH DAVID HARBIN, IT'S PRESIDENT-TEXAS REGION, OWNER OF A CALLED 50.866 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023096509, AND THAT LARIAT SECTION 15 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH HIGHLAND HOMES-AUSTIN, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY JEFF MAH, VICE PRESIDENT, OWNER OF A CALLED 21.927 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2024006131, AND THAT 2023 LARIAT DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREBY AND THROUGH 2022 FM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY GARY TESCH, PRESIDENT, OWNER OF A CALLED 34.049 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023106423, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS BEING OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 106.154 ACRES AND DO HEREBY STATE THAT WE OWNERS OF SAID 106.154 ACRES AS SHOWN HEREON, DO HEREBY SUBDIVIDE AND CONSENT TO ALL PLAT NOTES 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. THIS SUBDIVISION IS TO BE KNOWN AS:

LARIAT SECTIONS 14-16

WITNESS MY HAND, THIS THE 22 DAY OF January 2025, A.D.

DREES CUSTOM HOMES, L.P., A TEXAS LIMITED PARTNERSHIP  
11305 FOUR POINTS DR., BUILDING 1, SUITE 150  
AUSTIN, TX 78726

BY: DREES CUSTOM HOMES, L.P.  
IT'S AUSTIN DIVISION PRESIDENT

CRAIG MCMENAMY, AUSTIN DIVISION PRESIDENT

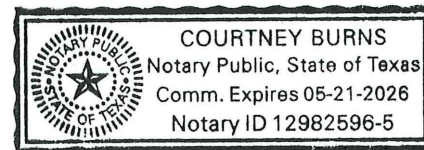
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CRAIG MCMENAMY, AUSTIN DIVISION PRESIDENT, N TO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE HAT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE IN THE CAPACITY THEREIN STATED.

Courtney Burns  
NOTARY PUBLIC, STATE OF TEXAS

1/22/2025  
DATE

Courtney Burns  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES May 21 2026



WITNESS MY HAND, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 2025, A.D.

LARIAT SECTION 15 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
5601 DEMOCRACY DRIVE, SUITE 300  
PLANO, TX 75024

BY: HIGHLAND HOMES-AUSTIN, LLC, A TEXAS LIMITED LIABILITY COMPANY

JEFF MAH, VICE PRESIDENT

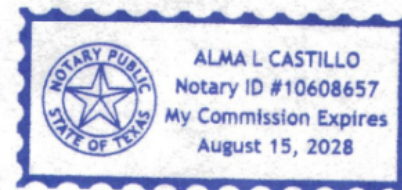
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JEFF MAH, VICE 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.

Alma L. Castillo  
NOTARY PUBLIC, STATE OF TEXAS

01-22-2025  
DATE

Alma L. Castillo  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 08-15-2028



STATE OF TEXAS §  
COUNTY OF Harris §

THAT FC-V FINANCIAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING HEREBY AND THROUGH JOHN M. BONNER, TRUSTEE, LIEN HOLDER OF THAT CERTAIN 21.927 ACRE TRACT OF LAND AS CONVEYED LARIAT SECTION 15 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2024006131 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF LAND SITUATED IN THE CITY OF WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WITNESS MY HAND, THIS THE 22 DAY OF January 2025, A.D.

FC-V FINANCIAL, L.P., A DELAWARE LIMITED PARTNERSHIP  
5718 WESTHEIMER, SUITE 1450  
HOUSTON, TX 77057

BY: FC-V FINANCIAL, L.P., A DELAWARE LIMITED PARTNERSHIP

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN M. BONNER, TRUSTEE, 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.

Kathryn Willis  
NOTARY PUBLIC, STATE OF TEXAS

1-22-2025  
DATE

Kathryn Willis  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 5-5-2026



WITNESS MY HAND, THIS THE 20 DAY OF January 2025, A.D.

2023 LARIAT DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
7676 WOODWAY, SUITE 104  
HOUSTON, TX 77063

BY: 2022 FM HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER

GARY TESCH, PRESIDENT

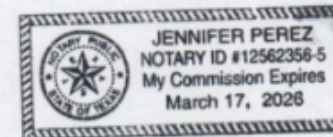
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARY TESCH, 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.

Jennifer Perez  
NOTARY PUBLIC, STATE OF TEXAS

1/20/2025  
DATE

Jennifer Perez  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 3/17/2026



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.

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

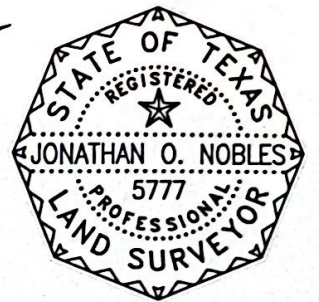
1/22/25  
DATE



I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY 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

1/22/2025  
DATE



ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 22 DAY OF January 2025 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

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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

DEPUTY



BGE, Inc.  
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# FINAL PLAT LARIAT SECTIONS 14-16

A SUBDIVISION OF 106.154 ACRES OF LAND  
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