

C:\Projects\Randolph Todd Co\9407-00-Northside_Ph2_Sect-3\SV\04_Final\Drawings\9407-00_Ph2_Sect3 PLAT.dwg, 7/10/2023 2:38 PM, Garret Neumann

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	27.28'	20.00'	78°08'25"	S 58°41'53" E	25.21'
C2	117.20'	330.00'	20°20'57"	S 30°16'24" E	116.59'
C3	39.27'	25.00'	90°00'00"	N 65°05'56" W	35.36'
C4	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C5	275.75'	60.00'	263°19'04"	N 33°53'26" E	89.65'
C6	49.29'	475.00'	5°56'44"	N 17°25'26" W	49.27'
C7	39.14'	25.00'	89°42'08"	N 65°14'52" W	35.26'
C8	39.40'	25.00'	90°17'52"	N 24°45'08" E	35.45'
C9	21.03'	25.00'	48°11'21"	N 44°29'29" W	20.41'
C10	162.91'	50.00'	186°40'38"	S 24°45'10" W	99.83'
C11	21.03'	25.00'	48°11'25"	S 86°00'13" E	20.41'
C12	21.03'	25.00'	48°11'23"	N 45°48'23" E	20.41'
C13	162.39'	50.00'	186°04'53"	N 65°14'52" W	99.86'
C14	21.03'	25.00'	48°11'23"	S 03°41'53" W	20.41'
C15	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C16	21.03'	25.00'	48°11'23"	N 45°48'23" E	20.41'
C17	160.19'	50.00'	183°33'32"	N 66°30'33" W	99.95'
C18	21.03'	25.00'	48°11'23"	S 01°10'32" W	20.41'
C19	38.04'	25.00'	87°10'46"	S 66°30'33" E	34.47'
C20	40.50'	25.00'	92°49'14"	S 23°29'27" W	36.21'
C21	21.03'	25.00'	48°11'23"	S 47°00'51" E	20.41'
C22	165.11'	50.00'	189°12'00"	N 23°29'27" E	99.68'
C23	21.03'	25.00'	48°11'23"	N 86°00'14" W	20.41'
C24	39.27'	25.00'	90°00'00"	S 24°54'04" W	35.36'
C25	95.89'	270.00'	20°20'57"	S 30°16'24" E	95.39'
C26	3.15'	25.00'	71°3'02"	S 44°03'23" E	3.15'
C27	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C28	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C29	38.04'	25.00'	87°10'46"	N 66°30'33" W	34.47'
C30	40.50'	25.00'	92°49'14"	N 23°29'27" E	36.21'
C31	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C32	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C33	38.04'	25.00'	87°10'46"	N 66°30'33" W	34.47'
C34	40.50'	25.00'	92°49'14"	N 23°29'27" E	36.21'
C35	39.40'	25.00'	90°17'52"	N 24°45'08" E	35.45'
C36	39.14'	25.00'	89°42'08"	S 65°14'52" W	35.26'
C37	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C38	39.14'	25.00'	89°42'08"	N 65°14'52" W	35.26'
C39	36.36'	330.00'	6°18'44"	S 37°17'31" E	36.34'
C40	45.29'	330.00'	7°51'50"	S 30°12'14" E	45.26'
C41	35.55'	330.00'	6°10'23"	S 23°11'07" E	35.54'
C42	32.15'	60.00'	30°41'56"	N 68°39'31" E	31.76'
C43	32.15'	60.00'	30°41'56"	S 80°38'33" E	31.76'
C44	25.72'	60.00'	24°33'53"	S 53°00'38" E	25.53'
C45	27.52'	60.00'	26°16'37"	S 27°35'23" E	27.28'
C46	11.53'	475.00'	1°23'28"	N 15°08'49" W	11.53'
C47	37.76'	475.00'	4°33'16"	N 18°07'10" W	37.75'
C48	34.03'	270.00'	7°13'17"	S 36°50'14" E	34.01'
C49	61.86'	270.00'	13°07'39"	S 26°39'45" E	61.73'
C50	20.45'	50.00'	23°26'22"	S 73°37'44" E	20.31'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	38.38'	50.00'	43°58'39"	N 72°39'46" E	37.44'
C52	42.88'	50.00'	49°08'01"	N 26°08'26" E	41.58'
C53	39.93'	50.00'	45°45'22"	N 21°20'15" W	38.88'
C54	23.47'	50.00'	26°53'37"	N 57°39'44" W	23.25'
C55	11.52'	25.00'	26°23'55"	S 09°43'12" E	11.42'
C56	28.96'	25.00'	66°25'19"	S 36°41'25" W	27.39'
C57	28.88'	25.00'	66°11'43"	S 77°00'04" E	27.30'
C58	9.16'	25.00'	20°59'03"	S 32°24'41" E	9.10'
C59	3.14'	25.00'	71°2'15"	S 19°19'02" E	3.14'
C60	17.88'	25.00'	40°59'08"	S 04°46'39" W	17.50'
C61	29.14'	50.00'	33°23'47"	N 08°34'19" E	28.73'
C62	31.35'	50.00'	35°55'29"	N 26°05'18" W	30.84'
C63	26.99'	50.00'	30°55'55"	N 69°31'00" W	26.67'
C64	26.99'	50.00'	30°55'55"	S 89°33'04" W	26.67'
C65	42.23'	50.00'	48°23'33"	S 49°53'20" W	40.99'
C66	3.47'	50.00'	3°58'52"	S 23°42'07" W	3.47'
C67	0.77'	25.00'	1°45'14"	S 19°31'11" E	0.77'
C68	20.26'	25.00'	46°26'09"	S 04°34'30" W	19.71'
C69	26.68'	50.00'	30°34'05"	N 12°30'32" E	26.36'
C70	33.65'	50.00'	38°33'43"	N 22°03'22" W	33.02'
C71	30.31'	50.00'	34°43'48"	N 58°42'07" W	29.85'
C72	33.81'	50.00'	38°44'17"	S 84°33'50" W	33.17'
C73	37.95'	50.00'	43°29'01"	S 43°27'12" W	37.04'
C74	17.69'	25.00'	40°33'07"	N 41°59'15" E	17.33'
C75	3.33'	25.00'	7°38'16"	N 66°04'56" E	3.33'
C76	20.80'	25.00'	47°39'59"	S 86°15'56" E	20.20'
C77	0.23'	25.00'	0°31'26"	S 62°10'14" E	0.23'
C78	50.88'	50.00'	58°18'18"	S 88°56'20" W	48.71'
C79	30.57'	50.00'	35°02'07"	S 42°16'08" W	30.10'
C80	34.57'	50.00'	39°36'35"	S 04°56'47" W	33.88'
C81	23.75'	50.00'	27°12'49"	S 28°27'55" E	23.53'
C82	23.14'	50.00'	26°30'49"	S 55°19'44" E	22.93'
C83	158.21'	60.00'	151°04'39"	S 22°13'46" E	116.20'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 45°04'10" W	107.74'
L2	S 52°45'08" W	30.45'
L3	S 69°34'25" W	45.00'
L4	S 74°53'28" W	86.24'
L5	S 40°26'52" E	45.49'
L6	S 49°33'08" W	114.95'
L7	S 61°05'21" W	61.29'
L8	S 19°37'41" E	55.47'
L9	S 36°41'27" E	128.82'
L10	S 62°14'04" W	35.21'
L11	S 75°07'18" W	64.47'
L12	N 88°44'21" W	81.90'
L13	N 51°53'12" W	93.72'
L14	N 30°12'28" W	49.29'
L15	N 22°32'18" W	45.03'
L16	N 08°27'42" W	45.99'
L17	S 31°33'00" E	108.82'
L18	S 58°06'37" E	134.32'
L19	S 35°15'14" E	42.67'
L20	S 17°19'16" E	75.83'
L21	S 11°57'05" E	122.50'
L22	S 40°26'52" E	57.47'
L23	S 20°05'56" E	37.32'
L24	S 14°27'05" E	51.73'
L25	N 69°54'04" E	95.13'
L26	S 69°54'04" W	94.87'
L27	S 69°54'04" W	96.35'
L28	N 69°54'04" E	93.88'
L29	N 20°05'56" W	37.32'
L30	N 40°26'52" W	66.59'
L31	S 20°05'56" E	55.00'
L32	N 69°54'04" E	117.54'
L33	S 69°51'27" W	118.48'
L34	N 69°36'12" E	120.00'
L35	N 69°36'12" E	120.00'
L36	N 69°36'12" E	15.00'
L37	S 69°36'12" W	98.54'
L38	S 70°09'27" W	95.24'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L17)	(S 31°32'54" E)	(108.82')
(L18)	(S 58°07'07" E)	(134.34')
(L19)	(S 35°18'21" E)	(42.59')
(L20)	(S 17°13'50" E)	(75.89')

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
BAUER LOOP	50 FEET	33 FEET	2,226 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
DANIELSON STREET	50 FEET	33 FEET	851 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LANGHORNE BEND	50 FEET	33 FEET	2,138 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
PLANT LANE	60 FEET	40 FEET	258 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			5,473 FEET			

FINAL PLAT
LARIAT SECTIONS 3 & 4

A SUBDIVISION OF 34.217 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.



BGE Inc.
101 West Louie Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 101066502

DIP# 2023059296

METES & BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED, 34.22 ACRE TRACT OF LAND AS CONVEYED TO PHAU-LARIAT 108, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138718 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 'LSI SURVEY' found at the southwest corner of a called 42.34 acre tract of land as conveyed to Tri Pointe Homes Texas, Inc. by special warranty deed recorded in Document No. 2021138718 of the Official Public Records of Williamson County, Texas, being the most easterly southeast corner of the above described PHAU-LARIAT 108, LLC 34.22-acre tract for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southeasterly lines of said PHAU-LARIAT 108, LLC 34.22 acre tract, the following seventeen (17) courses:

1. S 45°04'10" W a distance of 107.74 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. S 52°45'08" W a distance of 30.45 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. S 69°34'25" W a distance of 45.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
4. S 74°53'28" W a distance of 86.24 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 40°26'52" E a distance of 45.49 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 49°33'08" W a distance of 114.95 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
7. S 61°05'21" W a distance of 61.29 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
8. S 49°33'08" W a distance of 165.94 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
9. N 20°05'56" W a distance of 143.66 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
10. S 69°54'04" W a distance of 277.97 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
11. S 19°37'41" E a distance of 55.47 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' at a point curvature of a curve to the left;
12. Along said curve to the left, an arc distance of 27.28 feet, having a radius of 20.00 feet, a central angle of 78°08'25" and a chord which bears S 58°41'53" E a distance of 25.21 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a point of reverse curvature;
13. Along said curve to the right, an arc distance of 158.21 feet, having a radius of 60.00 feet, a central angle of 151° 04' 39" and a chord which bears S 22° 13' 46" E a distance of 116.20 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at an interior corner of the herein described tract;
14. S 36°41'27" E a distance of 128.82 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
15. S 82°14'04" W a distance of 35.21 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
16. S 75°07'18" W a distance of 64.47 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
17. N 88°44'21" W a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;

THENCE, with the westerly lines of said PHAU-LARIAT 108, LLC 34.22 acre tract the following five (5) courses:

1. N 51°53'12" W a distance of 93.72 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. N 30°12'28" W a distance of 49.29 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. N 22°32'18" W a distance of 45.03 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
4. N 08°27'42" W a distance of 45.99 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
5. N 20°23'48" W a distance of 1,515.23 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly line of Hidden Creek Estates, a subdivision as recorded in Document No. 2016032861 of the Official Public Records of Williamson County, Texas, at the northwest corner of said PHAU-LARIAT 108, LLC 34.22 acre tract for the northwest corner of the herein described tract, from which a 5/8-inch iron rod found at the most westerly northwest corner of a called 678.09 acre tract of land as conveyed to River Oaks Land Partners II, LLC by special warranty deed in Document No. 2021137550 of the Official Public Records of Williamson County, Texas on the existing East right-of-way line of San Gabriel Ranch Road (R.O.W. Varies) bears S 69°34'54" E a distance of 34.21 feet;

THENCE, with the southerly line of Hidden Creek Estates and the northerly line of said PHAU-LARIAT 108, LLC 34.22-acre tract the following two (2) courses:

1. N 69°34'54" E a distance of 592.27 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
2. N 68°55'13" E a distance of 306.59 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the northeastern corner of said PHAU-LARIAT 108, LLC 34.22 acre tract, being the most westerly corner of said Tri Pointe Homes Texas, Inc. 42.34 acre tract for the northeast corner of the herein described tract;

THENCE, leaving the southerly line of said Hidden Creek Estates, with the common property line of said Tri Pointe Homes Texas, Inc. 42.43 acre tract and said PHAU-LARIAT 108, LLC 34.22 acre tract the following eight (8) courses:

1. S 20°28'34" E a distance of 169.24 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. S 31°33'00" E a distance of 108.82 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. S 20°20'43" E a distance of 259.12 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for a corner;
4. S 58°06'37" E a distance of 134.32 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
5. S 35°15'14" E a distance of 42.67 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
6. S 17°19'16" E a distance of 75.83 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
7. S 11°57'05" E a distance of 122.50 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point, and
8. S 22°55'10" E a distance of 526.79 feet to the POINT OF BEGINNING and containing 34.217 acres of land, more or less;

FINAL PLAT**LARIAT SECTIONS 3 & 4**

A SUBDIVISION OF 34.217 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

C:\VTC\Projects\Tandem_Todd_CO\8407-00-Northgate_P2_Sec3-4\8404_Finals\Drawings\Plat\8407_NG_P2_S3&4_PLAT.dwg, 7/11/2023 8:12 AM, Garrett Neumann

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

THAT PHAU - LARIAT 108, L.L.C., ACTING HEREBY AND THROUGH, NICK MCINTYRE, IT'S SR. VICE PRESIDENT OF LAND DEVELOPMENT, OWNER OF A 34.217 ACRE TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138566 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN ABANDONED COUNTY ROAD (COUNTY ROAD NO. 214) TO BE VACATED PURSUANT TO AN AGREEMENT ADOPTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT ON MAY 23, 2023, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF 34.217 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 SECTIONS 3 & 4

WITNESS MY HAND, THIS THE 11 DAY OF July, 2023, A.D.

PHAU - LARIAT 108, L.L.C.
9000 GULF FREEWAY
HOUSTON, TEXAS 77017-7018

BY: PHAU - LARIAT 108, LLC
IT'S SR. VICE PRESIDENT OF LAND DEVELOPMENT

Nick McIntyre, Sr. Vice President of Land Development

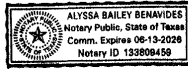
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED NICK MCINTYRE, SR. 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.

Alyssa Benavides, Notary Public, State of Texas

7-11-23 DATE

Alyssa Benavides
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6/18/26



WITNESS MY HAND, THIS THE 11 DAY OF July, 2023, A.D.

I, JOSEPH YAKLIN, 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.

Joseph Yaklin, P.E., Licensed Professional Engineer No. 107869, BGE, Inc., 101 West Louis Henna Blvd., Suite 400, Austin, Texas 78728

7-11-23 DATE



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

Jonathan O. Nobles, R.P.L.S., Registered Professional Land Surveyor No. 5777, BGE, Inc., 101 West Louis Henna Blvd., Suite 400, Austin, Texas 78728

7/11/2023 DATE



NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
3. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
7. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDAED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0235F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
10. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0235F, DATED DECEMBER 20, 2019.
12. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROAD.

- 13. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
14. 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.
15. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
16. 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.
17. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
18. 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.
19. THE SOUTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SHALL BE CONSTRUCTED AND PASS INSPECTION PRIOR TO RECORDEATION OF FINAL PLAT.
20. THE NORTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SHALL BE CONSTRUCTED AND PASS INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.
21. A 25 FOOT FRONT YARD SETBACK FOR ALL LOTS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
22. A 25 FOOT SIDE AND BACK YARD SETBACK FOR LOTS ALONG CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
23. A TEN FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
24. 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.
25. 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.
26. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDAED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
27. 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.
28. NO LOTS OTHER THAN BLOCK K LOT 9, BLOCK L LOT 11, AND BLOCK N LOT 39 MAY BE FURTHER SUBDIVIDED.
29. ALL ROADS WITHIN THIS SECTION WILL BE MUD OWNED AND MAINTAINED STARTING 9/13/2023.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 12th DAY OF July, 2023, A.D.

Teresa Baker, Williamson County Address Coordinator

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Bill Gravel, Jr., County Judge, Williamson County, Texas

7-18-2023 DATE

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

THAT I, NANCY 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 12th DAY OF July, A.D., 2023, AT 9:00 O'CLOCK A.M. AND DULY RECORDED ON THE 19th DAY OF July, A.D., 2023, AT 9:15 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2023024428

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

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS



BY: Diana Law, Deputy

FINAL PLAT
LARIAT SECTIONS 3 & 4

A SUBDIVISION OF 34.217 ACRES OF LAND LOCATED IN THE JAMES HACKETT SURVEY, A-312, IN WILLIAMSON COUNTY, TEXAS.

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

Doc# 2023024428

C:\Projects\Randolph Todd Co\9407-00-Northside_Ph2_Sect-3\3A\04_Plan\Drawings\9407_00_Ph2_Sect3_04_PLAT.dwg, 7/10/2023 2:38 PM, Garret Neumann

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	27.28'	20.00'	78°08'25"	S 58°41'53" E	25.21'
C2	117.20'	330.00'	20°20'57"	S 30°16'24" E	116.59'
C3	39.27'	25.00'	90°00'00"	N 65°05'56" W	35.36'
C4	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C5	275.75'	60.00'	263°19'04"	N 33°53'26" E	89.65'
C6	49.29'	475.00'	5°56'44"	N 17°25'26" W	49.27'
C7	39.14'	25.00'	89°42'08"	N 65°14'52" W	35.26'
C8	39.40'	25.00'	90°17'52"	N 24°45'08" E	35.45'
C9	21.03'	25.00'	48°11'21"	N 44°29'29" W	20.41'
C10	162.91'	50.00'	186°40'38"	S 24°45'10" W	99.83'
C11	21.03'	25.00'	48°11'25"	S 86°00'13" E	20.41'
C12	21.03'	25.00'	48°11'23"	N 45°48'23" E	20.41'
C13	162.39'	50.00'	186°04'53"	N 65°14'52" W	99.86'
C14	21.03'	25.00'	48°11'23"	S 03°41'53" W	20.41'
C15	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C16	21.03'	25.00'	48°11'23"	N 45°48'23" E	20.41'
C17	160.19'	50.00'	183°33'32"	N 66°30'33" W	99.95'
C18	21.03'	25.00'	48°11'23"	S 01°10'32" W	20.41'
C19	38.04'	25.00'	87°10'46"	S 66°30'33" E	34.47'
C20	40.50'	25.00'	92°49'14"	S 23°29'27" W	36.21'
C21	21.03'	25.00'	48°11'23"	S 47°00'51" E	20.41'
C22	165.11'	50.00'	189°12'00"	N 23°29'27" E	99.68'
C23	21.03'	25.00'	48°11'23"	N 86°00'14" W	20.41'
C24	39.27'	25.00'	90°00'00"	S 24°54'04" W	35.36'
C25	95.89'	270.00'	20°20'57"	S 30°16'24" E	95.39'
C26	3.15'	25.00'	71°3'02"	S 44°03'23" E	3.15'
C27	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C28	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C29	38.04'	25.00'	87°10'46"	N 66°30'33" W	34.47'
C30	40.50'	25.00'	92°49'14"	N 23°29'27" E	36.21'
C31	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C32	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C33	38.04'	25.00'	87°10'46"	N 66°30'33" W	34.47'
C34	40.50'	25.00'	92°49'14"	N 23°29'27" E	36.21'
C35	39.40'	25.00'	90°17'52"	N 24°45'08" E	35.45'
C36	39.14'	25.00'	89°42'08"	S 65°14'52" W	35.26'
C37	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C38	39.14'	25.00'	89°42'08"	N 65°14'52" W	35.26'
C39	36.36'	330.00'	6°18'44"	S 37°17'31" E	36.34'
C40	45.29'	330.00'	7°51'50"	S 30°12'14" E	45.26'
C41	35.55'	330.00'	6°10'23"	S 23°11'07" E	35.54'
C42	32.15'	60.00'	30°41'56"	N 68°39'31" E	31.76'
C43	32.15'	60.00'	30°41'56"	S 80°38'33" E	31.76'
C44	25.72'	60.00'	24°33'53"	S 53°00'38" E	25.53'
C45	27.52'	60.00'	26°16'37"	S 27°35'23" E	27.28'
C46	11.53'	475.00'	1°23'28"	N 15°08'49" W	11.53'
C47	37.76'	475.00'	4°33'16"	N 18°07'10" W	37.75'
C48	34.03'	270.00'	7°13'17"	S 36°50'14" E	34.01'
C49	61.86'	270.00'	13°07'39"	S 26°39'45" E	61.73'
C50	20.45'	50.00'	23°26'22"	S 73°37'44" E	20.31'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	38.38'	50.00'	43°58'39"	N 72°39'46" E	37.44'
C52	42.88'	50.00'	49°08'01"	N 26°08'26" E	41.58'
C53	39.93'	50.00'	45°45'22"	N 21°20'15" W	38.88'
C54	23.47'	50.00'	26°53'37"	N 57°39'44" W	23.25'
C55	11.52'	25.00'	26°23'55"	S 09°43'12" E	11.42'
C56	28.96'	25.00'	66°25'19"	S 36°41'25" W	27.39'
C57	28.88'	25.00'	66°11'43"	S 77°00'04" E	27.30'
C58	9.16'	25.00'	20°59'03"	S 32°24'41" E	9.10'
C59	3.14'	25.00'	71°2'15"	S 19°19'02" E	3.14'
C60	17.88'	25.00'	40°59'08"	S 04°46'39" W	17.50'
C61	29.14'	50.00'	33°23'47"	N 08°34'19" E	28.73'
C62	31.35'	50.00'	35°55'29"	N 26°05'18" W	30.84'
C63	26.99'	50.00'	30°55'55"	N 69°31'00" W	26.67'
C64	26.99'	50.00'	30°55'55"	S 89°33'04" W	26.67'
C65	42.23'	50.00'	48°23'33"	S 49°53'20" W	40.99'
C66	3.47'	50.00'	3°58'52"	S 23°42'07" W	3.47'
C67	0.77'	25.00'	1°45'14"	S 19°31'11" E	0.77'
C68	20.26'	25.00'	46°26'09"	S 04°34'30" W	19.71'
C69	26.68'	50.00'	30°34'05"	N 12°30'32" E	26.36'
C70	33.65'	50.00'	38°33'43"	N 22°03'22" W	33.02'
C71	30.31'	50.00'	34°43'48"	N 58°42'07" W	29.85'
C72	33.81'	50.00'	38°44'17"	S 84°33'50" W	33.17'
C73	37.95'	50.00'	43°29'01"	S 43°27'12" W	37.04'
C74	17.69'	25.00'	40°33'07"	N 41°59'15" E	17.33'
C75	3.33'	25.00'	7°38'16"	N 66°04'56" E	3.33'
C76	20.80'	25.00'	47°39'59"	S 86°15'56" E	20.20'
C77	0.23'	25.00'	0°31'26"	S 62°10'14" E	0.23'
C78	50.88'	50.00'	58°18'18"	S 88°56'20" W	48.71'
C79	30.57'	50.00'	35°02'07"	S 42°16'08" W	30.10'
C80	34.57'	50.00'	39°36'35"	S 04°56'47" W	33.88'
C81	23.75'	50.00'	27°12'49"	S 28°27'55" E	23.53'
C82	23.14'	50.00'	26°30'49"	S 55°19'44" E	22.93'
C83	158.21'	60.00'	151°04'39"	S 22°13'46" E	116.20'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 45°04'10" W	107.74'
L2	S 52°45'08" W	30.45'
L3	S 69°34'25" W	45.00'
L4	S 74°53'28" W	86.24'
L5	S 40°26'52" E	45.49'
L6	S 49°33'08" W	114.95'
L7	S 61°05'21" W	61.29'
L8	S 19°37'41" E	55.47'
L9	S 36°41'27" E	128.82'
L10	S 62°14'04" W	35.21'
L11	S 75°07'18" W	64.47'
L12	N 88°44'21" W	81.90'
L13	N 51°53'12" W	93.72'
L14	N 30°12'28" W	49.29'
L15	N 22°32'18" W	45.03'
L16	N 08°27'42" W	45.99'
L17	S 31°33'00" E	108.82'
L18	S 58°06'37" E	134.32'
L19	S 35°15'14" E	42.67'
L20	S 17°19'16" E	75.83'
L21	S 11°57'05" E	122.50'
L22	S 40°26'52" E	57.47'
L23	S 20°05'56" E	37.32'
L24	S 14°27'05" E	51.73'
L25	N 69°54'04" E	95.13'
L26	S 69°54'04" W	94.87'
L27	S 69°54'04" W	96.35'
L28	N 69°54'04" E	93.88'
L29	N 20°05'56" W	37.32'
L30	N 40°26'52" W	66.59'
L31	S 20°05'56" E	55.00'
L32	N 69°54'04" E	117.54'
L33	S 69°51'27" W	118.48'
L34	N 69°36'12" E	120.00'
L35	N 69°36'12" E	120.00'
L36	N 69°36'12" E	15.00'
L37	S 69°36'12" W	98.54'
L38	S 70°09'27" W	95.24'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L17)	(S 31°32'54" E)	(108.82')
(L18)	(S 58°07'07" E)	(134.34')
(L19)	(S 35°18'21" E)	(42.59')
(L20)	(S 17°13'50" E)	(75.89')

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
BAUER LOOP	50 FEET	33 FEET	2,226 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
DANIELSON STREET	50 FEET	33 FEET	851 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LANGHORNE BEND	50 FEET	33 FEET	2,138 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
PLANT LANE	60 FEET	40 FEET	258 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			5,473 FEET			

FINAL PLAT
LARIAT SECTIONS 3 & 4

A SUBDIVISION OF 34.217 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.



BGE Inc.
101 West Louie Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 101066502

DIP# 2023059296

METES & BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED, 34.22 ACRE TRACT OF LAND AS CONVEYED TO PHAU-LARIAT 108, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138718 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 'LSI SURVEY' found at the southwest corner of a called 42.34 acre tract of land as conveyed to Tri Pointe Homes Texas, Inc. by special warranty deed recorded in Document No. 2021138718 of the Official Public Records of Williamson County, Texas, being the most easterly southeast corner of the above described PHAU-LARIAT 108, LLC 34.22-acre tract for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southeasterly lines of said PHAU-LARIAT 108, LLC 34.22 acre tract, the following seventeen (17) courses:

1. S 45°04'10" W a distance of 107.74 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. S 52°45'08" W a distance of 30.45 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. S 69°34'25" W a distance of 45.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
4. S 74°53'28" W a distance of 86.24 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 40°26'52" E a distance of 45.49 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 49°33'08" W a distance of 114.95 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
7. S 61°05'21" W a distance of 61.29 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
8. S 49°33'08" W a distance of 165.94 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
9. N 20°05'56" W a distance of 143.66 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
10. S 69°54'04" W a distance of 277.97 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
11. S 19°37'41" E a distance of 55.47 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' at a point curvature of a curve to the left;
12. Along said curve to the left, an arc distance of 27.28 feet, having a radius of 20.00 feet, a central angle of 78°08'25" and a chord which bears S 58°41'53" E a distance of 25.21 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a point of reverse curvature;
13. Along said curve to the right, an arc distance of 158.21 feet, having a radius of 60.00 feet, a central angle of 151° 04' 39" and a chord which bears S 22° 13' 46" E a distance of 116.20 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at an interior corner of the herein described tract;
14. S 36°41'27" E a distance of 128.82 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
15. S 82°14'04" W a distance of 35.21 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
16. S 75°07'18" W a distance of 64.47 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
17. N 88°44'21" W a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;

THENCE, with the westerly lines of said PHAU-LARIAT 108, LLC 34.22 acre tract the following five (5) courses:

1. N 51°53'12" W a distance of 93.72 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. N 30°12'28" W a distance of 49.29 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. N 22°32'18" W a distance of 45.03 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
4. N 08°27'42" W a distance of 45.99 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
5. N 20°23'48" W a distance of 1,515.23 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly line of Hidden Creek Estates, a subdivision as recorded in Document No. 2016032861 of the Official Public Records of Williamson County, Texas, at the northwest corner of said PHAU-LARIAT 108, LLC 34.22 acre tract for the northwest corner of the herein described tract, from which a 5/8-inch iron rod found at the most westerly northwest corner of a called 678.09 acre tract of land as conveyed to River Oaks Land Partners II, LLC by special warranty deed in Document No. 2021137550 of the Official Public Records of Williamson County, Texas on the existing East right-of-way line of San Gabriel Ranch Road (R.O.W. Varies) bears S 69°34'54" E a distance of 34.21 feet;

THENCE, with the southerly line of Hidden Creek Estates and the northerly line of said PHAU-LARIAT 108, LLC 34.22-acre tract the following two (2) courses:

1. N 69°34'54" E a distance of 592.27 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
2. N 68°55'13" E a distance of 306.59 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the northeastern corner of said PHAU-LARIAT 108, LLC 34.22 acre tract, being the most westerly corner of said Tri Pointe Homes Texas, Inc. 42.34 acre tract for the northeast corner of the herein described tract;

THENCE, leaving the southerly line of said Hidden Creek Estates, with the common property line of said Tri Pointe Homes Texas, Inc. 42.43 acre tract and said PHAU-LARIAT 108, LLC 34.22 acre tract the following eight (8) courses:

1. S 20°28'34" E a distance of 169.24 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. S 31°33'00" E a distance of 108.82 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. S 20°20'43" E a distance of 259.12 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for a corner;
4. S 58°06'37" E a distance of 134.32 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
5. S 35°15'14" E a distance of 42.67 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
6. S 17°19'16" E a distance of 75.83 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
7. S 11°57'05" E a distance of 122.50 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point, and
8. S 22°55'10" E a distance of 526.79 feet to the POINT OF BEGINNING and containing 34.217 acres of land, more or less;

FINAL PLAT**LARIAT SECTIONS 3 & 4**

A SUBDIVISION OF 34.217 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.



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

C:\VTC\Projects\Tandem_Todd_CO\8407-00-Northgate_P2_Sec3-4\8404_Finals\Drawings\Plat\8407_NG_P2_S3&4_PLAT.dwg, 7/11/2023 8:12 AM, Garrett Neumann

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

THAT PHAU - LARIAT 108, L.L.C., ACTING HEREBY AND THROUGH, NICK MCINTYRE, IT'S SR. VICE PRESIDENT OF LAND DEVELOPMENT, OWNER OF A 34.217 ACRE TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138566 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN ABANDONED COUNTY ROAD (COUNTY ROAD NO. 214) TO BE VACATED PURSUANT TO AN AGREEMENT ADOPTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT ON MAY 23, 2023, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF 34.217 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 SECTIONS 3 & 4

WITNESS MY HAND, THIS THE 11 DAY OF July, 2023, A.D.

PHAU - LARIAT 108, L.L.C.
9000 GULF FREEWAY
HOUSTON, TEXAS 77017-7018

BY: PHAU - LARIAT 108, LLC
IT'S SR. VICE PRESIDENT OF LAND DEVELOPMENT

Nick McIntyre, Sr. Vice President of Land Development

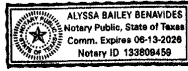
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED NICK MCINTYRE, SR. 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.

Allyssa Benavides, Notary Public, State of Texas

7-11-23 DATE

Allyssa Benavides
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6/18/26



WITNESS MY HAND, THIS THE 11 DAY OF July, 2023, A.D.

I, JOSEPH YAKLIN, 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.

Joseph Yaklin, P.E., Licensed Professional Engineer No. 107869, BGE, Inc., 101 West Louis Henna Blvd., Suite 400, Austin, Texas 78728

7-11-23 DATE



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

Jonathan O. Nobles, R.P.L.S., Registered Professional Land Surveyor No. 5777, BGE, Inc., 101 West Louis Henna Blvd., Suite 400, Austin, Texas 78728

7/11/2023 DATE



NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
3. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
7. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0235F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
10. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0235F, DATED DECEMBER 20, 2019.
12. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROAD.

- 13. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
14. 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.
15. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
16. 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.
17. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
18. 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.
19. THE SOUTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SHALL BE CONSTRUCTED AND PASS INSPECTION PRIOR TO RECORDECTION OF FINAL PLAT.
20. THE NORTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SHALL BE CONSTRUCTED AND PASS INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.
21. A 25 FOOT FRONT YARD SETBACK FOR ALL LOTS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
22. A 25 FOOT SIDE AND BACK YARD SETBACK FOR LOTS ALONG CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
23. A TEN FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
24. 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.
25. 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.
26. NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
27. 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.
28. NO LOTS OTHER THAN BLOCK K LOT 9, BLOCK L LOT 11, AND BLOCK N LOT 39 MAY BE FURTHER SUBDIVIDED.
29. ALL ROADS WITHIN THIS SECTION WILL BE MUD OWNED AND MAINTAINED STARTING 9/13/2023.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 12th DAY OF July, 2023, A.D.

Teresa Baker, Williamson County Address Coordinator

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Bill Gravel, Jr., County Judge, Williamson County, Texas

7-18-2023 DATE

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

THAT I, NANCY 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 12th DAY OF July, A.D., 2023, AT 9:00 O'CLOCK A.M. AND DULY RECORDED ON THE 19th DAY OF July, A.D., 2023, AT 9:15 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2023024428

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

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS



BY: Diana Law, Deputy

FINAL PLAT
LARIAT SECTIONS 3 & 4

A SUBDIVISION OF 34.217 ACRES OF LAND LOCATED IN THE JAMES HACKETT SURVEY, A-312, IN WILLIAMSON COUNTY, TEXAS.

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

Doc# 2023024428



PLAT MAP RECORDING SHEET

DEDICATOR(s):

PHAU-LARIAT 108, LLC

SUBDIVISION NAME: LARIAT SECTIONS 3&4

PROPERTY IS DESCRIBED AS: 34.217 ACRES, JAMES HACKETT SURVEY,
ABSTRACT NO 312

SUBMITTED BY: BGE, INC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023059296

PLAT Fee: \$321.00
07/19/2023 09:15 AM DLAM



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

C:\Projects\Randolph Todd Co\9407-00-Northside_Ph2_Sect-3\SV\04_Final\Drawings\9407-00_Ph2_Sect3 PLAT.dwg, 7/10/2023 2:38 PM, Garret Neumann

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	27.28'	20.00'	78°08'25"	S 58°41'53" E	25.21'
C2	117.20'	330.00'	20°20'57"	S 30°16'24" E	116.59'
C3	39.27'	25.00'	90°00'00"	N 65°05'56" W	35.36'
C4	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C5	275.75'	60.00'	263°19'04"	N 33°53'26" E	89.65'
C6	49.29'	475.00'	5°56'44"	N 17°25'26" W	49.27'
C7	39.14'	25.00'	89°42'08"	N 65°14'52" W	35.26'
C8	39.40'	25.00'	90°17'52"	N 24°45'08" E	35.45'
C9	21.03'	25.00'	48°11'21"	N 44°29'29" W	20.41'
C10	162.91'	50.00'	186°40'38"	S 24°45'10" W	99.83'
C11	21.03'	25.00'	48°11'25"	S 86°00'13" E	20.41'
C12	21.03'	25.00'	48°11'23"	N 45°48'23" E	20.41'
C13	162.39'	50.00'	186°04'53"	N 65°14'52" W	99.86'
C14	21.03'	25.00'	48°11'23"	S 03°41'53" W	20.41'
C15	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C16	21.03'	25.00'	48°11'23"	N 45°48'23" E	20.41'
C17	160.19'	50.00'	183°33'32"	N 66°30'33" W	99.95'
C18	21.03'	25.00'	48°11'23"	S 01°10'32" W	20.41'
C19	38.04'	25.00'	87°10'46"	S 66°30'33" E	34.47'
C20	40.50'	25.00'	92°49'14"	S 23°29'27" W	36.21'
C21	21.03'	25.00'	48°11'23"	S 47°00'51" E	20.41'
C22	165.11'	50.00'	189°12'00"	N 23°29'27" E	99.68'
C23	21.03'	25.00'	48°11'23"	N 86°00'14" W	20.41'
C24	39.27'	25.00'	90°00'00"	S 24°54'04" W	35.36'
C25	95.89'	270.00'	20°20'57"	S 30°16'24" E	95.39'
C26	3.15'	25.00'	71°3'02"	S 44°03'23" E	3.15'
C27	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C28	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C29	38.04'	25.00'	87°10'46"	N 66°30'33" W	34.47'
C30	40.50'	25.00'	92°49'14"	N 23°29'27" E	36.21'
C31	39.14'	25.00'	89°42'08"	S 65°14'52" E	35.26'
C32	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C33	38.04'	25.00'	87°10'46"	N 66°30'33" W	34.47'
C34	40.50'	25.00'	92°49'14"	N 23°29'27" E	36.21'
C35	39.40'	25.00'	90°17'52"	N 24°45'08" E	35.45'
C36	39.14'	25.00'	89°42'08"	S 65°14'52" W	35.26'
C37	39.40'	25.00'	90°17'52"	S 24°45'08" W	35.45'
C38	39.14'	25.00'	89°42'08"	N 65°14'52" W	35.26'
C39	36.36'	330.00'	6°18'44"	S 37°17'31" E	36.34'
C40	45.29'	330.00'	7°51'50"	S 30°12'14" E	45.26'
C41	35.55'	330.00'	6°10'23"	S 23°11'07" E	35.54'
C42	32.15'	60.00'	30°41'56"	N 68°39'31" E	31.76'
C43	32.15'	60.00'	30°41'56"	S 80°38'33" E	31.76'
C44	25.72'	60.00'	24°33'53"	S 53°00'38" E	25.53'
C45	27.52'	60.00'	26°16'37"	S 27°35'23" E	27.28'
C46	11.53'	475.00'	1°23'28"	N 15°08'49" W	11.53'
C47	37.76'	475.00'	4°33'16"	N 18°07'10" W	37.75'
C48	34.03'	270.00'	7°13'17"	S 36°50'14" E	34.01'
C49	61.86'	270.00'	13°07'39"	S 26°39'45" E	61.73'
C50	20.45'	50.00'	23°26'22"	S 73°37'44" E	20.31'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	38.38'	50.00'	43°58'39"	N 72°39'46" E	37.44'
C52	42.88'	50.00'	49°08'01"	N 26°08'26" E	41.58'
C53	39.93'	50.00'	45°45'22"	N 21°20'15" W	38.88'
C54	23.47'	50.00'	26°53'37"	N 57°39'44" W	23.25'
C55	11.52'	25.00'	26°23'55"	S 09°43'12" E	11.42'
C56	28.96'	25.00'	66°25'19"	S 36°41'25" W	27.39'
C57	28.88'	25.00'	66°11'43"	S 77°00'04" E	27.30'
C58	9.16'	25.00'	20°59'03"	S 32°24'41" E	9.10'
C59	3.14'	25.00'	71°2'15"	S 19°19'02" E	3.14'
C60	17.88'	25.00'	40°59'08"	S 04°46'39" W	17.50'
C61	29.14'	50.00'	33°23'47"	N 08°34'19" E	28.73'
C62	31.35'	50.00'	35°55'29"	N 26°05'18" W	30.84'
C63	26.99'	50.00'	30°55'55"	N 69°31'00" W	26.67'
C64	26.99'	50.00'	30°55'55"	S 89°33'04" W	26.67'
C65	42.23'	50.00'	48°23'33"	S 49°53'20" W	40.99'
C66	3.47'	50.00'	3°58'52"	S 23°42'07" W	3.47'
C67	0.77'	25.00'	1°45'14"	S 19°31'11" E	0.77'
C68	20.26'	25.00'	46°26'09"	S 04°34'30" W	19.71'
C69	26.68'	50.00'	30°34'05"	N 12°30'32" E	26.36'
C70	33.65'	50.00'	38°33'43"	N 22°03'22" W	33.02'
C71	30.31'	50.00'	34°43'48"	N 58°42'07" W	29.85'
C72	33.81'	50.00'	38°44'17"	S 84°33'50" W	33.17'
C73	37.95'	50.00'	43°29'01"	S 43°27'12" W	37.04'
C74	17.69'	25.00'	40°33'07"	N 41°59'15" E	17.33'
C75	3.33'	25.00'	7°38'16"	N 66°04'56" E	3.33'
C76	20.80'	25.00'	47°39'59"	S 86°15'56" E	20.20'
C77	0.23'	25.00'	0°31'26"	S 62°10'14" E	0.23'
C78	50.88'	50.00'	58°18'18"	S 88°56'20" W	48.71'
C79	30.57'	50.00'	35°02'07"	S 42°16'08" W	30.10'
C80	34.57'	50.00'	39°36'35"	S 04°56'47" W	33.88'
C81	23.75'	50.00'	27°12'49"	S 28°27'55" E	23.53'
C82	23.14'	50.00'	26°30'49"	S 55°19'44" E	22.93'
C83	158.21'	60.00'	151°04'39"	S 22°13'46" E	116.20'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 45°04'10" W	107.74'
L2	S 52°45'08" W	30.45'
L3	S 69°34'25" W	45.00'
L4	S 74°53'28" W	86.24'
L5	S 40°26'52" E	45.49'
L6	S 49°33'08" W	114.95'
L7	S 61°05'21" W	61.29'
L8	S 19°37'41" E	55.47'
L9	S 36°41'27" E	128.82'
L10	S 62°14'04" W	35.21'
L11	S 75°07'18" W	64.47'
L12	N 88°44'21" W	81.90'
L13	N 51°53'12" W	93.72'
L14	N 30°12'28" W	49.29'
L15	N 22°32'18" W	45.03'
L16	N 08°27'42" W	45.99'
L17	S 31°33'00" E	108.82'
L18	S 58°06'37" E	134.32'
L19	S 35°15'14" E	42.67'
L20	S 17°19'16" E	75.83'
L21	S 11°57'05" E	122.50'
L22	S 40°26'52" E	57.47'
L23	S 20°05'56" E	37.32'
L24	S 14°27'05" E	51.73'
L25	N 69°54'04" E	95.13'
L26	S 69°54'04" W	94.87'
L27	S 69°54'04" W	96.35'
L28	N 69°54'04" E	93.88'
L29	N 20°05'56" W	37.32'
L30	N 40°26'52" W	66.59'
L31	S 20°05'56" E	55.00'
L32	N 69°54'04" E	117.54'
L33	S 69°51'27" W	118.48'
L34	N 69°36'12" E	120.00'
L35	N 69°36'12" E	120.00'
L36	N 69°36'12" E	15.00'
L37	S 69°36'12" W	98.54'
L38	S 70°09'27" W	95.24'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L17)	(S 31°32'54" E)	(108.82')
(L18)	(S 58°07'07" E)	(134.34')
(L19)	(S 35°18'21" E)	(42.59')
(L20)	(S 17°13'50" E)	(75.89')

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
BAUER LOOP	50 FEET	33 FEET	2,226 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
DANIELSON STREET	50 FEET	33 FEET	851 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LANGHORNE BEND	50 FEET	33 FEET	2,138 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
PLANT LANE	60 FEET	40 FEET	258 FEET	35 MPH	PUBLIC	COLLECTOR ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			5,473 FEET			

FINAL PLAT
LARIAT SECTIONS 3 & 4

A SUBDIVISION OF 34.217 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.



BGE Inc.
101 West Louie Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 101066502

DIP # 2023059296

METES & BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED, 34.22 ACRE TRACT OF LAND AS CONVEYED TO PHAU-LARIAT 108, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138718 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 'LSI SURVEY' found at the southwest corner of a called 42.34 acre tract of land as conveyed to Tri Pointe Homes Texas, Inc. by special warranty deed recorded in Document No. 2021138718 of the Official Public Records of Williamson County, Texas, being the most easterly southeast corner of the above described PHAU-LARIAT 108, LLC 34.22-acre tract for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southeasterly lines of said PHAU-LARIAT 108, LLC 34.22 acre tract, the following seventeen (17) courses:

1. S 45°04'10" W a distance of 107.74 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. S 52°45'08" W a distance of 30.45 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. S 69°34'25" W a distance of 45.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
4. S 74°53'28" W a distance of 86.24 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 40°26'52" E a distance of 45.49 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 49°33'08" W a distance of 114.95 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
7. S 61°05'21" W a distance of 61.29 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
8. S 49°33'08" W a distance of 165.94 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
9. N 20°05'56" W a distance of 143.66 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
10. S 69°54'04" W a distance of 277.97 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
11. S 19°37'41" E a distance of 55.47 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' at a point curvature of a curve to the left;
12. Along said curve to the left, an arc distance of 27.28 feet, having a radius of 20.00 feet, a central angle of 78°08'25" and a chord which bears S 58°41'53" E a distance of 25.21 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a point of reverse curvature;
13. Along said curve to the right, an arc distance of 158.21 feet, having a radius of 60.00 feet, a central angle of 151° 04' 39" and a chord which bears S 22° 13' 46" E a distance of 116.20 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at an interior corner of the herein described tract;
14. S 36°41'27" E a distance of 128.82 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
15. S 82°14'04" W a distance of 35.21 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
16. S 75°07'18" W a distance of 64.47 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
17. N 88°44'21" W a distance of 81.90 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;

THENCE, with the westerly lines of said PHAU-LARIAT 108, LLC 34.22 acre tract the following five (5) courses:

1. N 51°53'12" W a distance of 93.72 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. N 30°12'28" W a distance of 49.29 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. N 22°32'18" W a distance of 45.03 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
4. N 08°27'42" W a distance of 45.99 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
5. N 20°23'48" W a distance of 1,515.23 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly line of Hidden Creek Estates, a subdivision as recorded in Document No. 2016032861 of the Official Public Records of Williamson County, Texas, at the northwest corner of said PHAU-LARIAT 108, LLC 34.22 acre tract for the northwest corner of the herein described tract, from which a 5/8-inch iron rod found at the most westerly northwest corner of a called 678.09 acre tract of land as conveyed to River Oaks Land Partners II, LLC by special warranty deed in Document No. 2021137550 of the Official Public Records of Williamson County, Texas on the existing East right-of-way line of San Gabriel Ranch Road (R.O.W. Varies) bears S 69°34'54" E a distance of 34.21 feet;

THENCE, with the southerly line of Hidden Creek Estates and the northerly line of said PHAU-LARIAT 108, LLC 34.22-acre tract the following two (2) courses:

1. N 69°34'54" E a distance of 592.27 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point, and
2. N 68°55'13" E a distance of 306.59 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the northeastern corner of said PHAU-LARIAT 108, LLC 34.22 acre tract, being the most westerly corner of said Tri Pointe Homes Texas, Inc. 42.34 acre tract for the northeast corner of the herein described tract;

THENCE, leaving the southerly line of said Hidden Creek Estates, with the common property line of said Tri Pointe Homes Texas, Inc. 42.43 acre tract and said PHAU-LARIAT 108, LLC 34.22 acre tract the following eight (8) courses:

1. S 20°28'34" E a distance of 169.24 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
2. S 31°33'00" E a distance of 108.82 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an angle point;
3. S 20°20'43" E a distance of 259.12 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for a corner;
4. S 58°06'37" E a distance of 134.32 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
5. S 35°15'14" E a distance of 42.67 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
6. S 17°19'16" E a distance of 75.83 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point;
7. S 11°57'05" E a distance of 122.50 feet to a 1/2-inch iron rod with cap stamped 'LSI SURVEY' found for an angle point, and
8. S 22°55'10" E a distance of 526.79 feet to the POINT OF BEGINNING and containing 34.217 acres of land, more or less;

FINAL PLAT**LARIAT SECTIONS 3 & 4**

A SUBDIVISION OF 34.217 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.



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C:\VTC\Projects\Tandem_Todd CO\8407-00-Northgate_P2_Sec3-4\8404_Finals\Drawings\Plat\8407_NG_P2_S3&4_PLAT.dwg, 7/11/2023 8:12 AM, Garrett Neumann

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:
THAT PHAU - LARIAT 108, L.L.C., ACTING HEREBY AND THROUGH, NICK MCINTYRE, IT'S SR. VICE PRESIDENT OF LAND DEVELOPMENT, OWNER OF A 34.217 ACRE TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021138566 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN ABANDONED COUNTY ROAD (COUNTY ROAD NO. 214) TO BE VACATED PURSUANT TO AN AGREEMENT ADOPTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT ON MAY 23, 2023, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT WE OWNERS OF 34.217 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 SECTIONS 3 & 4

WITNESS MY HAND, THIS THE 11 DAY OF July, 2023, A.D.

PHAU - LARIAT 108, L.L.C.
9000 GULF FREEWAY
HOUSTON, TEXAS 77017-7018

BY: PHAU - LARIAT 108, LLC
IT'S SR. VICE PRESIDENT OF LAND DEVELOPMENT

Nick McIntyre, Sr. Vice President of Land Development

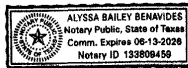
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED NICK MCINTYRE, SR. 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.

Signature of Alyssa Bailey Benavides

7-11-23
DATE

Alyssa Benavides
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6/18/26



WITNESS MY HAND, THIS THE 11 DAY OF July, 2023, A.D.

I, JOSEPH YAKLIN, 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.

Signature of Joseph Yaklin
JOSEPH YAKLIN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 107869
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

7-11-23
DATE



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

Signature of Jonathan O. Nobles
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

7/11/2023
DATE



NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
3. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
7. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
8. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0235F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
10. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0235F, DATED DECEMBER 20, 2019.
12. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROAD.

- 13. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
14. 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.
15. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
16. 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.
17. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
18. 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.
19. THE SOUTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SHALL BE CONSTRUCTED AND PASS INSPECTION PRIOR TO RECORDECTION OF FINAL PLAT.
20. THE NORTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS SHALL BE CONSTRUCTED AND PASS INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.
21. A 25 FOOT FRONT YARD SETBACK FOR ALL LOTS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
22. A 25 FOOT SIDE AND BACK YARD SETBACK FOR LOTS ALONG CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
23. A TEN FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
24. 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.
25. 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.
26. NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0235F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
27. 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.
28. NO LOTS OTHER THAN BLOCK K LOT 9, BLOCK L LOT 11, AND BLOCK N LOT 39 MAY BE FURTHER SUBDIVIDED.
29. ALL ROADS WITHIN THIS SECTION WILL BE MUD OWNED AND MAINTAINED STARTING 9/13/2023.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 12th DAY OF July, 2023, A.D.

Signature of Teresa Baker
Teresa Baker
WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Signature of Bill Gravel, Jr.
BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

7-18-2023
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY 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 12th DAY OF July, A.D., 2023, AT 9:00 O'CLOCK A.M. AND DULY RECORDED ON THE 19th DAY OF July, A.D., 2023, AT 9:15 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2023024428

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS



BY: Signature of Diana Lamm
DEPUTY

FINAL PLAT
LARIAT SECTIONS 3 & 4

A SUBDIVISION OF 34.217 ACRES OF LAND
LOCATED IN THE
JAMES HACKETT SURVEY, A-312, IN
WILLIAMSON COUNTY, TEXAS.

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Doc# 2023024428