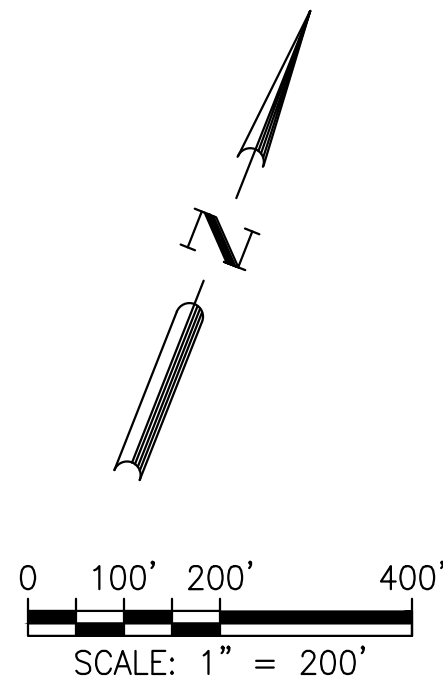


FIREFLY POINTE

PRELIMINARY PLAT



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	PHASE LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	ROW SETBACK
	ENGINEERED 100 YR FLOODPLAIN
	CITY LIMITS BOUNDARY
	MAILBOX CLUSTER

- NOTES:**
1. NO BUILDING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
 2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 4. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISH FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SLOP ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO FEET ABOVE THE BFE, WHICHEVER IS HIGHER.
 5. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER JONAH WATER SUD
WASTEWATER JONAH WATER SUD
ELECTRIC ONCOR
GAS ATMOS
 6. AMENITY, OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 7. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 8. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 9. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF 100-YR FLOODPLAIN BASED ON FEMA PANEL NO. 48491C0510F, DATED DECEMBER 20, 2019.
 10. ANY PROPOSED STREET WIDTH LESS THAN 33 FEET SHALL REQUIRE FIRE LANE SIGNAGE ON ONE SIDE OF THE STREET.
(2018 IFC APPENDIX D, SEC. D103.3.2)
 11. DRIVEWAYS SHALL ONLY CONNECTION TO AN INTERNAL PLATTED ROAD AND NOT TO CR 100 OR FM 1660, THE ADJACENT ROADWAYS.
 12. LOTS SHALL HAVE DIRECT ACCESS TO CR 118.
 13. ALL LOTS WITH LESS THAN 50 FEET OF ROADWAY FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
 14. ALL STREETS WILL BE REQUIRED TO HAVE A STOP CONDITION WHEN THE LENGTH EXCEEDS 1500 LINEAL FEET.

OWNER:
LTL PETERSON, LLC
700 NW 107 AVENUE
MIAMI, FL. 33172

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670
GAS SERVICE:
ATMOS ENERGY
512-415-8426

AUSTIN, TEXAS 78744

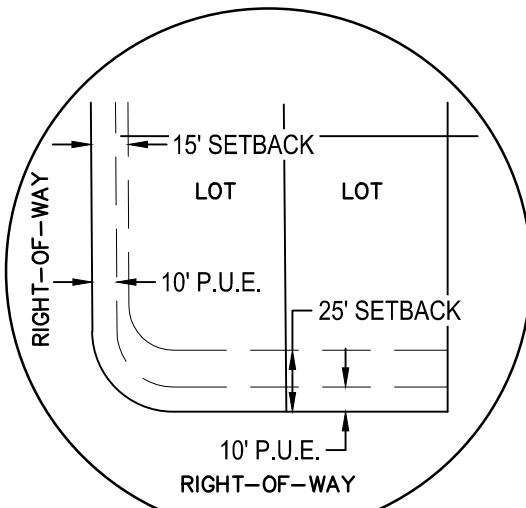
SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

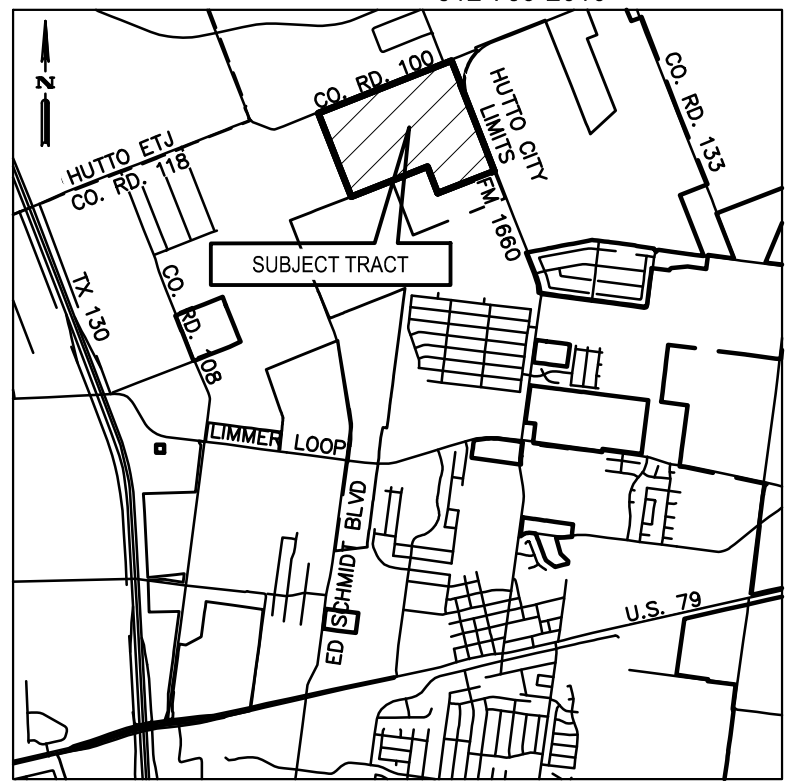
FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616



TYP. DETAIL FOR
SETBACK & P.U.E.
(UNLESS OTHERWISE REFLECTED
ON THE PRELIMINARY PLAN)



VICINITY MAP
NOT TO SCALE

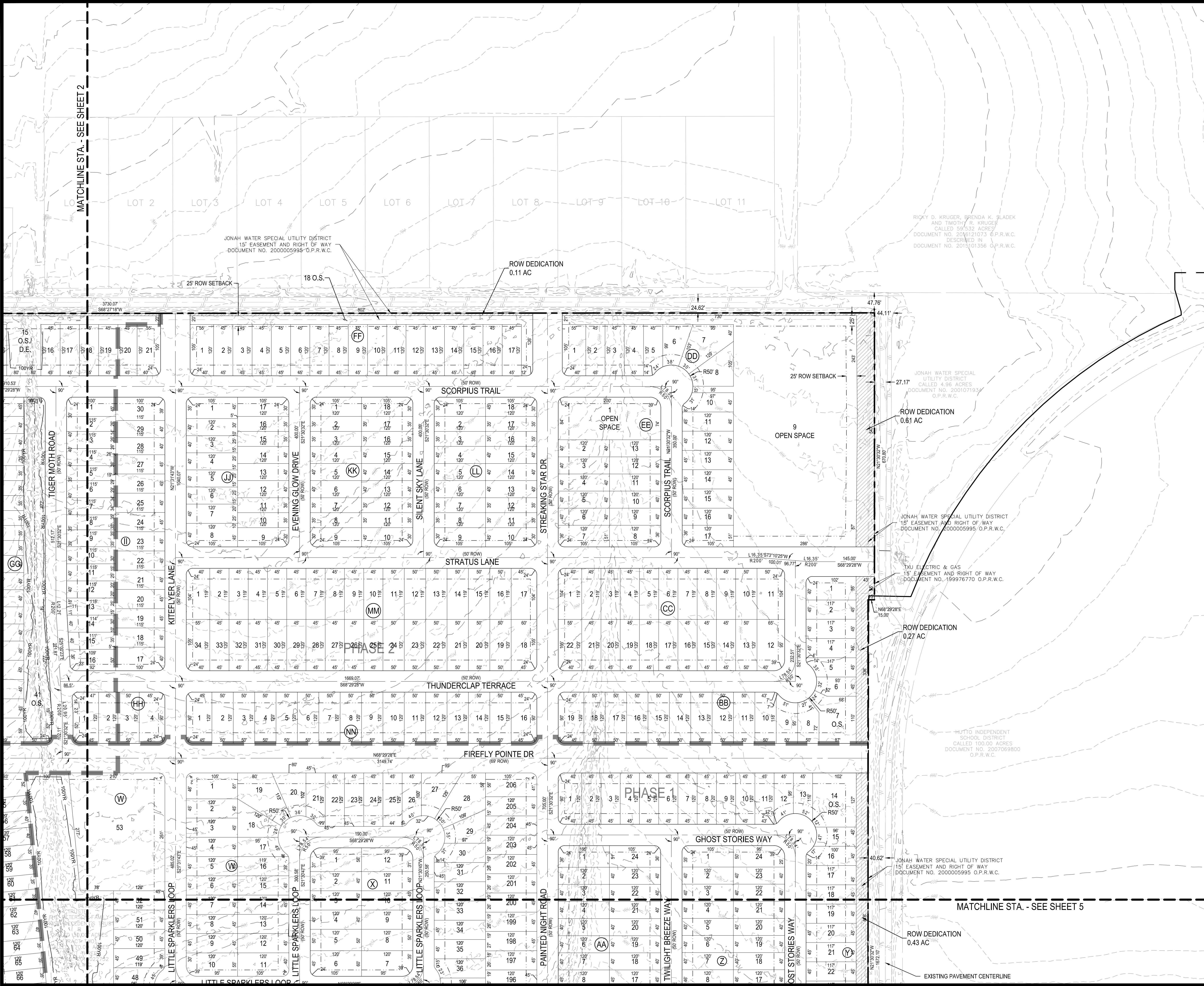
STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
CAMPFIRE STORIES LN	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1351
CENTAURUS DR	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	295
CHUBBY BUNNY WAY	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	479
CR 118	136'-0"	27' (HALF STREET)	45	C&G	ARTERIAL	PUBLIC	3435
EVENING GLOW DR	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	400
FIREFLY POINTE DR	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	3546
FLYING LIGHT RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	726
GHOST STORIES WAY	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1127
GOLDEN SKY DR	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	515
GOLDEN SKY DR	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	759
ILLUMINATION RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	759
IRON LANTERN DR	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	441
IRON LANTERN DR	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	542
JELLY JAR WAY	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1887
KITEFLYER LANE	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	171
KITEFLYER LANE	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	869
LIGHTNING BUG CT	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	808
LITTLE SPARKLERS LOOP	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	2020
LITTLE SUNS LN	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	393
MAGICAL LIGHTS DR	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	657
MAGICAL LIGHTS DR	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1379
NIGHT DANCERS RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	579
NIGHTFALL RD	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	170
NIGHTFALL RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	290
NIGHT VISTA LN	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	869
PAINTED NIGHT RD	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	170
PAINTED NIGHT RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1313
SCORPIUS TRL	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	4986
SILENT SKY LN	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	400
STREAKING STAR DR	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	172
STREAKING STAR DR	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	869
STRATUS LN	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	184
STRATUS LN	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1451
THUNDERCLAP TER	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1980
TIGER MOTH RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	869
TINY MOONS RD	69'-0"	48'-0"	35	C&G	COLLECTOR	PUBLIC	441
TINY MOONS RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	408
TREASURE HUNT TR	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1975
TWILIGHT BREEZE WAY	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	1251
YELLOW STAR RD	50'-0"	33'-0"	25	C&G	LOCAL	PUBLIC	740
						(TOTAL LF) (ROW AC)	41676 57.25

PHASING TABLE			
PHASE	AC.	SF LOTS	O.S. L.S & D. LOTS
PH 1	49.88	187	3
PH 2	40.71	206	4
PH 3	41.12	201	3
PH 4	49.58	220	5
PH 5	45.18	254	3
TOTAL	226.47	1068	18

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LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ROW SETBACK
- ENGINEERED 100 YR FLOODPLAIN
- CITY LIMITS BOUNDARY
- MAILBOX CLUSTER

- NOTES:**
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 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH WATER SUD
WASTEWATER: JONAH WATER SUD
ELECTRIC: ONCOR
GAS: ATMOS
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 - ALL STREETS WILL BE REQUIRED TO HAVE A STOP CONDITION WHEN THE LENGTH EXCEEDS 1500 LINEAR FEET.

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
Registration No. F-1046
TEL: 712-679-0406 www.bgeinc.com

**FIREFLY POINTE
HUTTO, TEXAS
PRELIMINARY PLAN
(2 OF 4)**

SUBMITTAL DATE: 3-7-2022

STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
REGISTERED PROFESSIONAL ENGINEER
07/22/2022

SHEET 3 OF 8

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ONCOR ELECTRIC DELIVERY COMPANY LLC
EASEMENT AND RIGHT OF WAY
DOCUMENT NO. 2009042105 O.P.R.W.C.

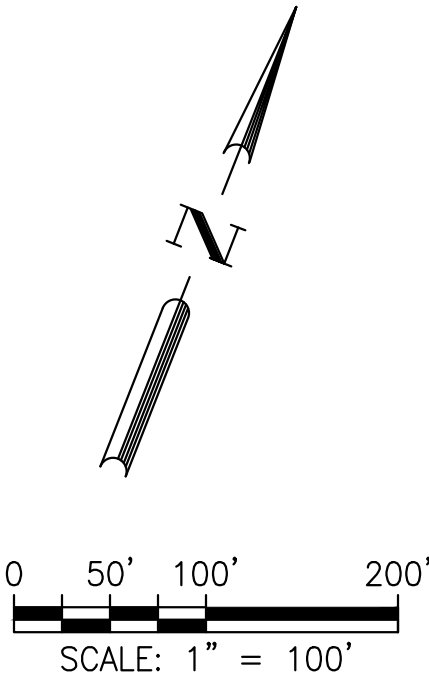
CARL SEAGREEN AND
BEVERLY SEAGREEN
CALLED 4.98 ACRES
DOC. NO. 2013107733
O.P.R.W.C.

RONALD ALBERT SMITH
AND JANICE H. SMITH
CALLED 44.37 ACRES
VOLUME 2267, PAGE 16
O.P.R.W.C.

W.H. COMMUNITIES-TEXAS LLC
CALLED 181.663 ACRES
DOCUMENT NO. 2019027850
O.P.R.W.C.

MARVIN STURM AND IOLA STURM
CALLED 62.956 ACRES
VOLUME 1174, PAGE 282
O.P.R.W.C.

TEMP. CUL-DE-SAC WILL BE
PROVIDED AT THIS LOCATION
DURING CONSTRUCTION PLANS



LEGEND

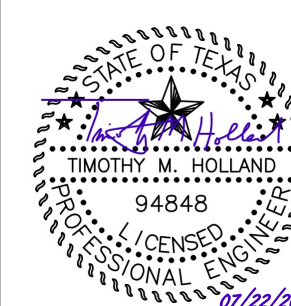
- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ROW SETBACK
- ENGINEERED 100 YR FLOODPLAIN
- CITY LIMITS BOUNDARY
- MAILBOX CLUSTER

NOTES:

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WASTEWATER JONAH WATER SUD
ELECTRIC ONCOR
GAS ATMOS
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- ALL STREETS WILL BE REQUIRED TO HAVE A STOP CONDITION WHEN THE LENGTH EXCEEDS 1500 LINEAR FEET.

FIREFLY POINTE HUTTO, TEXAS PRELIMINARY PLAN (3 OF 4)

SUBMITTAL
DATE: 3-7-2022



SHEET
4 OF 8

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ



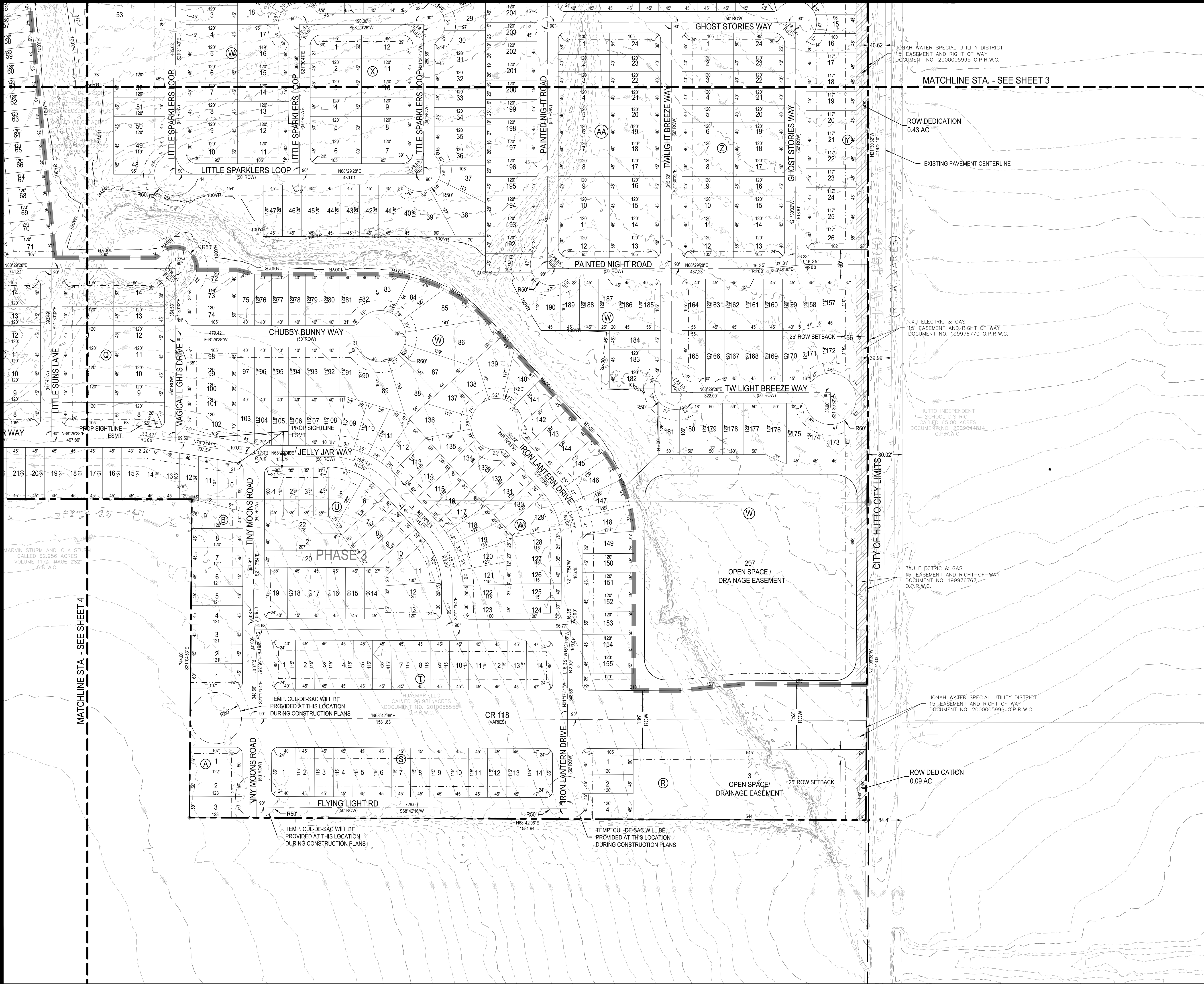
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TEPE Registration No. F-1046
TEL: 712-679-0406 www.bgeenergy.com

DESCRIPTION

DATE

REV

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LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ROW SETBACK
- ENGINEERED 100 YR FLOODPLAIN
- CITY LIMITS BOUNDARY
- MAILBOX CLUSTER

- NOTES:**
- NO BUILDING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
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 - WASTEWATER: JONAH WATER SUD
 - ELECTRIC: ONCOR
 - GAS: ATMOS
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DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

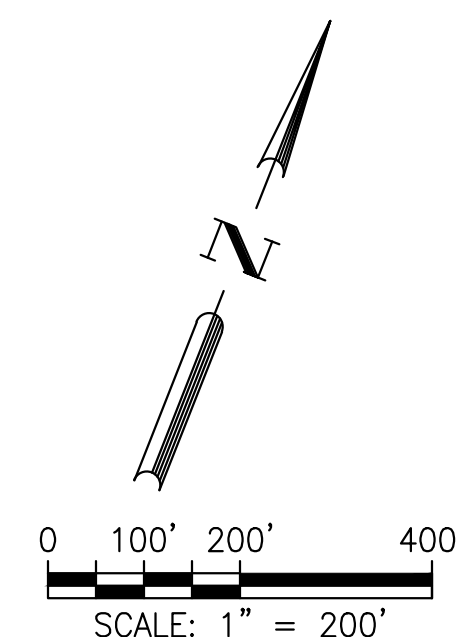
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TEPE Registration No. F-1046
TEL: 712-679-0406 www.bgeenergy.com

FIREFLY POINTE
HUTTO, TEXAS

PRELIMINARY PLAN (4 OF 4)

SUBMITTAL DATE: 3-7-2022

SHEET 5 OF 8



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FEMA 100 YEAR
	PRELIMINARY FEMA 100 YEAR FLOODPLAIN
	LOT LINE
	LOT NUMBER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WATER LINE

NOTES:

1. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A RE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

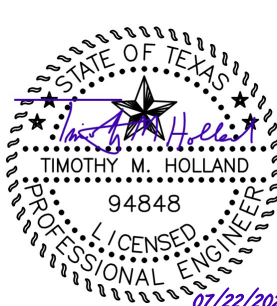


BGE, INC.
701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browning.com

FIREFLY POINTE
HUTTO, TEXAS

PRELIMINARY OVERALL WATER PLAN

SUBMITTAL
DATE: 3-7-2022



SHEET
6 OF 8

DESCRIPTION

5

DESIGNED BY: DAZ

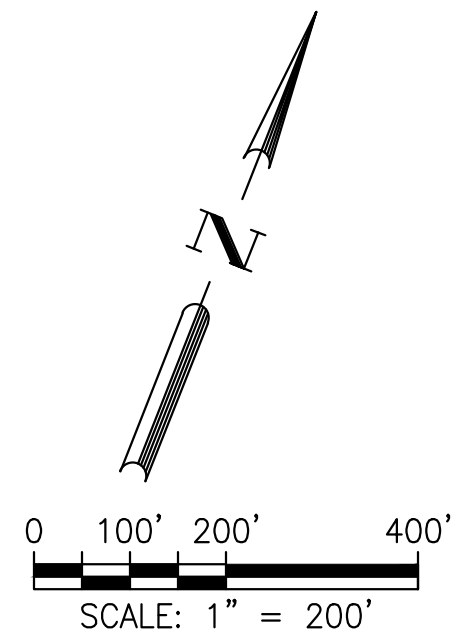
REVIEWED BY: TMH

DRAWN BY: DAZ

DATE	APR
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APR

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LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WASTEWATER LINE
- PROPOSED MANHOLE
- PROPOSED FORCE MAIN

- NOTES:
- ALL WASTEWATER LINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED.
 - THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A RE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

1701 DIRECTORS BOULEVARD, SUITE 1000

AUSTIN, TX 78744

TELEPHONE: 512-679-4400

WWW.BGE.COM

BGE

BGE, INC.

FIREFLY POINTE

HUTTO, TEXAS

PRELIMINARY OVERALL WASTEWATER PLAN

SUBMITTAL DATE: 3-7-2022

STATE OF TEXAS

TIMOTHY M. HOLLAND

94848

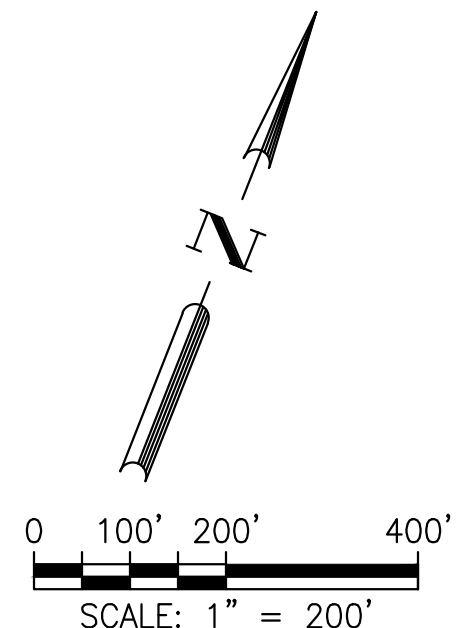
REGISTERED PROFESSIONAL ENGINEER

07/22/2022

SHEET

7 OF 8

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LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100 YEAR PRELIMINARY FEMA 100 YEAR FLOODPLAIN
- LOT LINE
- LOT NUMBER
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM LINE
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED HEADWALL

NOTES:

1. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.). THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A RE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

BGE

BGE, INC.

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FIREFLY POINTE

HUTTO, TEXAS

PRELIMINARY OVERALL STORM PLAN

SUBMITTAL DATE: 3-7-2022

STATE OF TEXAS

TIMOTHY M. HOLLAND

94848

REGISTERED PROFESSIONAL ENGINEER

07/22/2022

SHEET 8 OF 8

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