

## FINAL PLAT LARIAT SECTION 13

A SUBDIVISION OF 62.723 ACRES OF LAND OUT OF THE JOHN MCDEVITT SURVEY ABS-415, JAMES HACKETT SURVEY ABS-312, & J.L. BROWN SURVEY ABS-788 SITUATED IN WILLIAMSON COUNTY, TEXAS.

SUBMITTED DATE: NOVEMBER 10, 2024

### OWNERS:

CASTLEROCK COMMUNITIES, LLC  
2401 FOUNTAIN VIEW DRIVE, SUITE 215  
HOUSTON, TX 770757

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

### ENGINEER & SURVEYOR:

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

### LEGEND

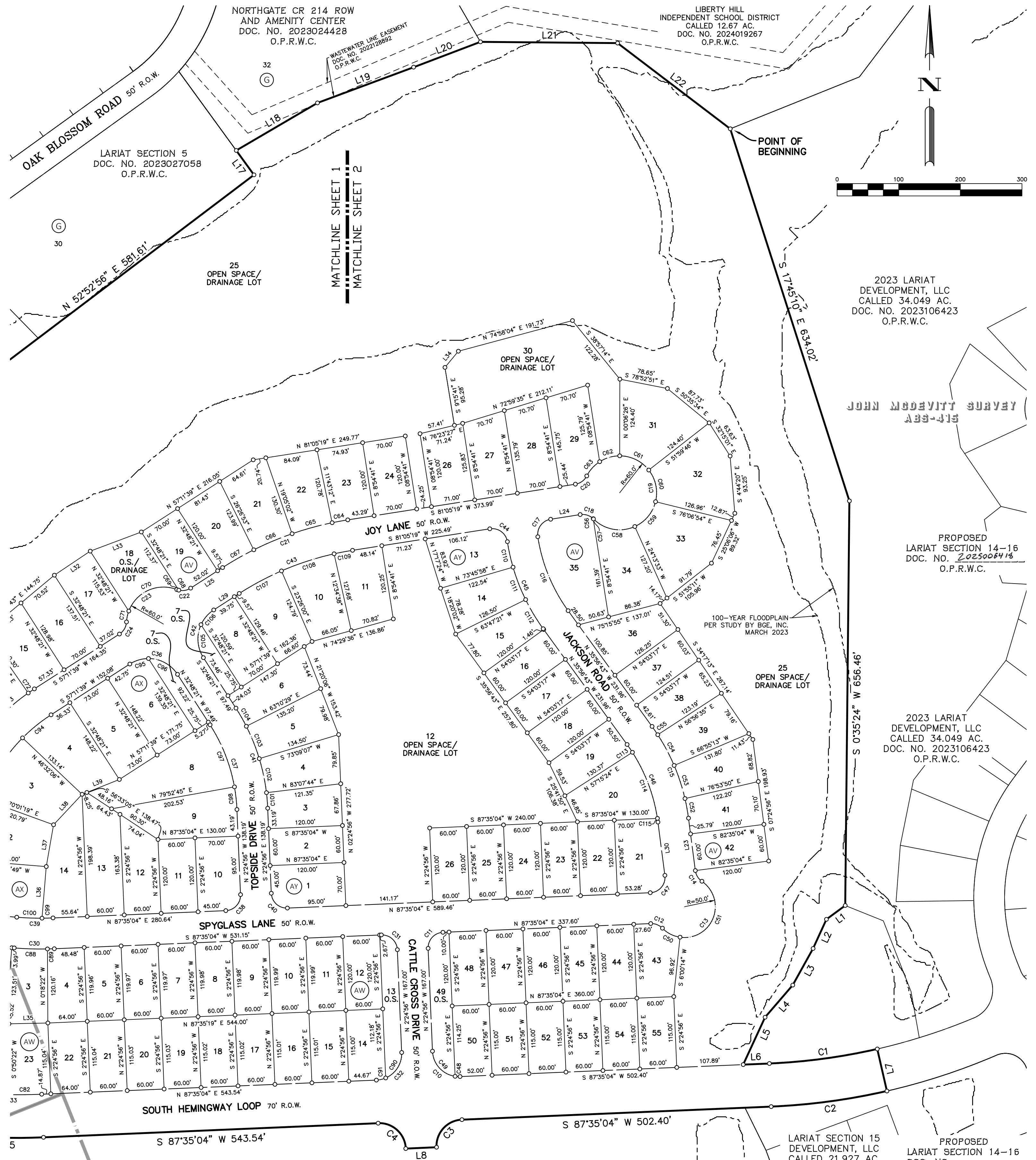
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
O	SET 1/2" IRON ROD W/ "BGE INC" CAP

### BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. 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. 101060520



J.L. BROWN  
SURVEY  
ABS-788

JOHN MCDEVITT  
SURVEY  
ABS-415

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THE JOHN MCDEVITT SURVEY ABS-415, JAMES  
HACKETT SURVEY ABS-312, & J.L. BROWN SURVEY  
ABS-788 SITUATED IN WILLIAMSON COUNTY, TEXAS.

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 53°38'05" W	37.90'
L2	S 24°36'17" W	52.08'
L3	S 29°00'20" W	67.91'
L4	S 40°45'57" W	68.88'
L5	S 24°47'06" W	84.62'
L6	N 87°35'04" E	42.51'
L7	S 12°55'11" E	70.00'
L8	S 87°35'04" W	50.00'
L9	S 04°41'11" W	5.61'
L10	N 85°18'49" W	50.00'
L11	N 18°39'46" E	70.00'
L12	N 22°46'38" E	32.81'
L13	N 77°28'19" W	30.07'
L14	N 23°01'45" E	49.99'
L15	N 55°00'11" W	29.33'
L16	N 51°11'18" E	158.68'
L17	N 36°00'53" W	48.93'
L18	N 59°38'28" E	152.67'
L19	N 69°39'02" E	165.62'
L20	N 69°11'35" E	116.91'
L21	S 89°29'25" E	222.59'
L22	S 52°43'59" E	229.74'
L23	N 07°24'56" W	85.79'
L24	N 81°05'19" E	48.50'
L25	S 57°11'39" W	61.59'
L26	N 85°18'49" W	53.99'
L27	S 04°41'11" W	88.68'
L28	S 85°18'49" E	53.99'
L29	S 57°11'39" W	49.33'
L30	N 07°24'56" W	87.12'
L31	S 17°52'42" E	70.82'
L32	S 56°12'35" W	70.01'
L33	S 69°24'06" W	88.51'
L34	N 39°42'52" E	34.11'
L35	N 88°47'34" E	63.15'
L36	S 04°41'11" W	83.99'
L37	S 09°53'22" W	68.87'
L38	S 43°10'10" W	67.75'
L39	N 68°13'20" E	65.08'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	176.92'	965.00'	10°30'16"	N 82°19'57" E	176.67'
C2	189.75'	1,035.00'	10°30'16"	S 82°19'57" W	189.49'
C3	67.54'	43.00'	90°00'00"	S 42°35'04" W	60.81'
C4	67.54'	43.00'	90°00'00"	N 47°24'56" W	60.81'
C5	110.98'	1,035.00'	6°08'37"	N 89°20'37" W	110.92'
C6	64.49'	41.50'	89°02'30"	S 49°12'26" W	58.20'
C7	79.19'	54.50'	83°15'12"	N 36°56'25" W	72.41'
C8	130.63'	1,035.00'	7°13'53"	N 74°57'04" W	130.54'
C9	105.31'	836.15'	7°12'59"	S 62°44'12" E	105.24'
C10	67.54'	43.00'	90°00'00"	S 47°24'56" E	60.81'
C11	39.27'	25.00'	90°00'00"	S 42°35'04" W	35.36'
C12	21.03'	25.00'	48°11'23"	N 68°19'14" W	20.41'
C13	167.01'	50.00'	191°22'46"	N 40°05'04" E	99.51'
C14	21.03'	25.00'	48°11'23"	S 31°30'37" E	20.41'
C15	161.83'	325.00'	28°31'48"	N 21°40'49" W	160.16'
C16	130.83'	275.00'	27°15'30"	S 22°18'58" E	129.60'
C17	39.17'	25.00'	89°46'17"	S 36°12'03" W	35.29'
C18	23.55'	25.00'	53°58'05"	N 71°55'38" W	22.69'
C19	301.53'	60.00'	287°56'10"	N 08°54'41" W	70.59'
C20	23.55'	25.00'	53°58'05"	N 54°06'17" E	22.69'
C21	218.94'	525.00'	23°53'40"	S 69°08'29" W	217.36'
C22	23.55'	25.00'	53°58'05"	N 84°10'42" E	22.69'
C23	113.03'	60.00'	107°56'10"	S 57°11'39" W	97.04'
C24	23.55'	25.00'	53°58'05"	N 30°12'37" E	22.69'
C25	297.84'	325.00'	52°30'28"	S 30°56'25" W	287.53'
C26	58.21'	34.50'	96°39'53"	N 53°01'08" E	51.54'
C27	123.17'	965.00'	7°18'48"	S 74°59'32" E	123.09'
C28	70.92'	44.50'	91°18'27"	S 40°58'03" E	63.65'
C29	39.27'	25.00'	90°00'00"	S 49°41'11" W	35.36'
C30	65.07'	525.00'	7°06'07"	S 88°51'52" E	65.03'
C31	39.27'	25.00'	90°00'00"	N 47°24'56" W	35.36'
C32	67.54'	43.00'	90°00'00"	N 42°35'04" E	60.81'
C33	97.59'	964.99'	5°47'40"	S 89°31'06" E	97.55'
C34	39.27'	25.00'	90°00'00"	S 40°18'49" E	35.36'
C35	252.02'	275.00'	52°30'28"	S 30°56'25" W	243.29'
C36	87.96'	56.00'	90°00'00"	N 77°48'21" W	79.20'
C37	145.86'	275.00'	30°23'25"	N 17°36'38" W	144.16'
C38	39.27'	25.00'	90°00'00"	N 42°35'04" E	35.36'
C39	58.88'	475.00'	7°06'07"	S 88°51'52" E	58.84'
C40	39.27'	25.00'	90°00'00"	S 47°24'56" E	35.36'
C41	172.38'	325.00'	30°23'25"	N 17°36'38" W	170.37'
C42	87.96'	56.00'	90°00'00"	S 12°11'39" W	79.20'
C43	198.09'	475.00'	23°53'40"	S 69°08'29" W	196.66'
C44	39.34'	25.00'	90°09'48"	N 53°49'52" W	35.40'
C45	154.25'	325.00'	27°11'39"	S 22°20'54" E	152.81'
C46	136.93'	275.00'	28°31'48"	N 21°40'49" W	135.52'
C47	41.45'	25.00'	95°00'00"	N 40°05'04" E	36.86'
C48	8.05'	43.00'	10°43'20"	S 87°03'16" E	8.04'
C49	59.50'	43.00'	79°16'40"	S 42°03'16" E	54.86'
C50	32.69'	50.00'	37°27'21"	S 62°57'13" E	32.11'
C51	134.32'	50.00'	153°55'25"	N 21°21'24" E	97.42'
C52	32.26'	325.00'	5°41'14"	N 10°15'33" W	32.25'
C53	56.59'	325.00'	9°58'38"	N 18°05'29" W	56.52'
C54	56.59'	325.00'	9°58'38"	N 28°04'06" W	56.52'
C55	16.38'	325.00'	2°53'18"	N 34°30'04" W	16.38'
C56	22.96'	25.00'	52°37'46"	N 72°35'48" W	22.17'
C57	0.58'	25.00'	1°20'19"	N 45°36'45" W	0.58'
C58	72.55'	60.00'	69°16'58"	S 79°35'05" E	68.21'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C59	54.34'	60.00'	51°53'20"	N 39°49'46" E	52.50'
C60	54.34'	60.00'	51°53'20"	N 12°03'34" W	52.50'
C61	54.34'	60.00'	51°53'20"	N 63°56'54" W	52.50'
C62	34.33'	60.00'	32°46'58"	S 73°42'57" W	33.86'
C63	31.63'	60.00'	30°12'14"	S 42°13'21" W	31.26'
C64	25.73'	525.00'	2°48'31"	S 79°41'04" W	25.73'
C65	67.48'	525.00'	7°21'51"	S 74°35'53" W	67.43'
C66	67.48'	525.00'	7°21'51"	S 67°14'02" W	67.43'
C67	58.25'	525.00'	6°21'27"	S 60°22'23" W	58.22'
C68	20.07'	25.00'	46°00'10"	N 80°11'44" E	19.54'
C69	3.48'	25.00'	7°57'55"	S 72°49'13" E	3.47'
C70	94.82'	60.00'	90°32'43"	S 65°53'23" W	85.26'
C71	18.21'	60.00'	17°23'27"	S 11°55'18" W	18.14'
C72	11.94'	325.00'	2°06'17"	S 56°08'31" W	11.94'
C73	66.06'	325.00'	11°38'43"	S 49°16'01" W	65.94'
C74	66.06'	325.00'	11°38'43"	S 37°37'18" W	65.94'
C75	66.06'	325.00'	11°38'43"	S 25°58'35" W	65.94'
C76	66.70'	325.00'	11°45'32"	S 14°16'28" W	66.58'
C77	21.04'	325.00'	3°42'31"	S 06°32'26" W	21.03'
C78	11.37'	34.50'	18°53'20"	N 14°07'51" E	11.32'
C79	46.83'	34.50'	77°46'34"	N 62°27'48" E	43.32'
C80	82.56'	965.00'	4°54'08"	S 76°11'52" E	82.54'
C81	40.61'	965.00'	2°24'40"	S 72°32'28" E	40.61'
C82	54.82'	964.99'	3°15'18"	N 89°12'43" E	54.81'
C83	42.77'	964.99'	2°32'22"	S 87°53'27" E	42.76'
C84	21.09'	44.50'	27°09'22"	S 73°02'35" E	20.89'
C85	49.82'	44.50'	64°09'06"	S 27°23'22" E	47.26'
C86	28.97'	25.00'	66°23'05"	S 37°52'44" W	27.37'
C87	10.30'	25.00'	23°36'55"	S 82°52'44" W	10.23'
C88	53.98'	525.00'	5°53'27"	S 88°15'33" E	53.96'
C89	11.10'	525.00'	1°12'39"	N 88°11'24" E	11.10'
C90	51.87'	43.00'	69°07'01"	N 32°08'35" E	48.78'
C91	15.67'	43.00'	20°52'59"	N 77°08'35" E	15.59'
C92	73.40'	275.00'	15°17'30"	S 12°19'56" W	73.18'
C93	119.01'	275.00'	24°47'48"	S 32°22'35" W	118.09'
C94	59.61'	275.00'	12°25'11"	S 50°59'04" W	59.49'
C95	31.95'	56.00'	32°41'26"	S 73°32'22" W	31.52'
C96	56.01'	56.00'	57°18'34"	N 61°27'38" W	53.71'
C97	108.88'	275.00'	22°41'06"	N 21°27'48" W	108.17'
C98	36.98'	275.00'	7°42'19"	N 06°16'05" W	36.95'
C99	17.82'	475.00'	2°08'58"	N 88°39'34" E	17.82'
C100	41.06'	475.00'	4°57'09"	S 87°47'23" E	41.04'
C101	25.27'	325.00'	4°27'20"	N 04°38'36" W	25.27'
C102	56.59'	325.00'	9°58'38"	N 11°51'35" W	56.52'
C103	56.59'	325.00'	9°58'38"	N 21°50'12" W	56.52'
C104	33.92'	325.00'	5°58'50"	N 29°48'56" W	33.91'
C105	56.01'	56.00'	57°18'34"	S 04°09'04" E	53.71'
C106	31.95'	56.00'	32°41'26"	S 40°50'56" W	31.52'
C107	77.70'	475.00'	9°22'21"	S 61°52'50" W	77.61'
C108	90.00'	475.00'	10°51'22"	S 71°59'41" W	89.86'
C109	30.39'	475.00'	3°39'58"	S 79°15'20" W	30.39'
C110	42.44'	325.00'	7°28'58"	S 12°29'33" E	42.41'
C111	56.59'	325.00'	9°58'38"	S 21°13'20" E	56.52'
C112	55.22'	325.00'	9°44'04"	S 31°04'41" E	55.15'
C113	15.37'	275.00'	3°12'07"	N 34°20'40" W	15.37'
C114	115.51'	275.00'	24°03'56"	N 20°42'38" W	114.66'
C115	6.06'	275.00'	1°15'44"	N 08°02'48" W	6.06'

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RIGHT-OF-WAY	—	8.749 AC
OPEN SPACE	6	0.581 AC.
OPEN SPACE/DRAINAGE LOT	5	31.961 AC.
RESIDENTIAL	108	21.432 AC.
TOTAL	119	62.723 AC.

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
CATTLE CROSS DRIVE	50 FEET	33 FEET	373 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
JACKSON ROAD	50 FEET	33 FEET	715 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
JOY LANE	50 FEET	33 FEET	1,811 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
SOUTH HEMINGWAY LOOP	70 FEET	48 FEET	2,051 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
SPYGLASS LANE	50 FEET	33 FEET	1,191 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOPSIDE DRIVE	50 FEET	33 FEET	526 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			6,667 FEET			



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METES & BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, THE JAMES HACKETT SURVEY, ABSTRACT NO. 312 AND THE J.L. BROWN SURVEY, ABSTRACT NO. 788, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 678.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO RIVER OAKS LAND PARTNERS II, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021137550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THAT 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; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2--inch rod with cap stamped 'BGE INC' set at an interior corner of the above described River Oaks remainder tract, 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, and at the most westerly northwest corner of a called 34.049 acre tract as conveyed to 2023 Lariat Development, LLC by Special Warranty Deed recorded in Document Number 2023106423 of the Official Public Records of Williamson County, Texas, for a northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing the south line of said Liberty Hill Independent School District tract, with the westerly lines of said 2023 Lariat Development, LLC tract the following seven (7) courses:

- 1) S 17°45'10" E a distance of 634.02 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point;
- 2) S 00°35'24" W a distance of 656.46 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 3) S 53°38'05" W a distance of 37.90 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point;
- 4) S 24°36'17" W a distance of 52.08 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point;
- 5) S 29°00'20" W a distance of 67.91 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point;
- 6) S 40°45'57" W a distance of 68.88 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point; and
- 7) S 24°47'06" W a distance of 84.62 feet to a 1/2--inch rod with cap stamped 'BGE INC' set on a north line of the above described Castlerock Communities LLC tract, at the southwest corner of said 2023 Lariat Development, LLC tract for an interior corner of the herein described tract;

THENCE, with a north line of said Castlerock Communities LLC tract, and a south line of said 2023 Lariat Development, LLC tract the following two (2) courses:

- 1) N 87°35'04" E a distance of 42.51 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of curvature of a curve to the left; and
- 2) Along said curve to the left, 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 N 82°19'57" E a distance of 176.67 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at an interior corner of said 2023 Lariat Development, LLC tract, and an exterior corner of said Castlerock Communities LLC tract, for an exterior corner of the herein described tract;

THENCE, with an east line of said Castlerock Communities LLC tract, and a west line of said 2023 Lariat Development, LLC tract, S 12°55'11" E a distance of 70.00 feet to a 1/2--inch rod with cap stamped 'BGE INC' set on a curving north line of a called 21.927 acre tract as conveyed to Lariat Section 15 Development, LLC by Special Warranty Deed with Vendors' Lien recorded in Document Number 2024006131 of the Official Public Records of Williamson County, Texas, at the south corner of said 2023 Lariat Development, LLC tract, and at southeast corner of said Castlerock Communities LLC tract, for the southeast corner of the herein described tract;

THENCE, with the southerly lines of said Castlerock Communities LLC tract the following thirteen (13) courses:

- 1) Along a curve to the right, 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 S 82°19'57" W a distance of 189.49 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of tangency on a north line of said Lariat Section 15 Development, LLC;
- 2) S 87°35'04" W pass a 1/2--inch rod with cap stamped 'BGE INC' set at a westerly northwest corner of said Lariat Section 15 Development, LLC a distance of 42.51 feet and continuing on for a total distance of 502.40 feet to a 1/2--inch 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 67.54 feet, having a radius of 43.00 feet, a central angle of 90°00'00" and a chord which bears S 42°35'04" W a distance of 60.81 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 4) S 87°35'04" W a distance of 50.00 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of curvature of a curve to the left, for an exterior corner of the herein described tract;
- 5) Along said curve to the left, an arc distance of 67.54 feet, having a radius of 43.00 feet, a central angle of 90°00'00" and a chord which bears N 47°24'56" W a distance of 60.81 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of tangency;
- 6) S 87°35'04" W a distance of 543.54 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of curvature of a curve to the right;
- 7) Along said curve to the right, an arc distance of 110.98 feet, having a radius of 1,035.00 feet, a central angle of 06°08'37" and a chord which bears N 89°20'37" W a distance of 110.92 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of reverse curvature;

8) Along said curve to the left, an arc distance of 64.49 feet, having a radius of 41.50 feet, a central angle of 89°02'30" and a chord which bears S 49°12'26" W a distance of 58.20 feet to a 1/2--inch rod with cap stamped 'BGE INC' set ata a point of tangency;

9) S 04°41'11" W a distance of 5.61 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;

10) N 85°18'49" W a distance of 50.00 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of curvature of a curve to the left, for an exterior corner of the herein described tract;

11) Along said curve to the left, an arc distance of 79.19 feet, having a radius of 54.50 feet, a central angle of 83°15'12" and a chord which bears N 36°56'25" W a distance of 72.41 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of reverse curvature;

12) Along said curve to the right, an arc distance of 130.63 feet, having a radius of 1,035.00 feet, a central angle of 07°13'53" and a chord which bears N 74°57'04" W a distance of 130.54 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of tangency; and

13) N 71°20'08" W a distance of 317.90 feet to a 1/2--inch rod with cap stamped 'BGE INC' set on an east line of LARIAT SECTION 11, a subdivision as recorded in Document Number 2024092460 of the Official Public Records of Williamson County, Texas, at the southwest corner of said Castlerock Communities LLC tract, for the southwest corner of the herein described tract;

THENCE, with a west line of said Castlerock Communities LLC tract and an east line of said LARIAT SECTION 11, N 18°39'46" E a distance of 70.00 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at most easterly northeast corner of said LARIAT SECTION 11, and an exterior corner of said Castlerock Communities LLC tract, for an interior corner of the herein described tract;

THENCE, leaving the west line of said Castlerock Communities LLC tract, with the northeasterly lines of said LARIAT SECTION 11 and the southwesterly lines of said River Oaks remainder tract the following six (6) courses:

- 1) N 31°32'25" W a distance of 206.93 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at a point of curvature of a curve to the right;
- 2) Along said curve to the right, 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 N 62°44'12" W a distance of 105.24 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 3) N 22°46'38" E a distance of 32.81 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
- 4) N 77°28'19" W a distance of 30.07 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 5) N 23°01'45" E a distance of 49.99 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract; and
- 6) N 55°00'11" W a distance of 29.33 feet to a 1/2--inch rod with cap stamped 'BGE INC' set on a northwest line of said River Oaks remainder tract and the southeast line of LARIAT SECTION 2, a subdivision as recorded in Document Number 2023028573 of the Official Public Records of Williamson County, Texas, for the most westerly corner of the herein described tract;

THENCE, with a northwest line of said River Oaks remainder tract and the southeast line of said LARIAT SECTION 2, N 48°07'12" E a distance of 847.07 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at the most easterly northeast corner of said LARIAT SECTION 2 and at the southwest corner of LARIAT SECTION 5, a subdivision as recorded in Document Number 2023027058 of the Official Public Records of Williamson County, Texas, for an angle point;

THENCE, with a northwest line of said River Oaks remainder tract and the southeast line of said LARIAT SECTION 5, N 51°11'18" E a distance of 158.68 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point;

THENCE, continuing with a northwest line of said River Oaks remainder tract and the southeast line of said LARIAT SECTION 5, N 52°52'56" E a distance of 581.61 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at the most easterly corner of said LARIAT SECTION 5, for an interior corner of the herein described tract;

THENCE, with a southwest line of said River Oaks remainder tract and the northeast line of said LARIAT SECTION 5, N 36°00'53" W a distance of 48.93 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at an exterior corner of said River Oaks remainder tract and at the south corner of Lot 32, Block G, NORTHGATE CR 214 ROW AND AMENITY CENTER, a subdivision recorded in Document Number 2023024428 of the Official Public Records of Williamson County, Texas, for a northwesterly exterior corner of the herein described tract;

THENCE, with the northwest lines of said River Oaks remainder tract and a southeast lines of said Lot 32, Block G the following three (3) courses:

- 1) N 59°38'28" E a distance of 152.67 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point;
- 2) N 69°39'02" E a distance of 165.62 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point; and
- 3) N 69°11'35" E a distance of 116.91 feet to a 1/2--inch rod with cap stamped 'BGE INC' set at the east corner of said Lot 32, Block G, NORTHGATE CR 214 ROW AND AMENITY CENTER and at the southwest corner of said Liberty Hill Independent School District Tract, for an angle point;

THENCE, with a north line of said River Oaks remainder tract and a south line of said Liberty Hill Independent School District Tract, S 89°29'25" E a distance of 222.59 feet to a 1/2--inch rod with cap stamped 'BGE INC' set for an angle point;

THENCE, continuing with a northeast line of said River Oaks remainder tract and a southwest line of said Liberty Hill Independent School District Tract, S 52°43'59" E a distance of 229.74 feet to the POINT OF BEGINNING and containing 62.723 acres of land, more or less.



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

FINAL PLAT  
LARIAT SECTION 13

A SUBDIVISION OF 62.723 ACRES OF LAND OUT OF THE JOHN MCDEVITT SURVEY ABS--415, JAMES HACKETT SURVEY ABS--312, & J.L. BROWN SURVEY ABS--788 SITUATED IN WILLIAMSON COUNTY, TEXAS.

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

THAT CASTLEROCK COMMUNITIES LLC, ACTING HEREBY AND THROUGH, KIRK BREITENWISCHER, EXECUTIVE VICE PRESIDENT, OWNER OF A 39.986 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024015292 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT RIVER OAKS LAND PARTNERS II, LLC, ACTING HEREBY AND THROUGH RANDY ROLLO, IT'S MANAGER, OWNER OF THE REMAINDER OF 678.09 ACRES AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021137550 OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID TRACTS BEING OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE J.L. BROWN SURVEY, ABSTRACT NO. 788 SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID OWNERS DO HEREBY SUBDIVIDE 62.723 ACRES AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, DO HEREBY SUBDIVIDE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

LARIAT SECTION 13

WITNESS MY HAND, THIS THE 3 DAY OF February, 2025, A.D.

CASTLEROCK COMMUNITIES LLC  
2401 FOUNTAIN VIEW DRIVE, SUITE 215  
HOUSTON, TX 77057

BY: CASTLEROCK COMMUNITIES LLC



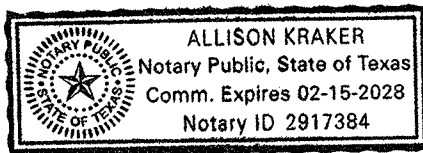
KIRK BREITENWISCHER, EXECUTIVE VICE PRESIDENT

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KIRK BREITENWISCHER, EXECUTIVE 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.

  
NOTARY PUBLIC, STATE OF TEXAS

2/3/2025  
DATE



PRINT NOTARY'S NAME Allison Kraker  
MY COMMISSION EXPIRES 2/15/2028

WITNESS MY HAND, THIS THE 4 DAY OF February, 2025, A.D.

RIVER OAKS LAND PARTNERS II, LLC, A TEXAS LIMITED LIABILITY COMPANY  
13809 RESEARCH BLVD., SUITE 745  
AUSTIN, TX 78750

BY: RIVER OAKS LAND PARTNERS II, LLC

  
RANDY ROLLO, MANAGER

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

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

  
NOTARY PUBLIC, STATE OF TEXAS

2-4-2025  
DATE



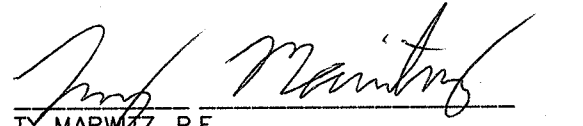
PRINT NOTARY'S NAME Sarah Maddling  
MY COMMISSION EXPIRES 10-13-2026

PRINT NOTARY'S NAME Sarah Maddling  
MY COMMISSION EXPIRES 10-13-2026

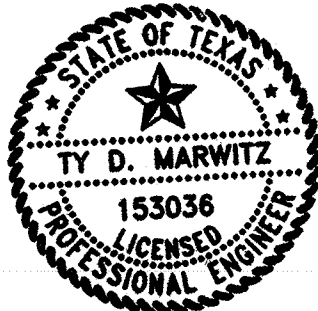
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

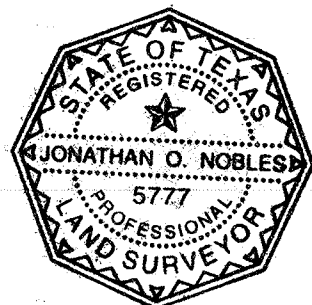
2/4/2025  
DATE



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

2/4/2025  
DATE



NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
3. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
7. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
8. 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.
9. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
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. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
14. 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.
15. 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.
16. 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.
17. LOT 25 BLOCK AV IS ENCREACHED 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, COMMUNITY PANEL NO. 45491C0235F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
18. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT FOR LOT 25 BLOCK AV 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.
19. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 25 BLOCK AV PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
20. 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.
21. A 25 FOOT SETBACK FROM INTERNAL STREET ROW IS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS FOR ALL LOTS, HOWEVER, A 15 FOOT SIDE STREET SETBACK IS PERMITTED ALONG NON-MAJOR HIGHWAYS AND ROADS.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 4th DAY OF February, 2025 A.D.

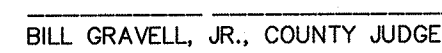
  
TERESA BAKER  
WILLIAMSON COUNTY ADDRESS COORDINATOR

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 §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, 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 §  
§ KNOW ALL MEN BY THESE PRESENTS:  
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



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

BY: \_\_\_\_\_  
NANCY E. RISTER

FINAL PLAT  
LARIAT SECTION 13

A SUBDIVISION OF 62.723 ACRES OF LAND OUT OF THE JOHN MCDEVITT SURVEY ABS-415, JAMES HACKETT SURVEY ABS-312, & J.L. BROWN SURVEY ABS-788 SITUATED IN WILLIAMSON COUNTY, TEXAS.