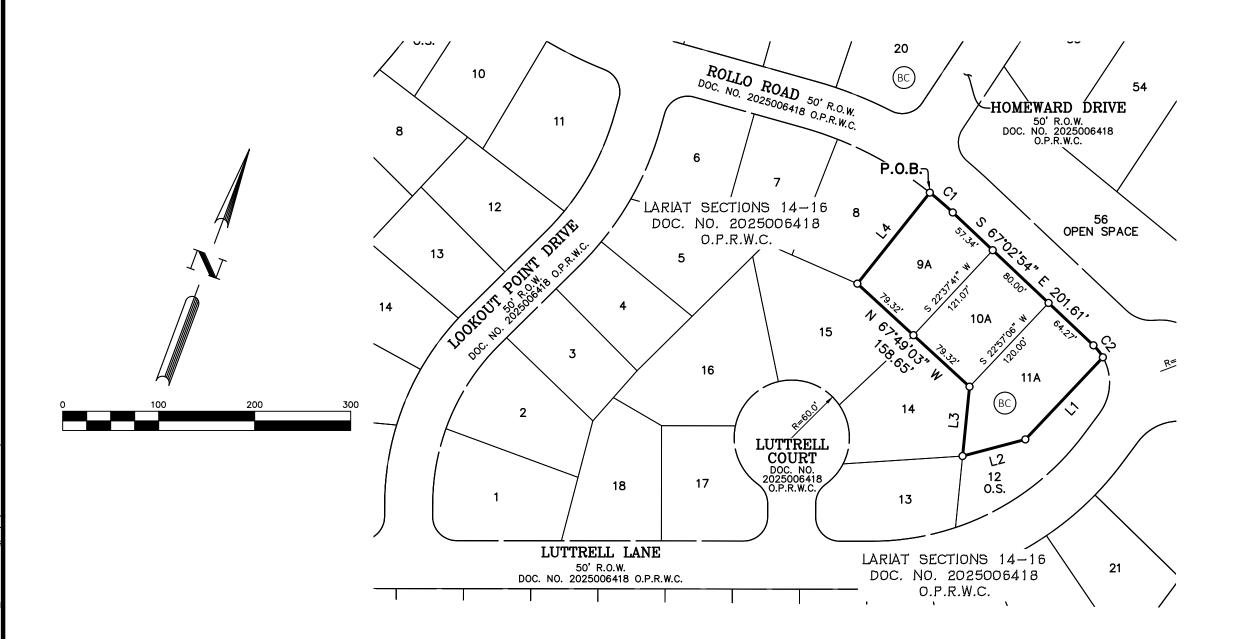
VICINITY MAP



CURVE TABLE									
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE				
C1	31.50'	375.00'	4*48'48"	S 69°27'18" E	31.49'				
C2	15.96'	53.50'	17*05'50"	S 58*29'59" E	15.91'				

LINE TABLE							
NUMBER	BEARING	DISTANCE					
L1	S 22*57'06" W	117.64'					
L2	S 54*48'23" W	67.63'					
L3	N 14°41'37" W	72.55'					
L4	N 18°08'18" E	121.23'					

LAND USE SCHEDULE								
DESCRIPTION	NUMBER	ACREAGE						
RESIDENTIAL	3	0.728 AC.						
TOTAL	3	0.728 AC.						

AMENDED PLAT OF LOTS 9, 10, AND 11, BLOCK BC LARIAT SECTIONS 14-16

A SUBDIVISION OF 0.728 ACRE OF LAND LOCATED IN THE JOHN MCDEVITT SURVEY A-415 IN WILLIAMSON COUNTY, TEXAS.

<u>LEGEND</u>

O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY OPEN SPACE POINT OF BEGINNING 0.S. P.O.B. R.O.W. RIGHT-OF-WAY

FOUND 1/2" IRON ROD SET 1/2" IRON ROD W/ "BGE INC" CAP 0 CALCULATED POINT

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: APRIL 3, 2025

OWNERS:

HIGHLAND HOMES - AUSTIN, LLC 5601 DEMOCRACY DRIVE, SUITE 300

PLANO, TX 75024

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. 10106500

SHEET 1 OF 3

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 0.728 ACRE TRACT OF LAND OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 0.728 ACRE TRACT CONSISTING OF LOTS 9 - 11, BLOCK BC, OF LARIAT SECTIONS 14-16, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2025006418 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO HIGHLAND HOMES-AUSTIN, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEEDS RECORDED IN DOCUMENT NUMBERS 2025026488 AND 2025032735 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 iron rod with cap stamped 'BGE INC" set at the common north corner of Lots 8 and 9, Block BC, and on the southerly right-of-way line of Rollo Road (50' right-of-way) of the above described LARIAT SECTIONS 14-16, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southerly right-of-way line of said Rollo Road, and the northerly line of Lot 9, Block BC, with a curve to the right an arc distance of 31.50 feet, having a radius of 375.00 feet, a central angle of 04°48'48", and a chord which bears S 69°27'18" E a distance of 31.49 feet to a 1/2-inch iron rod with cap stamped 'BGE INC" set at a point of tangency;

THENCE, continuing with the southerly right-of-way line of said Rollo Road, and the northerly line of Lots 9-11, Block BC, S 67°02'54" E a distance of 201.61 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;

THENCE, with said curve to the right, an arc distance of 15.96 feet, having a radius of 53.50 feet, a central angle of 17°05'50", and a chord which bears S $58^{\circ}29'59$ " E a distance of 15.91 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the common north corner of Lot 11 and 12, Block BC, for the northeast corner of the herein described tract;

THENCE, departing the southerly right-of-way line of said Rollo Road, with the common line of said Lots 11 and 12. Block BC, S 22°57'16" W a distance of 117.64 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing with the common line of said Lots 11 and 12, Block BC, S 54*48'23" W a distance of 67.63 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the common corner of Lots 11-14, Block BC for a southerly corner of the herein described tract;

THENCE, with the common line of said Lots 11 and 14, N 14*41'37" W a distance of 72.55 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the common corner of Lots 10, 11, and 14, Block BC;

THENCE, with the common line of said Lots 10 and 14, and the common line of Lots 9 and 15, Block BC, N 67°49'03" W a distance of 158.65 feet to a 1/2-inch iron rod with cap stamped 'BGE INC" set for the most westerly corner of the herein described tract;

THENCE, with the common line of Lots 8 and 9, Block BC, N 18*08'18" E a distance of 121.23 feet to the POINT OF BEGINNING and containing 0.728 acres of land, more or less.

AMENDED PLAT OF LOTS 9, 10, AND 11, BLOCK BC LARIAT SECTIONS 14-16

A SUBDIVISION OF 0.728 ACRE OF LAND LOCATED IN THE JOHN MCDEVITT SURVEY A-415 IN WILLIAMSON COUNTY, TEXAS.

NOTES:

- EXCEPT AS MAY BE MODIFIED HEREON, THIS AMENDED PLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF LARIAT SECTIONS 14-16, AS RECORDED IN DOCUMENT NO. 2025006418 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
- 3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
- 4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
- 5. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- 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. 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.
- 11. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- 12. 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.
- 13. 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.
- 14. 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
- 15. 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.
- 16. 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.
- 17. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROADWAY.
- 18. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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
- 23. 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.



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	§	or populate	
	§ KNOW ALL MEN BY THE §	SE PRESENTS:	
STINSON, IT'S SENIOR VICE AS RECORDED IN DOCUMEN CONVEYED TO IT BY SPECI. OFFICIAL PUBLIC RECORDS 415, SITUATED IN WILLIAMS SECTIONS 14-16 FOR THE NOTES REQUIREMENTS SHOULD RIGHTS-OF-WAY. EASEMEN	PRESIDENT, OWNER OF LOTS IT NUMBER 2025006418 OF AL WARRANTY DEEDS RECOR OF WILLIAMSON COUNTY, TE ON COUNTY, TEXAS, DO HER PURPOSE OF ADDING A LOT WIN HERFON, AND DO HEREE	ED LIABILITY COMPANY, ACTING HEREE S 9 - 11, BLOCK BC, OF LARIAT SECTITHE OFFICIAL PUBLIC RECORDS OF WILDED IN DOCUMENT NUMBERS 2025026 XAS, BEING OUT OF THE JOHN MCDEV REBY AMEND SAID LOTS 9 - 11, BLOCK LABEL, AND DO HEREBY SUBDIVIDE AND FOREVER DEDICATE TO THE PUBLIC OWN HEREON FOR SUCH PUBLIC PUREKNOWN AS:	TIONS 14-16, A SUBDIVISION LIAMSON COUNTY, TEXAS, AS 6488 AND 2025032735 OF THE RITT SURVEY, ABSTRACT NO. 64 BC, OF SAID LARIAT AND CONSENT TO ALL PLAT THE ROADS, ALLEYS,
AMENDED PLAT OF LOTS 9	, 10, AND 11, BLOCK BC LA	RIAT SECTIONS 14-16	
WITNESS MY HAND, THIS TI	HE BED DAY OF	^~€, 2025, A.D.	
	N, LLC, A TEXAS LIMITED LIA		
5601 DEMOCRACY DRIVE, S PLANO, TX 75024			
PLANO, 1X 75024			
H	n (a		
JEFF STINSON V	ENIOR VICE PRESIDENT		
STATE OF TEXAS	8		
Collin	\$ KNOW ALL MEN BY THESE \$	PRESENTS:	
TO BE THE PERSON WHOSE EXECUTED THE SAME FOR STATED.	E NAME IS SUBSCRIBED TO THE PURPOSES AND CONSIDERATION OF THE PURPOSE	LY APPEARED JEFF STINSON, SENIOR THE FOREGOING INSTRUMENT AND ACK DERATION THEREIN EXPRESSED AND IN	NOWLEDGED TO ME THAT HE
NOTARY PUBLIC, STATE OF	TEXAS	DATE	
Alma L. Cas PRINT NOTARY'S NAME MY COMMISSION EXPIRES	tillo 8-15-2028		ALMA L CASTILLO Notary ID #10608657 My Commission Expires August 15, 2028
THIS TRACT IS NOT LOCAT	TED WITHIN THE EDWARDS A	QUIFER RECHARGE ZONE.	
NO PORTION OF THIS SUB 48491C0235F, DATED DEC	DIVISION LIES WITHIN THE DE EMBER 20, 2019.	SIGNATED 100 YEAR FLOOD PLAIN AS	DEFINED BY F.E.M.A. MAP NO.
I, TY MARWITZ, AM AUTHO ENGINEERING, AND DO HEF AND CORRECT TO THE BE	REBY CERTIFY THAT THIS PL	THE STATE OF TEXAS, TO PRACTICE AT IS FEASIBLE FROM AN ENGINEERING	THE PROFESSION OF STANDPOINT, AND IS TRUE
TY MARWIZ, P.E. LICENSED PROFESSIONAL E BGE, INC. 101 WEST LOUIS HENNA B AUSTIN, TEXAS 78728		6/4/2025 DATE	TY D. MARWITZ 153036 CENSE
LAND SUBVEYING AND DO) HERERY CERTIFY THAT TH	LAWS OF THE STATE OF TEXAS, TO S PLAT IS TRUE AND CORRECT TO TH SURVEY OF THE PROPERTY UNDER MY	E BEST OF MY KNOWLEDGE AN
a o N	1	6/4/22	

MONATHAN O. NOBLES, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777 BGE, INC.

101 WEST LOUIS HENNA BLVD., SUITE 400 AUSTIN, TEXAS 78728

6/1/003 DATE



AMENDED PLAT OF LOTS 9, 10, AND 11, BLOCK BC LARIAT SECTIONS 14-16

> A SUBDIVISION OF 0.728 ACRE OF LAND LOCATED IN THE JOHN MCDEVITT SURVEY A-415 IN WILLIAMSON COUNTY, TEXAS.

						<i>t</i>					
ROAD NAME AND	ADDRESS	ASSIGNMENT	VERIFIED	THIS	THE		DAY	OF	June.	20 25 A.	D.

WILLIAMSON COUNTY ADDRESS COORDINATOR Cindy Bidges

DEPUTY

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	PRESEN	ITS:
00111171 05 14111110011	ο.							

I, STEVEN SNELL, 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,

STEVEN SNELL, COUNTY JUDGE DATE WILLIAMSON COUNTY, TEXAS	
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 THEDAY OF A.D., 20, AT O'CLOCKM. AND DULY RECORDED ON THEDAY O	F
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	



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