



August 9, 2021

River Oaks Land Partners II, LLC
c/o Randolph Texas Development
14001 West State HWY 29, Suite 203
Liberty Hill, TX 78642

Terron Evertson
Williamson County Engineer
3151 S.E. Inner Loop, Suite B
Georgetown, TX 78626

RE: Variance Request for 20' Front Setbacks at Northgate Phase 2 Sections 6 & 8

Dear Mr. Evertson,

We are currently under contract with Ashton Woods to purchase approximately 138 alley-loaded lots in our Northgate Phase 2 Sections 6 & 8 community (Block R Lots 8-23, Block S Lots 1-23, Block U Lots 1-24, Block V Lots, 35-51, Block AG Lots 13-35, Block AI Lots 1-18, and Block AJ Lots 1-19). To efficiently place their product on these 40' lots, on behalf of the Builder, we respectfully request a variance of the 25' building setback requirement per the County's Subdivision Regulations Appendix F 2.2 to allow for a 20' building setback. This will allow the Builder to construct driveways long enough to avoid any extended vehicles from intruding into the 20' private driveway alley at the rear of these lots. All lots will have frontage along streets meeting Right-of-Way and Pavement width requirements per County Subdivision Regulations and will be primarily accessed from the rear, privately maintained alleys. The ultimate reason for this request is to ensure the safety and navigability of the rear alleys. Please find attached to this letter as "Exhibit A" the proposed plot plan for the lots in question.

Should you have any questions, I can be reached at (512)-657-2992 or grollo@randolphtexas.com.

Respectfully,

A handwritten signature in black ink that reads "Grant Rollo". The signature is written in a cursive style.

Grant Rollo
Randolph Texas Development
Vice President



EXHIBIT A

*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION

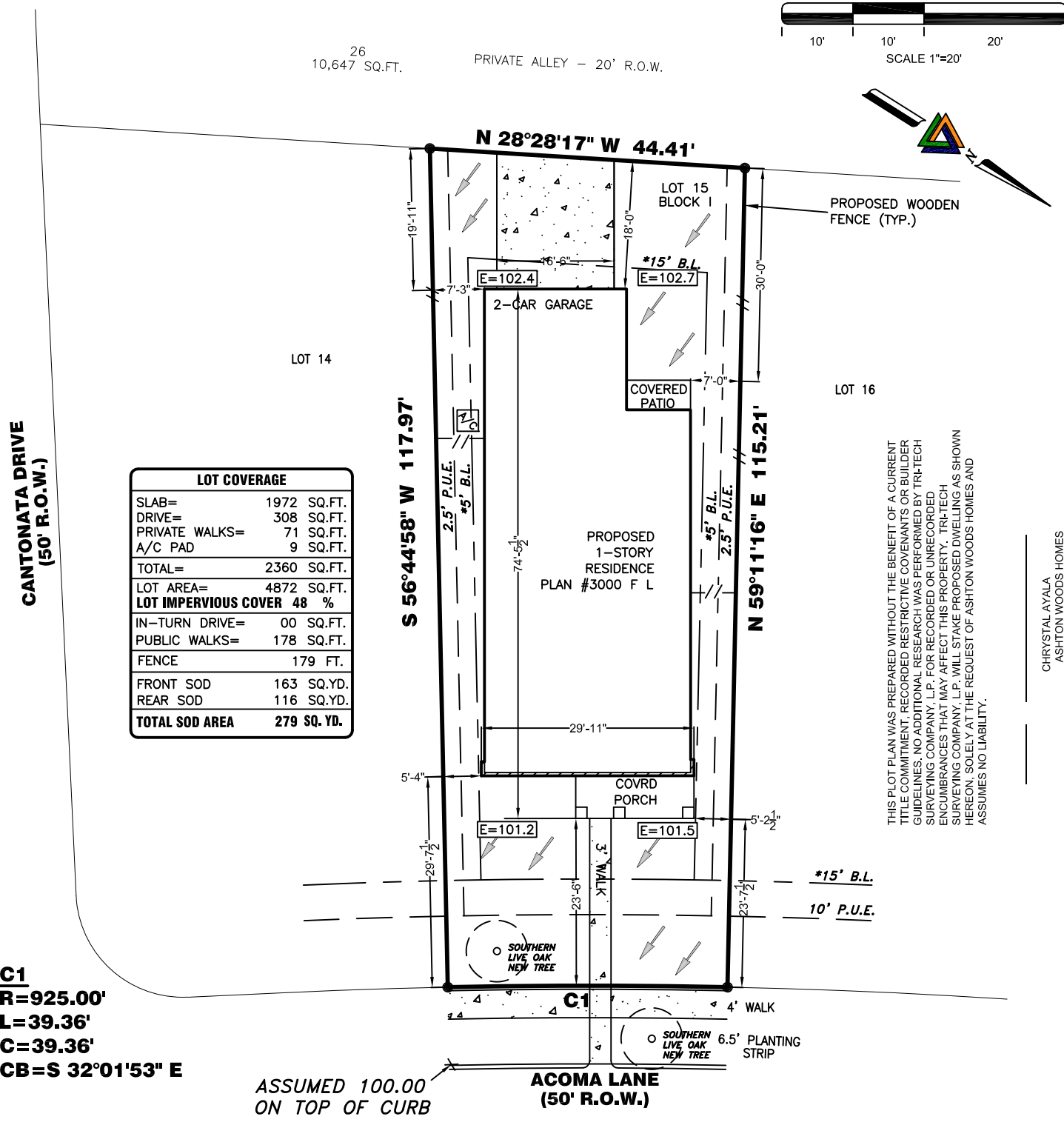
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

WOOD FENCE
 IRON FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)



LOT COVERAGE	
SLAB=	1972 SQ.FT.
DRIVE=	308 SQ.FT.
PRIVATE WALKS=	71 SQ.FT.
A/C PAD	9 SQ.FT.
TOTAL=	2360 SQ.FT.
LOT AREA=	4872 SQ.FT.
LOT IMPERVIOUS COVER	48 %
IN-TURN DRIVE=	00 SQ.FT.
PUBLIC WALKS=	178 SQ.FT.
FENCE	179 FT.
FRONT SOD	163 SQ.YD.
REAR SOD	116 SQ.YD.
TOTAL SOD AREA	279 SQ.YD.

C1
R=925.00'
L=39.36'
C=39.36'
CB=S 32°01'53" E

ASSUMED 100.00
 ON TOP OF CURB

ACOMA LANE
(50' R.O.W.)

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. RECORDED RESTRICTIVE COVENANTS OR BUILDER GUIDELINES. NO ADDITIONAL RESEARCH WAS PERFORMED BY TRI-TECH SURVEYING COMPANY, L.P. FOR RECORDED OR UNRECORDED ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. TRI-TECH SURVEYING COMPANY, L.P. WILL STAKE PROPOSED DWELLING AS SHOWN HEREON, SOLELY AT THE REQUEST OF ASHTON WOODS HOMES AND ASSUMES NO LIABILITY.

CHRYSYAL AYALA
 ASHTON WOODS HOMES

PROPERTY INFORMATION

LOT 15 BLOCK I
 SUBDIVISION:
 LEANDER 61, PHASE ONE
 RECORDING INFO:
 DOCUMENT NO. 2019099320, PLAT RECORDS,
 WILLIAMSON COUNTY, TEXAS

PLAN INFORMATION

PLAN NUMBER 3000 F L

PLAN OPTIONS:

-MASTER BATH 2

FLOOD INFORMATION

F.I.R.M. NO: 48491C PANEL: 0435E
 REVISED DATE: 09-26-2008 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES, IF ANY.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT RECORDED IN DOC. NO. 2019099320, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
 THIS PLOT PLAN DOES NOT ADDRESS EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON
 THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.
 A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF ASHTON WOODS HOMES AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS PLOT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

DRAWING INFORMATION

ADDRESS: 2425 ACOMA LANE
 TRI-TECH JOB NO: SMS-AW2170-20
 CLIENT JOB NO: N/A
 DRAWN BY: RM/JO
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 08-24-20

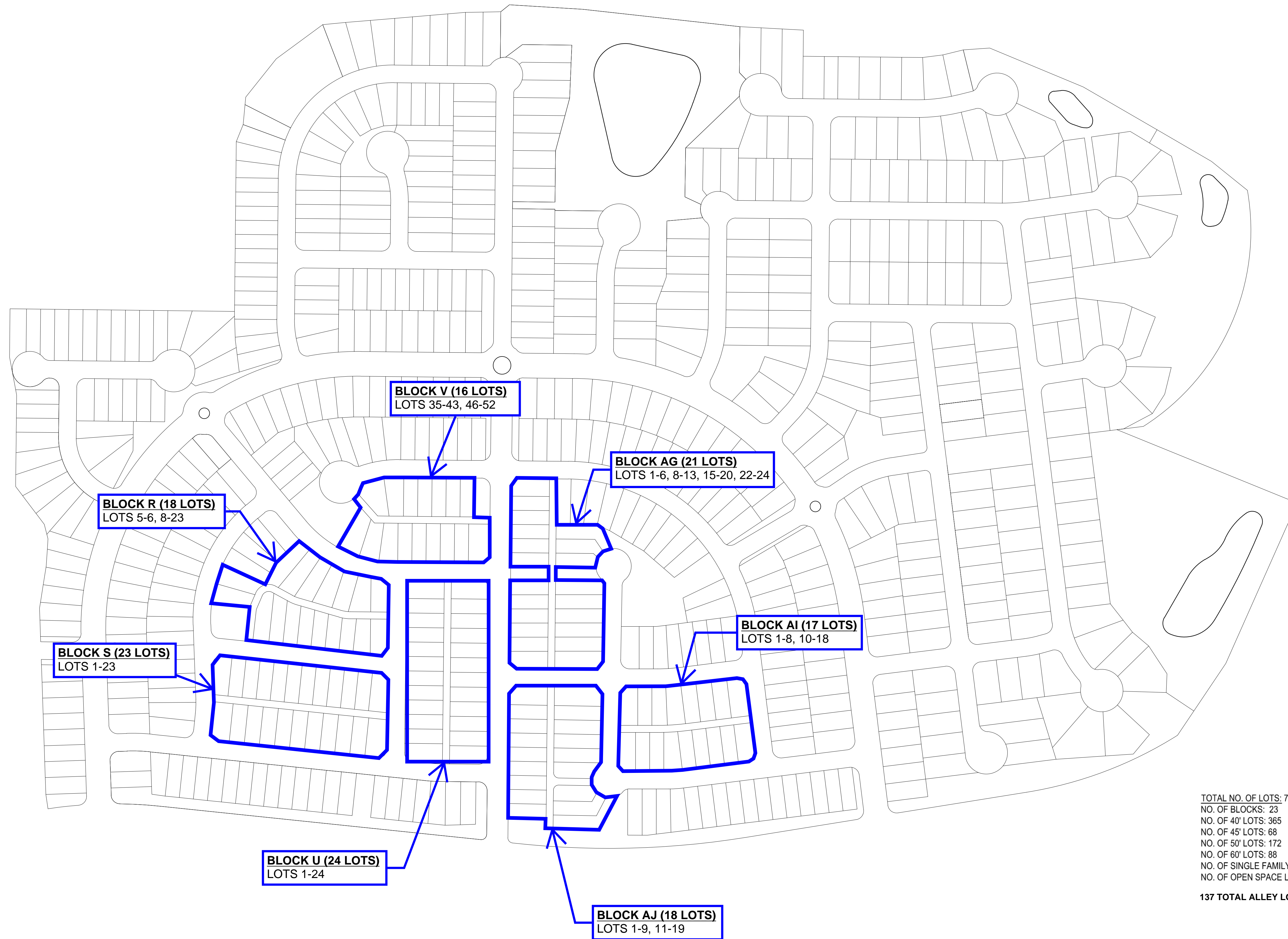
REVISIONS

NO.	DATE	REASON	BY
1	09-10-20	CHANGED TREES TO SOUTHERN L.O.	FCL
2	09-11-20	GRADES	JO

ASHTON WOODS
PLOT PLAN
 THIS IS NOT A BOUNDARY SURVEY
TRI-TECH
 SURVEYING COMPANY, L.P.

155 Riverwalk Drive
 San Marcos, Texas 78666
 Phone: 512-440-0222

G:\TXC\Projects\Randolph Todd Col8712-00-Northgate_Pt_2-Prelim_Plat_Sec_6-10\LD\01_CADD\05_Export\160' SETBACK ISSUES.dwg Layout: Layout1 (2) Plotted: 8/11/2021 11:26:13 AM



TOTAL NO. OF LOTS: 722
 NO. OF BLOCKS: 23
 NO. OF 40' LOTS: 365
 NO. OF 45' LOTS: 68
 NO. OF 50' LOTS: 172
 NO. OF 60' LOTS: 88
 NO. OF SINGLE FAMILY LOTS: 693
 NO. OF OPEN SPACE LOTS: 29

137 TOTAL ALLEY LOTS

NORTHGATE RANCH PHASE 2 SECTIONS 6, 7, 8, 9, 10
 PRELIMINARY PLAT NOTE 7:

"THE FOLLOWING LOTS ARE ALLEY LOADED LOTS:
 BLOCK R, LOTS 5, 6, 8-23
 BLOCK S, LOTS 1-23
 BLOCK U, LOTS 1-24
 BLOCK V, LOTS 35-43, 46-52
 BLOCK AG, LOTS 1-6, 8-13, 15-20, 22-24
 BLOCK AI, LOTS 1-8, 10-18
 BLOCK AJ, LOTS 1-9, 11-19"

REV	DESCRIPTION	DATE	APR

DESIGNED BY: TDM
 REVIEWED BY: JAY
 DRAWN BY: LCG



BGE, INC.
 101 W. Louis Henna Blvd., Suite #00
 AUSTIN, TX 78728
 TYPE Registration No. F-1046
 TEL: 512.679.9460 www.bgeinc.com

NORTHGATE RANCH PHASE 2 SECTION 6-10
 WILLIAMSON COUNTY, TEXAS

ALLEY LOT EXHIBIT