

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

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ROADWAY CLOSURE ORDER

AN ORDER OF WILLIAMSON COUNTY, TEXAS, FINDING THAT PORTIONS OF CR 214 ARE NOT NECESSARY FOR PUBLIC USE AS A THOROUGHFARE; PROVIDING FOR THE VACATION, ABANDONMENT AND CLOSURE OF THE ROADWAYS; AND RELEASING ANY AND ALL PUBLIC RIGHTS, TITLE, AND INTEREST.

WHEREAS, on May 23, 2023 the Commissioners Court approved an agreement to abandon a portion of CR 214; and

WHEREAS, the portions of CR 214 to be abandoned are described in more detail in Exhibits A, B, C and D, (hereafter referred to as the “Right-of-Way”); and

WHEREAS, the Commissioners Court has determined that the Right-of-Way is not necessary as a public thoroughfare and has no other public use; and

WHEREAS, the Commissioners Court finds that vacating the Right-of-Way would have no adverse effect on adjacent properties; and

WHEREAS, the Commissioners Court has determined that it is in the best interest of the County to vacate, abandon, and close the Right-of-Way; and

NOW THEREFORE, be it ordered by the Commissioners Court of Williamson County, Texas:

- 1. Finding of Fact:** That the foregoing recitals are incorporated into this Order by reference as findings of fact as if set forth herein at length.
- 2. Right-of-Way Closure:** The Commissioners Court hereby vacates, abandons, and closes the Right-of-Way which is more particularly described in Exhibits A, B, C and D.
- 3. Abandonment of Rights:** The Commissioners Court hereby abandons any and all public rights, title and interest, if any, to the Right-of-Way.
- 4. Land Records:** The Commissioners Court hereby authorizes and instructs a signed and sealed copy of this Order to be recorded in the Official Records of Williamson County, Texas.
- 5. Severability:** If any word, article, phrase, paragraph, sentence, clause, or provision of this Order shall be adjusted by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Order which

can be given effect without the invalid provision, and to this end the provision of this Order is declared to be severable.

6. **Effective Date:** This Order shall take effect immediately from and after the date of this Order.

7. **Underlying Property Owners.** Pursuant to Section 251.058 of the Texas Transportation Code, the underlying property owners are as follows:

PHAU-Lariat 108, LLC is the underlying property owner for the property shown in Exhibit "A", and

Tripointe Homes Texas, Inc. is the underlying property owner for the property shown in Exhibit "B", and

Ashton Austin Residential, LLC is the underlying property owner for the property shown in Exhibit "C", and

PHAU-Lariat 108, LLC is the underlying property owner for the property shown in Exhibit "D".

WILLIAMSON COUNTY, TEXAS

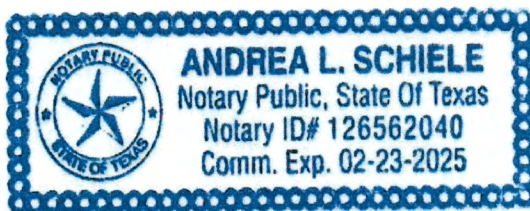
By: Valerie Covey
Valerie Covey County Commissioner

ATTEST:

Nancy E. Rister
Nancy Rister, County Clerk

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Before me, the undersigned notary public, personally appeared Valerie Covey, County Commissioner for Williamson County, Texas, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.



Andrea L. Schiele
Notary Public, State of Texas



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "
METES AND BOUNDS DESCRIPTION

BEING OF 0.455 OF ONE ACRE (19,815 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 34.22 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PHAU-LARIAT 108, LLC, RECORDED IN DOCUMENT NO. 2021138566 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at Calculated Point in the North line of Lot 1, Block J, NORTHGATE CR 214 ROW AND AMENITY CENTER, a subdivision of record in Document No. 2023024428 of said O.P.R.W.C.T., and the common South line of said 34.22 acre tract, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the exiting East right-of-way line of Plant Lane (60' R.O.W. – Doc. No. 2023024428) for the Northwest corner of said Lot 1, Block J, bears South 49°33'14" West a distance of 10.31 feet;

THENCE over and across said 34.22 acre tract, the following two (2) courses and distances:

1. **North 19°47'30" East** a distance of **122.90** feet to a Calculated Point; and
2. **North 16°12'52" East** a distance of **415.94** feet to a Calculated Point in the East line of said 34.22 acre tract and the common West line of a called 42.34 acre tract of land described in a Special Warranty Deed to Tri Pointe Homes Texas, Inc., recorded in Document No. 2021138718 of said O.P.R.W.C.T.;

THENCE **South 22°55'03" East** with the East line of said 34.22 acre tract and the common West line of said 42.34 acre tract a distance of **70.75** feet to a Calculated Point, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the North line of said Lot 1, Block J for the Southeast corner of said 34.22 acre tract and the common Southwest corner of said 42.34 acre tract, and also being a common corner of a remainder of a called 678.09 acre tract of land described as Tract 1 in a Special Warranty Deed to River Oaks Land Partners II, LLC., recorded in Document No. 2021137550 of said O.P.R.W.C.T. bears South 22°55'03" East a distance of 233.07 feet;

THENCE over and across said 34.22 acre tract, the following two (2) courses and distances:

1. **South 15°40'09" West** a distance of **109.52** feet to a Calculated Point; and
2. **South 17°49'41" West** over and across said 34.22 acre tract, a distance of **245.50** feet to a Calculated Point in the North line of said Lot 1, Block J;

THENCE with the North line of said Lot 1, Block J, the following two (2) courses and distances:

1. **South 74°53'35" West** a distance of **31.54** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" found; and
2. **South 40°26'46" East** a distance of **29.77** feet to a Calculated Point;

THENCE **South 20°21'37" West** over and across said 34.22 acre tract, a distance of **32.23** feet to a Calculated Point in the North line of said Lot 1, Block J;

THENCE **South 49°33'14" West** with the North line of said Lot 1, Block J and the common South line of said 34.22 acre tract, a distance of **76.50** feet to the **POINT OF BEGINNING** and containing 0.455 of one acre (19,815 square feet) of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase 1, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in June, 2021.

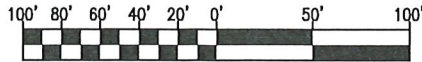
 05/23/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 18-032

Attachments: CAD Drawing: L:\18032 - Northgate Ranch\CAD\DWGs\Northgate EX CR 124 Section 1.dwg



GRAPHIC SCALE



PHAU-LARIAT 108, LLC
(34.22 ACRES)
DOC. NO. 2021138566
O.P.R.W.C.T.

*SEE SHEET 05 FOR LEGEND, LINE TABLE, AND NOTES

TRI POINTE HOMES TEXAS, INC.
(42.34 ACRES)
NO. 2021138718
O.P.R.W.C.T.

RIVER OAKS
LAND PARTNERS II, LLC.
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

0.455 OF ONE ACRE
(19,815 SQ. FT.)

JAMES HACKETT SURVEY
ABSTRACT NO. 312

P.O.B.

L1

L2

PLANT
LANE
(60' ROW)

NORTHGATE CR 214 ROW
AND AMENITY CENTER
DOC. NO. 2023024428
O.P.R.W.C.T.

COUNTY ROAD NO. 214
(120' ROW)

L4

L5

L6

L7

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LEGEND

⊙	1/2" REBAR WITH CAP FOUND WITH CAP STAMPED "LSI SURVEY" (OR AS NOTED)
△	CALCULATED POINT NOT SET
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING

Line Table		
Line #	Direction	Length
L1	S49°33'14"W	10.31'
L2	S61°05'28"W	61.29'
L3	S22°55'03"E	70.75'
L4	S74°53'35"W	31.54'
L5	S40°26'46"E	29.77'
L6	S20°21'37"W	32.23'
L7	S49°33'14"W	76.50'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC, NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

JOB NUMBER: 18-032	DATE: 05/23/2023
PROJECT NAME: NORTHGATE RANCH	
DRAWING NAME: NORTHGATE EX CR 214 SECTION 1	
DRAWING FILE PATH:	
K:\18032 - NORTHGATE RANCH\CAD\DWGS	
METES AND BOUNDS FILE PATH:	
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS	
RPLS: FWF	TECH: FWF
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 05	FIELDBOOKS N/A
	SCALE: 1" = 100'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " B "
METES AND BOUNDS DESCRIPTION

BEING OF 0.421 OF ONE ACRE (18,357 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 42.34 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TRI POINT HOMES TEXAS, INC., RECORDED IN DOCUMENT NO. 2021138718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the North line of Lot 1, Block J, NORTHGATE CR 214 ROW AND AMENITY CENTER, a subdivision of record in Document No. 2023024428 of said O.P.R.W.C.T., for the Southwest corner of said 42.34 acre tract and the common Southeast corner of a called 34.22 acre tract of land described in a Special Warranty Deed to PHAU-Lariat 108 LLC, recorded in Document No. 2021138566 of said O.P.R.W.C.T., and also being a common corner of a remainder of a called 678.09 acre tract of land described as Tract 1 in a Special Warranty Deed to River Oaks Land Partners II, LLC, recorded in Document No. 2021137550 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the exiting West right-of-way line of Lariat Loop (70' R.O.W. – Doc. No. 2023024428) for the Northeast corner of said Lot 1, Block J, bears North 67°04'57" East a distance of 114.99 feet;

THENCE North 22°55'03" West with the West line of said 42.34 acre tract and the common East line of said 34.22 acre tract, a distance of 233.07 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE **North 22°55'03" West** continuing with the West line of said 42.34 acre tract and the common East line of said 34.22 acre tract, a distance of **70.75** feet to a Calculated Point;

THENCE over and across said 42.34 acre tract, the following three (3) courses and distances:

1. **North 16°12'52" East** a distance of **95.30** feet to a Calculated Point;
2. **North 23°33'37" East** a distance of **278.47** feet to a Calculated Point; and
3. **North 32°04'09" East** a distance of **78.67** feet to a Calculated Point in the East line of said 42.34 acre tract and the common West line of a called 45.04 acre tract of land described in a Special Warranty Deed to Ashton Austin Residential, L.L.C., recorded in Document No. 2021138712 of said O.P.R.W.C.T.;



THENCE East line of said 42.34 acre tract and the common West line of said 45.04 acer tract, the following two (2) courses and distances:

1. **South 07°40'50" East** a distance of **41.04** feet to a Calculated Point; and
2. **South 11°52'26" East** a distance of **26.54** feet to a Calculated Point;

THENCE over and across said 42.34 acre tract, the following three (3) courses and distances:

1. **South 33°45'38" West** a distance of **32.99** feet to a Calculated Point;
2. **South 25°30'44" West** a distance of **207.76** feet to a Calculated Point; and
3. **South 15°40'09" West** a distance of **204.62** feet to the **POINT OF BEGINNING** and containing 0.421 of one acre (18,357 square feet) of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase 1, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in June, 2021.


Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 18-032

Attachments: CAD Drawing: L:\18032 - Northgate Ranch\CAD\DWGs\Northgate EX CR 124 Section 2.dwg



GRAPHIC SCALE

TRI POINTE HOMES TEXAS, INC.
(42.34 ACRES)
DOC. NO. 2021138718
O.P.R.W.C.T.

0.421 OF ONE ACRE
(18,357 SQ. FT.)

*SEE SHEET 04 FOR NOTES

Line Table		
Line #	Direction	Length
L1	N22°55'03"W	70.75'
L2	N16°12'52"E	95.30'
L3	N32°04'09"E	78.67'
L4	S07°40'50"E	41.04'
L5	S11°52'26"E	26.54'
L6	S33°45'38"W	32.99'

ASHTON AUSTIN
RESIDENTIAL, L.L.C.
(45.04 ACRES)
DOC. NO. 2021138712
O.P.R.W.C.T.

PHAU-LARIAT 108, LLC
(34.22 ACRES)
DOC. NO. 2021138566
O.P.R.W.C.T.

TRI POINTE HOMES TEXAS, INC.
(42.34 ACRES)
DOC. NO. 2021138719
O.P.R.W.C.T.

RIVER OAKS
LAND PARTNERS II, LLC.
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

NORTHGATE CR 214 ROW
AND AMENITY CENTER
DOC. NO. 2023024428
O.P.R.W.C.T.

COUNTY ROAD
NO. 214
(120' ROW)



LEGEND

- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (OR AS NOTED)
- CALCULATED POINT NOT SET
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

JOB NUMBER: 18-032		DATE: 05/23/2023	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214 SECTION 2			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 03 of 04		FIELDBOOKS N/A	SCALE: 1"= 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC, NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

JOB NUMBER: 18-032		DATE: 05/23/2023	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214 SECTION 2			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 04		FIELDBOOKS N/A	SCALE:1"= 100'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " C "
METES AND BOUNDS DESCRIPTION

BEING OF 1.696 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415 AND THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.04 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO ASHTON AUSTIN RESIDENTIAL, L.L.C., RECORDED IN DOCUMENT NO. 2021138712 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the West line of said 45.04 acre tract, for a common corner of Lot 1, Block O, Block N, NORTHGATE CR 214 ROW AND AMENITY CENTER, a subdivision of record in Document No. 2023024428 of said O.P.R.W.C.T., and a called 42.34 acre tract of land described in a Special Warranty Deed to Tri Point Homes Texas, Inc., recorded in Document No. 2021138718 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the existing East terminus of Lariat Loop (70' R.O.W. Varies – Document No. 2023024428) for a common corner of said Lot 1, Block O and said 42.34 acre tract, bears South 67°04'57" West a distance of 115.01 feet;

THENCE with the West line of said 45.04 acre tract and the common East line of said 42.34 acre tract, the following four (4) courses and distances:

1. North 22°55'03" West a distance of 432.60 feet to a Calculated Point;
2. North 20°13'31" West a distance of 43.90 feet to a Calculated Point;
3. North 16°04'02" West a distance of 43.90 feet to a Calculated Point; and
4. North 11°52'26" West a distance of 17.36 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with the West line of said 45.04 acre tract and the common East line of said 42.34 acre tract, the following two (2) courses and distances:

1. **North 11°52'26" West** a distance of **26.54** feet to a Calculated Point; and



2. **North 07°40'50" West** a distance of **41.04** feet to a Calculated Point;

THENCE over and across said 45.04 acre tract, the following nine (9) courses and distances:

1. **North 32°04'09" East** a distance of **122.86** feet to a Calculated Point;
2. **North 37°46'13" East** a distance of **200.99** feet to a Calculated Point;
3. **North 49°07'55" East** a distance of **280.78** feet to a Calculated Point;
4. **North 59°25'33" East** a distance of **115.31** feet to a Calculated Point;
5. **North 65°53'47" East** a distance of **357.13** feet to a Calculated Point from which a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the North line of said 45.04 acre tract, for the Southerly common corner of said 42.34 acre tract and of a called 68.75 acre tract of land described in a Special Warranty Deed to PHAU-Larriet 108, LLC, recorded in Document No. 2021138569 of said O.P.R.T.C.T., bears **North 18°37'27" East** a distance of **126.78** feet;
6. **North 67°10'31" East** a distance of **319.26** feet to a Calculated Point;
7. Along a curve to the **Right** having a radius of **804.94** feet, an arc length of **128.90** feet, a delta angle of **09°10'30"**, and a chord which bears **North 71°48'43" East** a distance of **128.76** feet to a Calculated Point;
8. **North 76°23'58" East** a distance of **128.64** feet to a Calculated Point; and
9. **North 82°51'01" East** a distance of **1.94** feet to a Calculated Point in the East line of said 45.04 acre tract and the common West line of said 68.75 acre tract;

THENCE with the East line of said 45.04 acre tract and the common West line of said 68.75 acre tract, the following three (3) courses and distances:

1. **South 74°07'24" East** a distance of **11.51** feet to a Calculated Point;
2. **South 69°48'52" East** a distance of **48.87** feet to a Calculated Point; and
3. **South 65°30'20" East** a distance of **28.99** feet to a Calculated Point;

THENCE over and across said 45.04 acre tract, the following eight (8) courses and distances:

1. **South 86°12'36" West** a distance of **42.81** feet to a Calculated Point;
2. **South 78°48'37" West** a distance of **105.43** feet to a Calculated Point;
3. **South 74°23'41" West** a distance of **135.91** feet to a Calculated Point;
4. **South 66°25'14" West** a distance of **718.34** feet to a Calculated Point;



5. **South 60°08'38" West** a distance of **101.76** feet to a Calculated Point;
6. **South 49°38'29" West** a distance of **212.36** feet to a Calculated Point;
7. **South 42°35'37" West** a distance of **139.61** feet to a Calculated Point; and
8. **South 33°45'38" West** a distance of **291.33** feet to the **POINT OF BEGINNING** and containing 1.696 acres of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase 1, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in June, 2021.

 05/23/2023
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 18-032

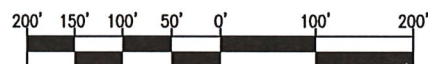
Attachments: CAD Drawing: L:\18032 - Northgate Ranch\CAD\DWGs\Northgate EX CR 124 Section 3.dwg

TRI POINTE HOMES
TEXAS, INC.
(42.34 ACRES)
DOC. NO. 2021138718
O.P.R.W.C.T.

PHAU-LARIAT 108, LLC
(68.75 ACRES)
DOC. NO. 2021138569
O.P.R.W.C.T.

1.696 ACRES

APPROXIMATE SURVEY LINE



GRAPHIC SCALE



ASHTON AUSTIN
RESIDENTIAL, L.L.C.
(45.04 ACRES)
DOC. NO. 2021138712
O.P.R.W.C.T.

P.O.B.

L3
L2
L1

JOHN McDEVITT SURVEY
ABSTRACT NO. 415
JAMES HACKETT SURVEY
ABSTRACT NO. 312

TRI POINTE HOMES
TEXAS, INC.
(42.34 ACRES)
DOC. NO. 2021138719
O.P.R.W.C.T.

N22°55'03"W 432.60'

P.O.C.

S67°04'57"W
115.01'

LARIAT
LOOP
(70' ROW)

NORTHGATE CR 214 ROW
AND AMENITY CENTER
DOC. NO. 2023024428
O.P.R.W.C.T.

COUNTY ROAD NO. 214
(120' ROW)

OVERALL SKETCH, SEE SHEETS 05-06
FOR DETAILED INFORMATION.

JOB NUMBER: 18-032		DATE:05/23/2023	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214 SECTION 3			
DRAWING FILE PATH:			
K:\18032 – NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 – NORTHGATE RANCH\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 06		FIELDBOOKS N/A	SCALE:1"= 200'

LSI LANDESIGN SERVICES, INC. ★

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

TRI POINTE HOMES TEXAS, INC.
(42.34 ACRES)
DOC. NO. 2021138718
O.P.R.W.C.T.

APPROXIMATE SURVEY LINE

N65°53'47"E 357.13'

115.31'
N59°25'33"E

S66°25'14"W
718.34'

S60°08'38"W
101.76'

1.696 ACRES

N49°07'55"E 280.78'

S49°38'29"W 212.36'

S42°35'37"W
139.61'

ASHTON AUSTIN
RESIDENTIAL, L.L.C.
(45.04 ACRES)
DOC. NO. 2021138712
O.P.R.W.C.T.

N37°46'13"E 200.99'

S33°45'38"W 291.33'

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

JAMES HACKETT SURVEY
ABSTRACT NO. 312

*SEE SHEET 06 FOR LINE/CURVE TABLES
AND NOTES

LEGEND

- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY"
FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP MARKED "LSI SURVEY"
SET
- △ CALCULATED POINT NOT SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

MATCHLINE SHEET 6
MATCHLINE SHEET 5

JOB NUMBER: 18-032		DATE: 05/23/2023	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214 SECTION 3			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 06	FIELDBOOKS N/A		SCALE:1"= 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

PHAU-LARIAT 108, LLC
(68.75 ACRES)
DOC. NO. 2021138569
O.P.R.W.C.T.

ASHTON AUSTIN
RESIDENTIAL, L.L.C.
(45.04 ACRES)
DOC. NO. 2021138712
O.P.R.W.C.T.

1.696 ACRES

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	804.94'	128.90'	9°10'30"	N71°48'43"E	128.76'

Line Table

Line #	Direction	Length
L1	N20°13'31"W	43.90'
L2	N16°04'02"W	43.90'
L3	N11°52'26"W	17.36'
L4	N11°52'26"W	26.54'
L5	N07°40'50"W	41.04'
L6	N76°23'58"E	128.64'

Line Table

Line #	Direction	Length
L7	N82°51'01"E	1.94'
L8	S74°07'24"E	11.51'
L9	S69°48'52"E	48.87'
L10	S65°30'20"E	28.99'
L11	S86°12'36"W	42.81'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC. NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

JOB NUMBER: 18-032	DATE:05/23/2023
PROJECT NAME: NORTHGATE RANCH	
DRAWING NAME: NORTHGATE EX CR 214 SECTION 3	
DRAWING FILE PATH: K:\18032 - NORTHGATE RANCH\CAD\DWGS	
METES AND BOUNDS FILE PATH: K:\18032 - NORTHGATE RANCH\DESCRIPTIONS	
RPLS: FWF	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 06 of 06	FIELDBOOKS N/A
SCALE:1"= 100'	

LSI LANDESIGN SERVICES, INC. ★

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " D "
METES AND BOUNDS DESCRIPTION

BEING OF 0.541 OF ONE ACRE (23,551 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 68.75 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO PHAU-LARIAT 108, LLC, RECORDED IN DOCUMENT NO. 2021138569 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2-inch rebar with cap stamped "LSI SURVEY" found in the existing East terminus of Lariat Loop (70' – R.O.W. – Document No. 2023024428) for the Northwest corner of Lot 275, Block N, NORTHGATE CR 214 ROW AND AMENITY CENTER, a subdivision of record in Document No. 2023024428 of said O.P.R.W.C.T., and the common South line of said 68.75 acre tract, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the South line of said 68.75 acre tract and the common North line of said Lot 275, bears North 61°55'32" East a distance of 115.01 feet;

THENCE North 23°08'11" West over and across said 68.75 acre tract, a distance of 769.43 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing over and across said 68.75 acre tract, the following two (2) courses and distances:

1. **South 84°06'22" West** a distance of **186.32** feet to a Calculated Point; and
2. **South 86°12'36" West** a distance of **230.54** feet to a Calculated Point in the West line of said 68.75 acre tract and the common East line of a called 45.04 acre tract of land described in a Special Warranty Deed to Ashton Austin Residential, L.L.C., recorded in Document No. 2021138712 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "LSI SURVEY" found in the existing West terminus of said Lariat Loop for the Northeast corner of Lot 1, Block W, said NORTHGATE CR 214 ROW AND AMENITY CENTER, bears South 42°46'02" East a distance of 971.63 feet;

THENCE with the West line of said 68.75 acre tract and the common East line of said 45.04 acre tract, the following three (3) courses and distances:

1. **North 65°30'20" West** a distance of **28.99** feet to a Calculated Point;
2. **North 69°48'52" West** a distance of **48.87** feet to a Calculated Point; and
3. **North 74°07'24" West** a distance of **11.51** feet to a Calculated Point;

THENCE over and across said 68.75 acre tract, the following two (2) courses and distances:

1. **North 82°51'01" East** a distance of **494.67** feet to a Calculated Point; and
2. **South 07°33'40" East** a distance of **59.75** feet to the **POINT OF BEGINNING** and containing 0.541 of one acre (23,551 Square Feet) of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase 1, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in June, 2021.

 05/23/2023
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

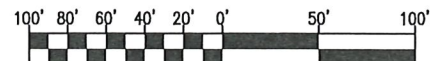


Job Number: 18-032

Attachments: CAD Drawing: L:\18032 - Northgate Ranch\CAD\DWGs\Northgate EX CR 124 Section 4.dwg



SEE SHEETS 04 FOR NOTES



GRAPHIC SCALE

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

0.541 OF ONE ACRE
(23,551 SQ. FT.)

N82°51'01"E 494.67'

S86°12'36"W
230.54'

S84°06'22"W
186.32'

P.O.B.

PHAU-LARIAT 108, LLC
(68.75 ACRES)
DOC. NO. 2021138569
O.P.R.W.C.T.

ASHTON AUSTIN
RESIDENTIAL, L.L.C.
(45.04 ACRES)
DOC. NO. 2021138712
O.P.R.W.C.T.



N23°08'11"W 769.43'

NORTHGATE CR 214 ROW
AND AMENITY CENTER
DOC. NO. 2023024428
O.P.R.W.C.T.

Line Table		
Line #	Direction	Length
L1	S54°47'48"W	65.51'
L2	N65°30'20"W	28.99'
L3	N69°48'52"W	48.87'
L4	N74°07'24"W	11.51'
L5	S07°33'40"E	59.75'

LEGEND

- ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY"
FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

ASHTON AUSTIN
RESIDENTIAL, L.L.C.
(45.04 ACRES)
DOC. NO. 2021138712
O.P.R.W.C.T.

P.O.C.

COUNTY ROAD
NO. 214
(120' ROW)

JOB NUMBER: 18-032		DATE:05/23/2023	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214 SECTION 4			
DRAWING FILE PATH:			
K:\18032 – NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 – NORTHGATE RANCH\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 03 of 04		FIELDBOOKS N/A	SCALE:1"= 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC, NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

JOB NUMBER: 18-032		DATE: 05/23/2023	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NORTHGATE EX CR 214 SECTION 4			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 04	FIELDBOOKS N/A		SCALE: 1"= 100'



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901