

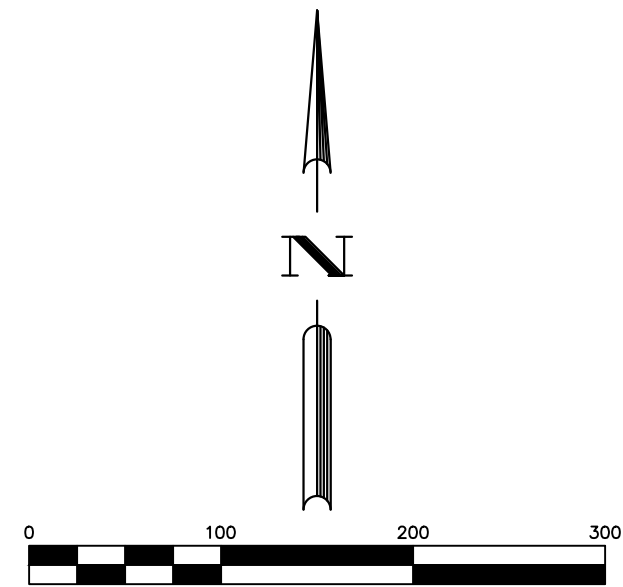
SUBMITTED DATE: MAY 13, 2025
OWNERS:

PHAU-LARIAT 108, L.L.C.
9000 GULF FREEWAY
HOUSTON, TEXAS 77017

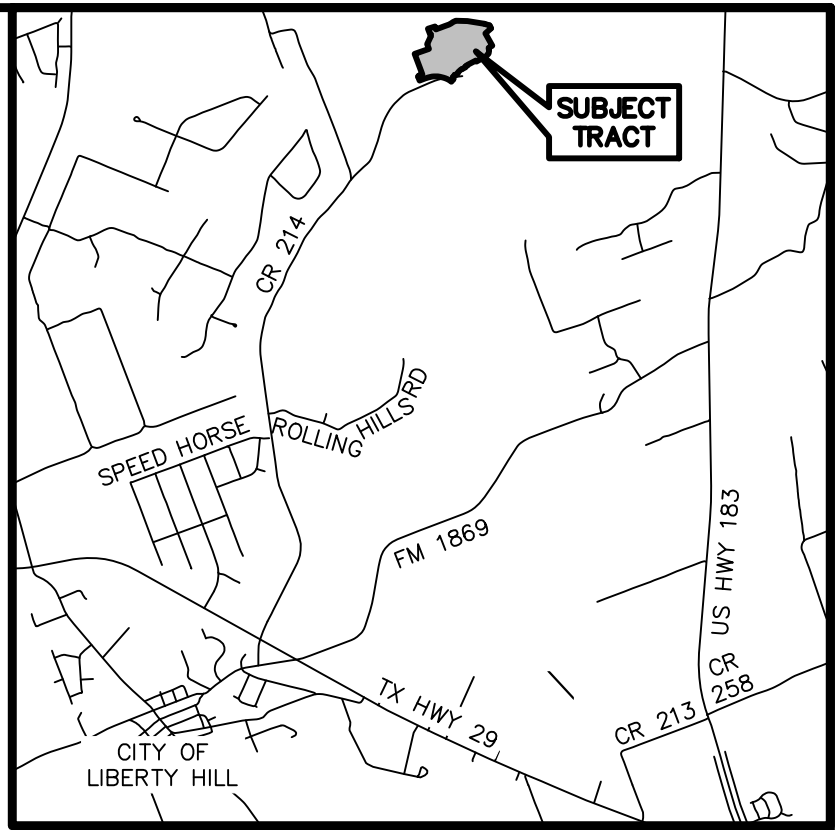
TRI POINTE HOMES TEXAS, INC
13640 BRIARWICK DR., SUITE 170
AUSTIN, TX 78729

ENGINEER & SURVEYOR:

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



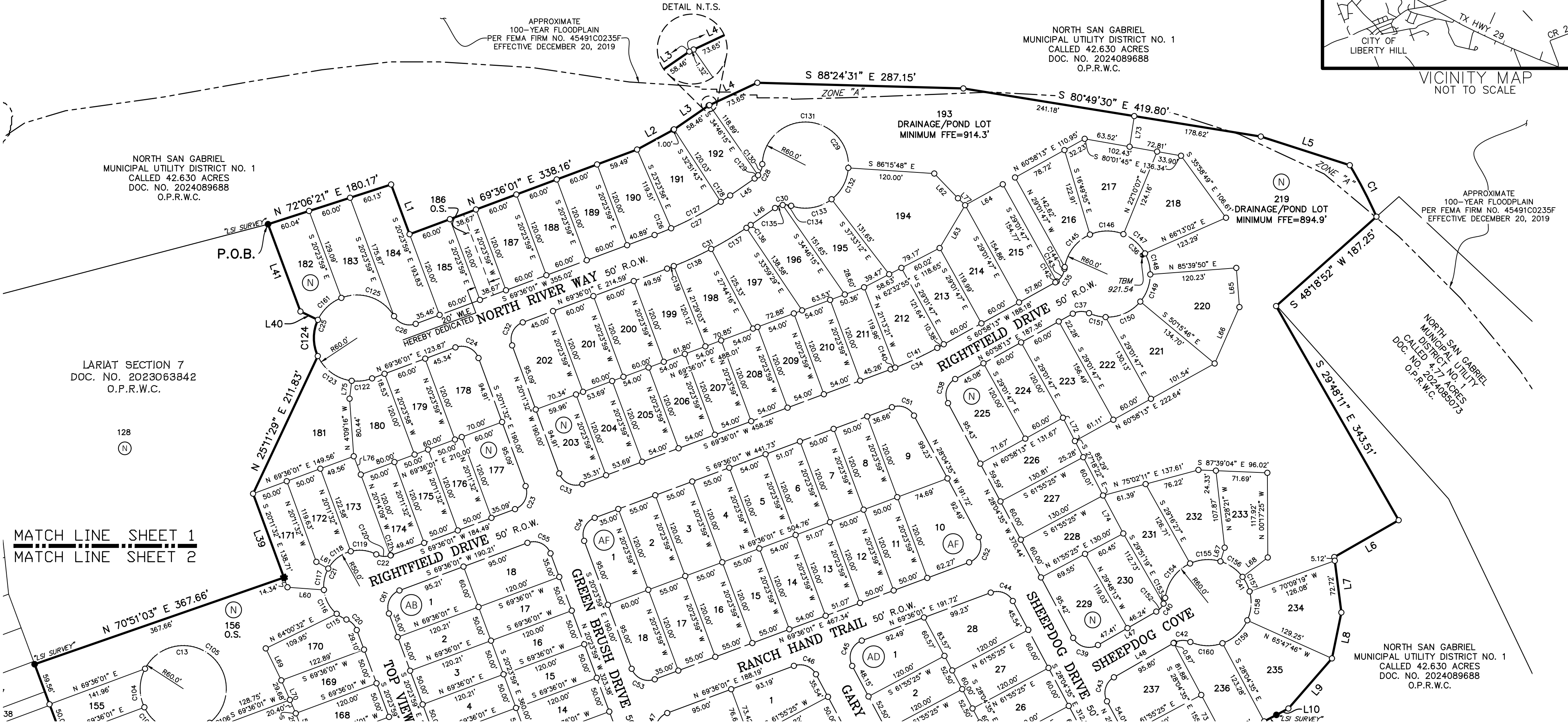
NORTH SAN GABRIEL
MUNICIPAL UTILITY DISTRICT NO. 1
CALLED 42.630 ACRES
DOC. NO. 2024089688
O.P.R.W.C.



VICINITY MAP
NOT TO SCALE

APPROXIMATE
100-YEAR FLOODPLAIN
PER FEMA FIRM NO. 45491C0235F
EFFECTIVE DECEMBER 20, 2019

DETAIL N.T.S.



NORTH SAN GABRIEL
MUNICIPAL UTILITY DISTRICT NO. 1
CALLED 42.630 ACRES
DOC. NO. 2024089688
O.P.R.W.C.

LARIAT SECTION 7
DOC. NO. 2023063842
O.P.R.W.C.

NORTH SAN GABRIEL
MUNICIPAL UTILITY DISTRICT NO. 1
CALLED 4.77 ACRES
DOC. NO. 2024085075
O.P.R.W.C.

NORTH SAN GABRIEL
MUNICIPAL UTILITY DISTRICT NO. 1
CALLED 42.630 ACRES
DOC. NO. 2024089688
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.

BENCHMARK:

SQUARE CUT SET IN THE NORTHEAST CORNER OF A CURB INLET
LOCATED ±5 FEET SOUTHWEST OF THE MOST SOUTHERLY CORNER
LOT 218, BLOCK N, AS SHOWN HEREON.

ELEVATION: 921.54 FEET

NAVD-88

LEGEND

DOC. DOCUMENT
NO. NUMBER
N.T.S. NOT TO SCALE
O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY
O.S. OPEN SPACE
PG. PAGE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP
FOUND 1/2" IRON ROD
FOUND COTTON SPINDLE MARKED "LSI SURVEY"
SET 1/2" IRON ROD W/ "BGE INC" CAP
CALCULATED POINT

"LSI SURVEY"
●
●
●
○
△

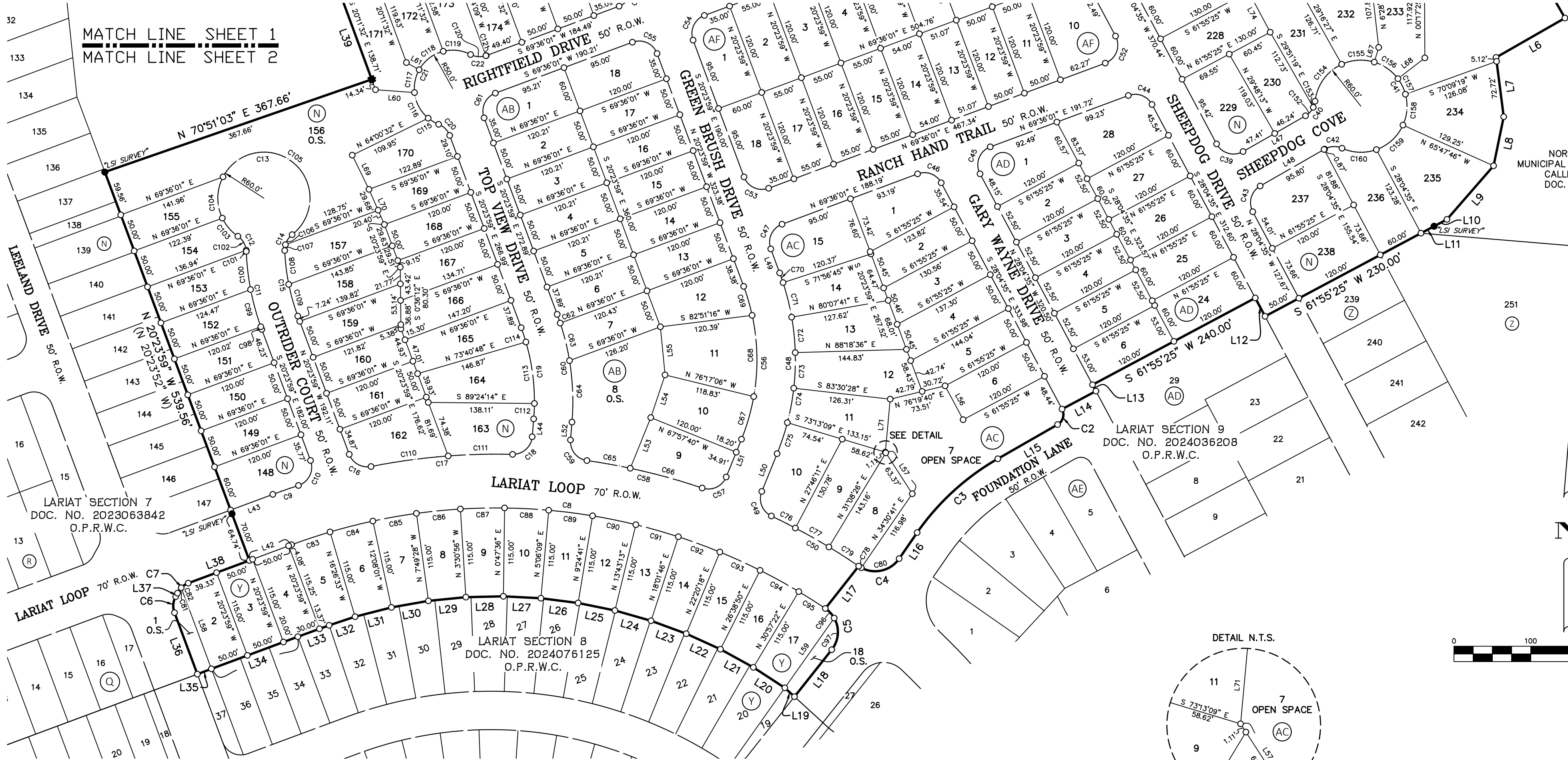
FINAL PLAT

LARIAT SECTION 10

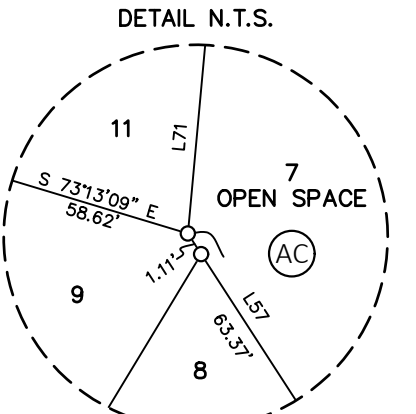
A SUBDIVISION OF 41.935 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A-415
IN WILLAMSON COUNTY, TEXAS.



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. 10106500



NORTH SAN GABRIEL
MUNICIPAL UTILITY DISTRICT NO. 1
CALLED 42.630 ACRES
DOC. NO. 2024089688
O.P.R.W.C.



LEGEND

- | | |
|------------|--|
| DOC. | DOCUMENT |
| NO. | NUMBER |
| N.T.S. | NOT TO SCALE |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY |
| O.S. | OPEN SPACE |
| P.G. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| ● | FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP |
| ● | FOUND 1/2" IRON ROD |
| ● | FOUND COTTON SPINDLE MARKED "LSI SURVEY" |
| ○ | SET 1/2" IRON ROD W/ "BGE INC" CAP |
| △ | CALCULATED POINT |

FINAL PLAT
LARIAT SECTION 10

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\\bgeinc\data\TVC\Projects\Randolph Todd Co\9738--00--Northgate Ph2_Seg3--10\SV\04-Final\Drawings\Plats\Section 10_Plat\9738--00--Northgate Ph2_Seg3--10\SV\04-Final\Drawings\Plats\Section 10_Plat-R2.dwg, 6/19/2025 11:33 AM, Marcus Garza

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	80.77'	658.00'	7°01'59"	S 27°25'39" E	80.72'
C2	23.11'	15.00'	88°16'23"	S 16°03'37" W	20.89'
C3	143.49'	325.00'	25°17'48"	S 47°32'55" W	142.33'
C4	59.53'	38.00'	89°45'53"	S 79°29'17" W	53.63'
C5	60.97'	37.00'	94°24'29"	S 08°46'20" E	54.30'
C6	21.68'	25.00'	49°40'47"	N 04°26'25" E	21.00'
C7	19.68'	25.00'	45°05'57"	N 47°03'03" E	19.17'
C8	726.65'	765.00'	54°25'24"	N 83°11'17" W	699.64'
C9	35.34'	835.00'	2°25'29"	S 70°48'46" W	35.33'
C10	40.33'	25.00'	92°25'29"	N 25°48'46" E	36.10'
C11	104.02'	325.00'	18°20'18"	S 11°14'20" E	103.58'
C12	23.39'	25.00'	53°36'42"	N 28°52'32" W	22.55'
C13	301.51'	60.00'	287°55'18"	S 88°16'47" W	70.60'
C14	23.75'	25.00'	54°26'22"	S 25°01'15" W	22.87'
C15	87.36'	275.00'	18°12'03"	S 11°17'57" E	86.99'
C16	35.29'	25.00'	80°52'31"	S 60°50'14" E	32.43'
C17	185.29'	835.00'	12°42'50"	S 85°04'56" W	184.91'
C18	37.82'	25.00'	86°40'01"	N 48°06'20" E	34.31'
C19	120.82'	275.00'	25°10'18"	N 07°48'49" W	119.85'
C20	21.03'	25.00'	48°11'23"	N 44°29'40" W	20.41'
C21	162.65'	50.00'	186°22'46"	S 24°36'01" W	99.85'
C22	21.03'	25.00'	48°11'23"	S 86°18'17" E	20.41'
C23	39.18'	25.00'	89°47'33"	N 24°42'15" E	35.29'
C24	39.36'	25.00'	90°12'27"	N 65°17'45" W	35.42'
C25	272.32'	60.00'	260°02'59"	S 19°24'40" W	91.89'
C26	34.83'	25.00'	79°50'08"	S 70°28'55" E	32.08'
C27	119.14'	475.00'	14°22'16"	N 62°24'53" E	118.83'
C28	23.55'	25.00'	53°58'00"	N 28°14'40" E	22.69'
C29	301.53'	60.00'	287°56'10"	N 34°46'15" W	70.59'
C30	23.55'	25.00'	53°58'05"	S 82°12'48" W	22.69'
C31	131.68'	525.00'	14°22'16"	N 62°24'53" E	131.34'
C32	39.18'	25.00'	89°47'33"	S 24°42'15" W	35.29'
C33	39.36'	25.00'	90°12'27"	S 65°17'45" E	35.42'
C34	71.55'	475.00'	8°37'48"	N 65°17'07" E	71.48'
C35	23.55'	25.00'	53°58'05"	N 33°59'11" E	22.69'
C36	301.53'	60.00'	287°56'10"	N 29°01'47" W	70.59'
C37	23.55'	25.00'	53°58'05"	S 87°57'16" W	22.69'
C38	38.85'	25.00'	89°02'48"	S 16°26'49" W	35.06'
C39	40.02'	25.00'	91°43'37"	S 73°56'23" E	35.88'
C40	23.55'	25.00'	53°58'05"	N 33°12'46" E	22.69'
C41	301.53'	60.00'	287°56'10"	N 29°48'11" W	70.59'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C42	23.55'	25.00'	53°58'05"	S 87°10'52" W	22.69'
C43	38.52'	25.00'	88°16'23"	S 16°03'37" W	34.82'
C44	35.92'	25.00'	82°19'24"	N 69°14'17" W	32.91'
C45	42.62'	25.00'	97°40'36"	S 20°45'43" W	37.64'
C46	35.92'	25.00'	82°19'24"	N 69°14'17" W	32.91'
C47	39.27'	25.00'	90°00'00"	S 24°36'01" W	35.36'
C48	240.73'	325.00'	42°26'19"	N 00°49'11" E	235.26'
C49	37.82'	25.00'	86°40'01"	S 21°17'40" E	34.31'
C50	131.14'	835.00'	8°59'54"	N 60°07'44" W	131.00'
C51	35.92'	25.00'	82°19'24"	N 69°14'17" W	32.91'
C52	42.62'	25.00'	97°40'36"	N 20°45'43" E	37.64'
C53	39.27'	25.00'	90°00'00"	S 65°23'59" E	35.36'
C54	39.27'	25.00'	90°00'00"	S 24°36'01" W	35.36'
C55	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C56	203.69'	275.00'	42°26'19"	N 00°49'11" E	199.07'
C57	37.82'	25.00'	86°40'01"	N 65°22'21" E	34.31'
C58	154.49'	835.00'	10°36'03"	N 76°35'40" W	154.27'
C59	37.82'	25.00'	86°40'01"	S 38°33'41" E	34.31'
C60	142.78'	325.00'	25°10'18"	N 07°48'49" W	141.64'
C61	39.27'	25.00'	90°00'00"	S 24°36'01" W	35.36'
C62	12.11'	325.00'	2°08'05"	N 19°19'56" W	12.11'
C63	50.38'	325.00'	8°52'55"	N 13°49'27" W	50.33'
C64	80.29'	325.00'	14°09'19"	N 02°18'20" W	80.09'
C65	57.33'	835.00'	3°56'01"	N 79°55'41" W	57.31'
C66	97.16'	835.00'	6°40'02"	N 74°37'40" W	97.11'
C67	57.89'	275.00'	12°03'40"	N 16°00'30" E	57.78'
C68	106.44'	275.00'	22°10'37"	N 01°06'38" W	105.78'
C69	39.36'	275.00'	8°12'03"	N 16°17'57" W	39.33'
C70	13.31'	325.00'	2°20'44"	N 19°13'37" W	13.30'
C71	46.41'	325.00'	8°10'55"	N 13°57'47" W	46.37'
C72	46.41'	325.00'	8°10'55"	N 05°46'51" W	46.37'
C73	46.41'	325.00'	8°10'55"	N 02°24'04" E	46.37'
C74	45.60'	325.00'	8°02'18"	N 10°30'41" E	45.56'
C75	42.59'	325.00'	7°30'31"	N 18°17'05" E	42.56'
C76	34.94'	835.00'	2°23'52"	N 63°25'45" W	34.94'
C77	50.12'	835.00'	3°26'22"	N 60°30'38" W	50.12'
C78	4.06'	38.00'	6°07'36"	S 58°41'35" E	4.06'
C79	46.07'	835.00'	3°09'40"	N 57°12'37" W	46.06'
C80	55.47'	38.00'	83°38'17"	N 76°25'29" E	50.68'
C81	8.65'	25.00'	19°49'34"	S 34°24'51" W	8.61'
C82	11.03'	25.00'	25°16'23"	S 56°57'50" W	10.94'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C83	52.84'	765.00'	3°57'26"	S 71°34'44" W	52.83'
C84	57.53'	765.00'	4°18'32"	S 75°42'43" W	57.52'
C85	57.53'	765.00'	4°18'32"	S 80°01'16" W	57.52'
C86	57.53'	765.00'	4°18'32"	S 84°19'48" W	57.52'
C87	57.53'	765.00'	4°18'32"	S 88°38'20" W	57.52'
C88	57.53'	765.00'	4°18'32"	N 87°03'07" W	57.52'
C89	57.53'	765.00'	4°18'32"	N 82°44'35" W	57.52'
C90	57.53'	765.00'	4°18'32"	N 78°26'03" W	57.52'
C91	57.53'	765.00'	4°18'32"	N 74°07'31" W	57.52'
C92	57.53'	765.00'	4°18'32"	N 69°48'58" W	57.52'
C93	57.53'	765.00'	4°18'32"	N 65°30'26" W	57.52'
C94	57.53'	765.00'	4°18'32"	N 61°11'54" W	57.52'
C95	40.96'	765.00'	3°04'03"	N 57°30'36" W	40.95'
C96	17.10'	37.00'	26°28'25"	N 42°44'22" W	16.94'
C97	43.87'	37.00'	67°56'04"	N 04°27'52" E	41.35'
C98	3.77'	325.00'	0°39'54"	S 20°04'32" E	3.77'
C99	50.25'	325.00'	8°51'30"	S 15°18'50" E	50.20'
C100	50.00'	325.00'	8°48'54"	S 06°28'38" E	49.95'
C101	1.58'	25.00'	3°37'20"	N 03°52'51" W	1.58'
C102	21.81'	25.00'	49°59'22"	N 30°41'11" W	21.13'
C103	31.50'	60.00'	30°04'37"	S 40°38'34" E	31.14'
C104	55.67'	60.00'	53°09'35"	S 00°58'32" W	53.69'
C105	214.35'	60.00'	204°41'06"	N 50°06'08" W	117.23'
C106	16.01'	25.00'	36°42'09"	S 33°53'21" W	15.74'
C107	7.74'	25.00'	17°44'13"	S 06°40'10" W	7.71'
C108	44.42'	275.00'	9°15'20"	S 06°49'36" E	44.38'
C109	42.93'	275.00'	8°56'42"	S 15°55'38" E	42.89'
C110	101.47'	835.00'	6°57'46"	S 82°12'23" W	101.41'
C111	83.82'	835.00'	5°45'04"	S 88°33'49" W	83.78'
C112	20.04'	275.00'	4°10'34"	N 02°41'03" E	20.04'
C113	81.19'	275.00'	16°54'58"	N 07°51'43" W	80.90'
C114	19.58'	275.00'	4°04'47"	N 18°21'35" W	19.58'
C115	15.83'	50.00'	18°08'06"	S 59°31'19" E	15.76'
C116	38.74'	50.00'	44°23'50"	S 28°15'21" E	37.78'
C117	30.89'	50.00'	35°23'46"	S 11°38'27" W	30.40'
C118	40.53'	50.00'	46°26'41"	S 52°33'41" W	39.43'
C119	36.66'	50.00'	42°00'22"	N 83°12'47" W	35.84'
C120	20.51'	25.00'	47°00'45"	S 85°42'58" E	19.94'
C121	0.51'	25.00'	1°10'38"	N 70°11'20" E	0.51'
C122	28.90'	60.00'	27°35'37"	N 83°10'59" E	28.62'
C123	61.09'	60.00'	58°20'28"	S 53°50'59" E	58.49'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C124	52.06'	60.00'	49°42'56"	N 00°10'43" E	50.44'
C125	84.49'	60.00'	80°40'48"	N 70°54'15" W	77.68'
C126	24.87'	475.00'	2°59'58"	N 68°06'02" E	24.86'
C127	78.45'	475.00'	9°27'46"	N 61°52'11" E	78.36'
C128	15.83'	475.00'	1°54'32"	N 56°11'01" E	15.83'
C129	6.68'	25.00'	15°18'26"	N 47°34'27" E	6.66'
C130	16.87'	25.00'	38°39'34"	N 20°35'27" E	16.55'
C131	191.09'	60.00'	182°28'32"	N 87°30'04" W	119.97'
C132	51.01'	60.00'	48°42'37"	N 28°05'30" E	49.49'
C133	59.43'	60.00'	56°45'02"	N 80°49'19" E	57.03'
C134	11.96'	25.00'	27°23'59"	N 84°30'09" W	11.84'
C135	11.59'	25.00'	26°34'06"	S 68°30'48" W	11.49'
C136	7.14'	525.00'	0°46'46"	N 55°37'08" E	7.14'
C137	57.30'	525.00'	6°15'13"	N 59°08'07" E	57.27'
C138	57.30'	525.00'	6°15'13"	N 65°23'20" E	57.27'
C139	9.94'	525.00'	1°05'05"	N 69°03'29" E	9.94'
C140	6.82'	475.00'	0°49'22"	N 69°11'20" E	6.82'
C141	64.72'	475.00'	7°48'26"	N 64°52'26" E	64.67'
C142	2.20'	25.00'	5°02'30"	N 58°26'59" E	2.20'
C143	21.35'	25.00'	48°55'35"	N 31°27'56" E	20.71'
C144	2.45'	60.00'	2°20'28"	S 08°10'22" W	2.45'
C145	59.78'	60.00'	57°05'14"	S 37°53'13" W	57.34'
C146	47.90'	60.00'	45°44'17"	S 89°17'59" W	46.64'
C147	41.12'	60.00'	39°16'06"	N 48°11'49" W	40.32'
C148	30.40'	60.00'	29°01'54"	N 14°02'49" W	30.08'
C149	41.12'	60.00'	39°16'06"	N 20°06'11" E	40.32'
C150	54.84'	60.00'	52°21'56"	N 65°55'12" E	52.95'
C151	23.91'	60.00'	22°50'08"	S 76°28'46" E	23.76'
C152	15.20'	25.00'	34°50'37"	N 42°46'31" E	14.97'
C153	8.34'	25.00'	19°07'29"	N 15°47'28" E	8.31'
C154	61.95'	60.00'	59°09'19"	S 35°48'23" W	59.23'
C155	43.39'	60.00'	41°26'03"	S 86°06'05" W	42.45'
C156	38.20'	60.00'	36°28'51"	N 54°56'28" W	37.56'
C157	22.66'	60.00'	21°38'10"	N 25°52'57" W	22.52'
C158	41.12'	60.00'	39°16'06"	N 04°34'11" E	40.32'
C159	48.35'	60.00'	46°10'18"	N 47°17'23" E	47.05'
C160	45.86'	60.00'	43°47'22"	S 87°43'47" E	44.75'
C161	45.78'	60.00'	43°43'10"	S 46°53'46" W	44.68'

FINAL PLAT

LARIAT SECTION 10

A SUBDIVISION OF 41.935 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A-415
IN WILLIAMSON COUNTY, TEXAS.

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	163	27.424 AC
OPEN SPACE	6	1.902 AC.
OPEN SPACE/DRAINAGE POND LOT	2	4.129 AC.
RIGHT-OF-WAY	—	8.480 AC
TOTAL	171	41.935 AC.

\\bgeinc\data\TXC\Projects\Randolph Todd Co\9738-00-Northgate Ph2_Sec9-10\SV\04-Final\Drawings\Plats\Section 10_Plat\9738-00 Northgate Ph 2_Sec 10_Plat_R2.dwg, 6/19/2025 11:33 AM, Marcus Garza

FINAL PLAT
LARIAT SECTION 10

A SUBDIVISION OF 41.935 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A-415
IN WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 20°23'59" E	73.83'
L2	N 61°28'03" E	57.61'
L3	N 55°27'09" E	59.46'
L4	N 64°55'31" E	74.97'
L5	S 72°08'20" E	130.14'
L6	S 60°11'49" W	103.32'
L7	S 07°17'57" E	77.84'
L8	S 11°38'31" W	65.20'
L9	S 41°00'12" W	92.42'
L10	S 61°55'25" W	19.00'
L11	S 62°08'39" W	19.28'
L12	N 28°04'35" W	27.06'
L13	S 28°04'35" E	9.35'
L14	S 61°55'25" W	50.00'
L15	S 60°11'49" W	89.59'
L16	S 34°36'22" W	41.21'
L17	S 38°09'07" W	70.17'
L18	S 38°25'54" W	78.03'
L19	N 47°32'04" W	16.99'
L20	N 56°53'21" W	48.87'
L21	N 61°11'54" W	48.87'
L22	N 65°30'26" W	48.87'
L23	N 69°48'58" W	48.87'
L24	N 74°07'31" W	48.87'
L25	N 78°26'03" W	48.87'
L26	N 82°44'35" W	48.87'
L27	N 87°03'07" W	48.87'
L28	S 88°38'20" W	48.87'
L29	S 84°19'48" W	48.87'
L30	S 80°01'16" W	48.87'
L31	S 75°42'43" W	48.87'
L32	S 71°30'55" W	35.59'
L33	S 70°04'35" W	43.37'
L34	S 69°36'01" W	120.00'
L35	S 69°14'08" W	19.54'
L36	N 20°23'59" W	85.32'
L37	N 26°53'26" E	5.00'
L38	N 69°36'01" E	84.79'
L39	N 20°11'32" W	124.38'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L40	N 64°31'00" W	26.96'
L41	N 20°23'59" W	129.60'
L42	N 69°36'01" E	58.62'
L43	S 69°36'01" W	58.62'
L44	S 04°46'20" W	23.33'
L45	S 55°13'45" W	41.34'
L46	N 55°13'45" E	41.34'
L47	S 60°11'49" W	93.65'
L48	N 60°11'49" E	96.66'
L49	N 20°23'59" W	33.38'
L50	N 22°02'20" E	53.11'
L51	N 22°02'20" E	53.11'
L52	S 04°46'20" W	23.33'
L53	N 22°02'20" E	71.15'
L54	N 18°28'19" E	58.57'
L55	N 05°32'23" W	62.90'
L56	S 28°04'35" E	50.00'
L57	S 32°54'56" E	64.48'
L58	N 20°23'59" W	112.61'
L59	N 35°15'55" E	111.30'
L60	S 85°46'09" E	50.86'
L61	N 60°39'40" W	19.02'
L62	S 43°49'26" E	47.73'
L63	S 30°48'09" W	69.40'
L64	S 60°58'13" W	60.00'
L65	N 04°31'58" W	54.80'
L66	N 23°44'00" E	85.69'
L67	N 16°49'06" E	20.00'
L68	N 52°23'35" E	44.32'
L69	S 25°58'31" E	49.48'
L70	S 23°42'39" E	50.08'
L71	N 05°14'29" E	69.25'
L72	S 27°17'24" E	36.50'
L73	S 08°42'28" W	43.17'
L74	S 28°04'35" E	60.00'
L75	N 06°58'48" E	25.00'
L76	N 21°07'11" W	27.29'
L77	S 45°48'47" E	13.86'



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\\bgeinc\data\TxC\Projects\Randolph Todd Co\9738-00-Northgate Ph2- Sec9-10\SV 04- Final\Drawings\Plats\Section 10 Plat\9738-00 Northgate Ph 2 Sec 10 Plat-R2.dwg, 6/19/2025 11:33 AM, Marcus Garza

DESCRIPTION OF A 41.935 ACRE TRACT OF LAND
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 68.75 ACRE TRACT OF LAND AS CONVEYED TO PHAU-LARIAT 108, L.L.C. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138569; AND, A PORTION OF A CALLED 42.34 ACRE TRACT OF LAND AS CONVEYD TO TRI POINTE HOMES TEXAS, INC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138718 OF THE OFFICIAL PUBLIC RECORD 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 "LSI SURVEY" FOUND FOR THE NORTHWEST CORNER OF SAID PHAU-LARIAT TRACT, THE NORTHEAST CORNER OF SAID TRI POINTE HOMES TRACT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINES OF SAID PHAU-LARIAT TRACT, THE FOLLOWING TEN (10) COURSES:

1. N 72°06'21" E A DISTANCE OF 180.17 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 20°23'59" E A DISTANCE OF 73.83 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 69°36'01" E A DISTANCE OF 338.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
4. N 61°28'03" E A DISTANCE OF 57.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
5. N 55°27'09" E A DISTANCE OF 59.46 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. N 64°55'31" E A DISTANCE OF 74.97 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
7. S 88°24'31" E A DISTANCE OF 287.15 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
8. S 80°49'30" E A DISTANCE OF 419.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
9. S 72°08'20" E A DISTANCE OF 130.14 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT; AND
10. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.77 FEET, HAVING A RADIUS OF 658.00 FEET, A CENTRAL ANGLE OF 7°01'59" AND A CHORD WHICH BEARS S 27°25'39" E, A DISTANCE OF 80.72 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID LINE, OVER AND ACROSS SAID PHAU-LARIAT TRACT, THE FOLLOWING SIX (6) COURSES:

1. S 48°18'52" W A DISTANCE OF 187.25 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 29°48'11" E A DISTANCE OF 343.51 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
3. S 60°11'49" W A DISTANCE OF 103.32 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
4. S 71°7'57" E A DISTANCE OF 77.84 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
5. S 11°38'31" W A DISTANCE OF 65.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
6. S 41°00'12" W A DISTANCE OF 92.42 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON AN EASTERLY LINE OF SAID PHAU-LARIAT TRACT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH AN EASTERLY LINE OF SAID PHAU-LARIAT TRACT, S 61°55'25" W A DISTANCE OF 19.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" FOUND AT AN INTERIOR CORNER OF SAID PHAU-LARIAT TRACT;

THENCE, DEPARTING SAID LINE, OVER AND ACROSS SAID PHAU-LARIAT TRACT, THE FOLLOWNG FOURTEEN (14) COURSES:

1. S 62°08'39" W A DISTANCE OF 19.28 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. S 61°55'25" W A DISTANCE OF 230.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
3. N 28°04'35" W A DISTANCE OF 27.06 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
4. S 61°55'25" W A DISTANCE OF 240.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

5. S 28°04'35" E A DISTANCE OF 9.35 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
6. S 61°55'25" W A DISTANCE OF 50.00 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;
7. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.11 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°16'23" AND A CHORD WHICH BEARS S 16°03'37" W, A DISTANCE OF 20.89 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF TANGENCY;
8. S 60°11'49" W A DISTANCE OF 89.59 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
9. ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 143.49 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 25°17'48" AND A CHORD WHICH BEARS S 47°32'55" W, A DISTANCE OF 142.33 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF TANGENCY;
10. S 34°36'22" W A DISTANCE OF 41.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
11. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 59.53 FEET, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 89°45'53" AND A CHORD WHICH BEARS S 79°29'17" W, A DISTANCE OF 53.63 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;
12. S 38°09'07" W A DISTANCE OF 70.17 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;
13. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 60.97 FEET, HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 94°24'29" AND A CHORD WHICH BEARS S 8°46'20" E, A DISTANCE OF 54.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF TANGENCY; AND
14. S 38°25'54" W A DISTANCE OF 78.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE COMMON PROPERTY LINE OF SAID PHAU-LARIAT TRACT AND A CALLED 45.04 ACRE TRACT OF LAND AS CONVEYED TO ASHTON AUSTIN RESIDENTIAL, L.L.C., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138712 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE COMMON PROPERTY LINE OF SAID PHAU-LARIAT TRACT AND SAID ASHTON AUSTIN TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

1. N 47°32'04" W A DISTANCE OF 16.99 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. N 56°53'21" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
3. N 61°11'54" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
4. N 65°30'26" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
5. N 69°48'58" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. N 74°07'31" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
7. N 78°26'03" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
8. N 82°44'35" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
9. N 87°03'07" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
10. S 88°38'20" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
11. S 84°19'48" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
12. S 80°01'16" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
13. S 75°42'43" W A DISTANCE OF 48.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
14. S 71°30'55" W A DISTANCE OF 35.59 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

15. S 70°04'35" W A DISTANCE OF 43.37 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

16. S 69°36'01" W A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND

17. S 69°14'08" W A DISTANCE OF 19.54 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID PHAU-LARIAT TRACT AND SAID TRI POINTE HOMES TRACT, N 20°23'59" W A DISTANCE OF 85.32 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 21.68 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°40'47" AND A CHORD WHICH BEARS N 4°26'25" E, A DISTANCE OF 21.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID TRI POINTE HOMES TRACT, N 26°53'26" E A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

THENCE, ACROSS SAID TRI POINTE HOMES TRACT AND SAID PHAU-LARIAT TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.68 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45°05'57" AND A CHORD WHICH BEARS N 47°03'03" E, A DISTANCE OF 19.17 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID PHAU-LARIAT TRACT, N 69°36'01" E A DISTANCE OF 84.79 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID PHAU-LARIAT TRACT AND WITH THE COMMON PROPERTY LINE OF SAID PHAU-LARIAT TRACT AND SAID TRI POINTE HOMES TRACT, N 20°23'59" W, PASS A 1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" AT A DISTANCE OF 64.74 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 539.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON PROPERTY LINE OF SAID PHAU-LARIAT TRACT AND SAID TRI POINTE HOMES TRACT, THE FOLLOWING SIX (6) COURSES:

1. N 70°51'03" E A DISTANCE OF 367.66 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 20°11'32" W A DISTANCE OF 124.38 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
3. N 25°11'29" E A DISTANCE OF 211.83 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;
4. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 52.06 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 49°42'56" AND CHORD WHICH BEARS N 0°10'43" E, A DISTANCE OF 50.44 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
5. N 64°31'00" W A DISTANCE OF 26.96 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
6. N 20°23'59" W A DISTANCE OF 129.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.935 ACRES OF LAND, MORE OR LESS;

FINAL PLAT
LARIAT SECTION 10

A SUBDIVISION OF 41.935 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A-415
IN WILLIAMSON COUNTY, TEXAS.



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

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

THAT PHAU - LARIAT 108, L.L.C., ACTING HEREBY AND THROUGH, NICK MCINTYRE, SENIOR VICE PRESIDENT OF LAND DEVELOPMENT, OWNER OF THE REMAINDER OF A CALLED 68.75 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138569 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN ABANDONED COUNTY ROAD (COUNTY ROAD NO. 214) AS VACATED IN ROADWAY CLOSURE ORDER (EXHIBIT "D") AS RECORDED IN DOCUMENT NUMBER 2023057734 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, AND THAT TRI POINTE HOMES TEXAS, INC., ACTING HEREBY AND THROUGH, BRYAN HAVEL, DIVISION PRESIDENT, OWNER OF A 42.34 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 41.9385 ACRES AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF 41.9385 ACRES AS SHOWN HEREON, 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 10

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

PHAU - LARIAT 108, A TEXAS LIMITED LIABILITY COMPANY
9000 GULF FREEWAY
HOUSTON, TEXAS 77017

BY: PH LAND HOLDINGS, L.L.C.,
IT'S SENIOR VICE PRESIDENT OF LAND DEVELOPMENT

NICK MCINTYRE, SENIOR VICE PRESIDENT OF LAND DEVELOPMENT

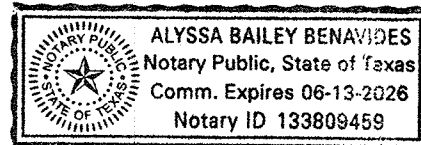
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED NICK MCINTYRE, SENIOR VICE PRESIDENT OF LAND DEVELOPMENT, 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

DATE 06/12/25

ALYSSA BAILEY BENAVIDES
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6/13/26



WITNESS MY HAND, THIS THE 19 DAY OF JUNE, 2025, A.D.

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

BY: TRI POINTE HOMES TEXAS, INC, A TEXAS CORPORATION

BRYAN HAVEL, DIVISION PRESIDENT

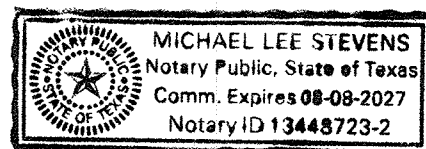
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

DATE June 19 2025

MICHAEL LEE STEVENS
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 8/8/2027



FINAL PLAT LARIAT SECTION 10

A SUBDIVISION OF 41.9385 ACRES OF LAND
LOCATED IN THE
JOHN MCDEVITT SURVEY A-415
IN WILLIAMSON COUNTY, TEXAS.

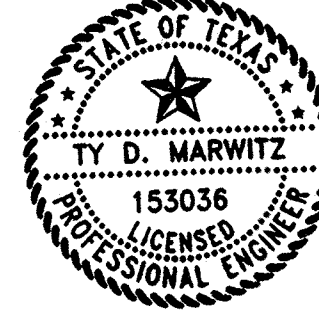
THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

A 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

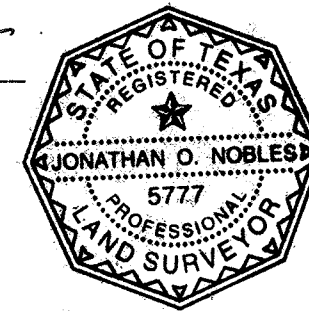
DATE 6/18/25



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

DATE 6/24/2025



NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
- ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- A PORTION OF 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.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
- 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.
- 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.
- A 25 FOOT SETBACK FROM INTERNAL STREET ROW IS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS FOR ALL LOTS, HOWEVER, A 15 FOOT SIDE SETBACK IS PERMITTED ALONG NON-MAJOR HIGHWAYS AND ROADS.
- 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.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- LOTS 193 AND 219, BLOCK N, ARE 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, COMMUNITY PANEL NO. 45491C0235F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS EXCEPT FOR LOTS 193 AND 219, BLOCK N, 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.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 193 AND 219, BLOCK N, 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.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS 193 AND 219, BLOCK N, SHOWN ON THIS PLAT, ARE DETERMINED BY THE 100-YEAR FLOODPLAIN PER FEMA FIRM NO. 45491C0235F, EFFECTIVE DECEMBER 20, 2019.
- 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.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 18 DAY OF JUNE, 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 §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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, TEXAS.

STEVEN SNELL, COUNTY JUDGE
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 THE ____DAY OF _____ A.D., 20____, AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D., 20____, AT ____O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

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

BY: _____
DEPUTY



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500