



PROPERTY LINE	
ADJACENT PROPERTY LINE	
PROPOSED ROADWAY CENTERLINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
PHASE/SECTION LINE	

OWNER:
HUTTO 525 DEVELOPMENT PARTNERS LP
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TX 77040

CONTACT: MATTHEW JANKE
PHONE: 713-239-2925 EXT. 5002
EMAIL: MJANKE@EMPIRECONTINENTAL.COM

DEVELOPER:
EMPIRE CONTINENTAL
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TX 77040

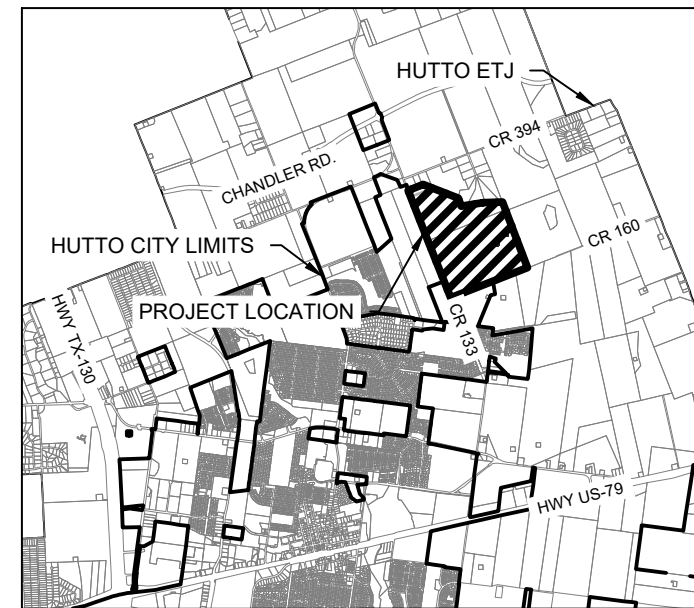
CONTACT: MATTHEW JANKE
PHONE: 713-239-2925 EXT. 5002
EMAIL: MJANKE@EMPIRECONTINENTAL.COM

SURVEYOR:
HALFF ASSOCIATES
13620 BRIARWICK DRIVE
SUITE 100
AUSTIN, TX 78729

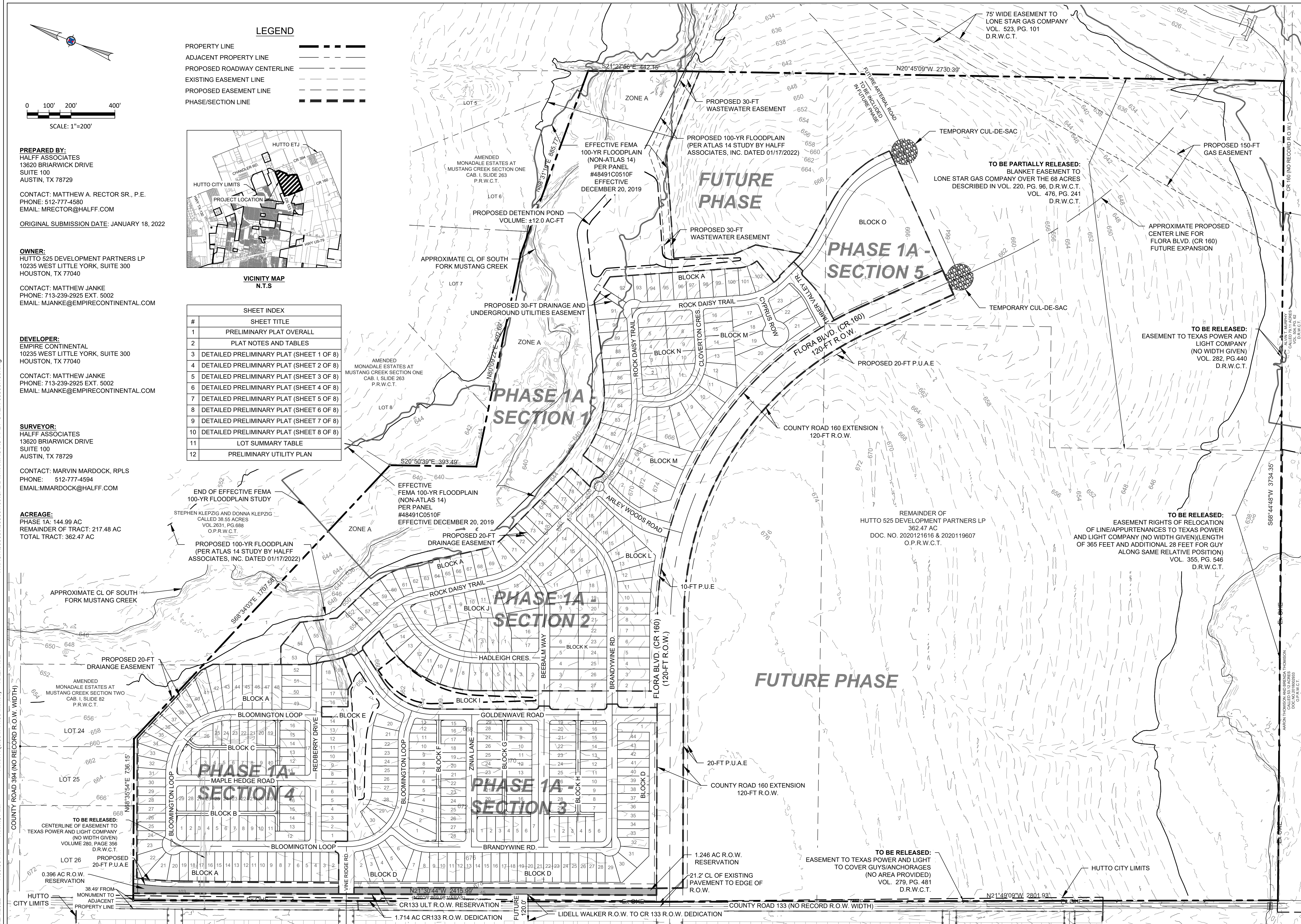
CONTACT: MARVIN MARDOCK, RPLS
PHONE: 512-777-4594
EMAIL:MMARDOCK@HALFF.COM

ACREAGE:
PHASE 1A: 144.99 AC
REMAINDER OF TRACT: 217.48 AC
TOTAL TRACT: 362.47 AC

SHEET INDEX	
#	SHEET TITLE
1	PRELIMINARY PLAT OVERALL
2	PLAT NOTES AND TABLES
3	DETAILED PRELIMINARY PLAT (SHEET 1 OF 8)
4	DETAILED PRELIMINARY PLAT (SHEET 2 OF 8)
5	DETAILED PRELIMINARY PLAT (SHEET 3 OF 8)
6	DETAILED PRELIMINARY PLAT (SHEET 4 OF 8)
7	DETAILED PRELIMINARY PLAT (SHEET 5 OF 8)
8	DETAILED PRELIMINARY PLAT (SHEET 6 OF 8)
9	DETAILED PRELIMINARY PLAT (SHEET 7 OF 8)
10	DETAILED PRELIMINARY PLAT (SHEET 8 OF 8)
11	LOT SUMMARY TABLE
12	PRELIMINARY UTILITY PLAN



VICINITY MAP
N.T.S



FLORA PHASE 1A
WILLIAMSON COUNTY, TEXAS



HALFF ASSOCIATES, INC.
 TBPELS ENGINEERING FIRM #F-312
 TBPELS SURVEYING FIRM #F-10029607
 13620 BRIARWICK DR
 BLDG C
 AUSTIN, TX 78729
 (512) 777-4600

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MATTHEW A. RECTOR SR., PE	122861
NAME	P.E. NO.
DATE	12/05/2022
TRPEI S. ENGINEERING FIRM #312	

Project No.:	36360.100
Issued:	12/4/2022
Drawn By:	SDK/SLD
Checked By:	TLH
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Sheet Title	

PRELIMINARY PLAT
OVERALL

1 OF 12

Sheet Number

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WILLIAMSON COUNTY PLAT NOTES
APPENDIX C OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS
ADOPTED AND EFFECTIVE DECEMBER 7, 2021

C10.2 UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT
WASTEWATER SERVICE IS PROVIDED BY: SOUTHFORK RANCH MUNICIPAL UTILITY DISTRICT

A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES

ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD OR PRIVATE ALLEYS AND NOT TO FLORA BOULEVARD OR CR133, AN ADJACENT COUNTY ROAD.

BLOCK B LOT 30, BLOCK C LOT 18, BLOCK F LOT 14, BLOCK G LOT 18, BLOCK H LOT 18 ARE ALLEYS AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

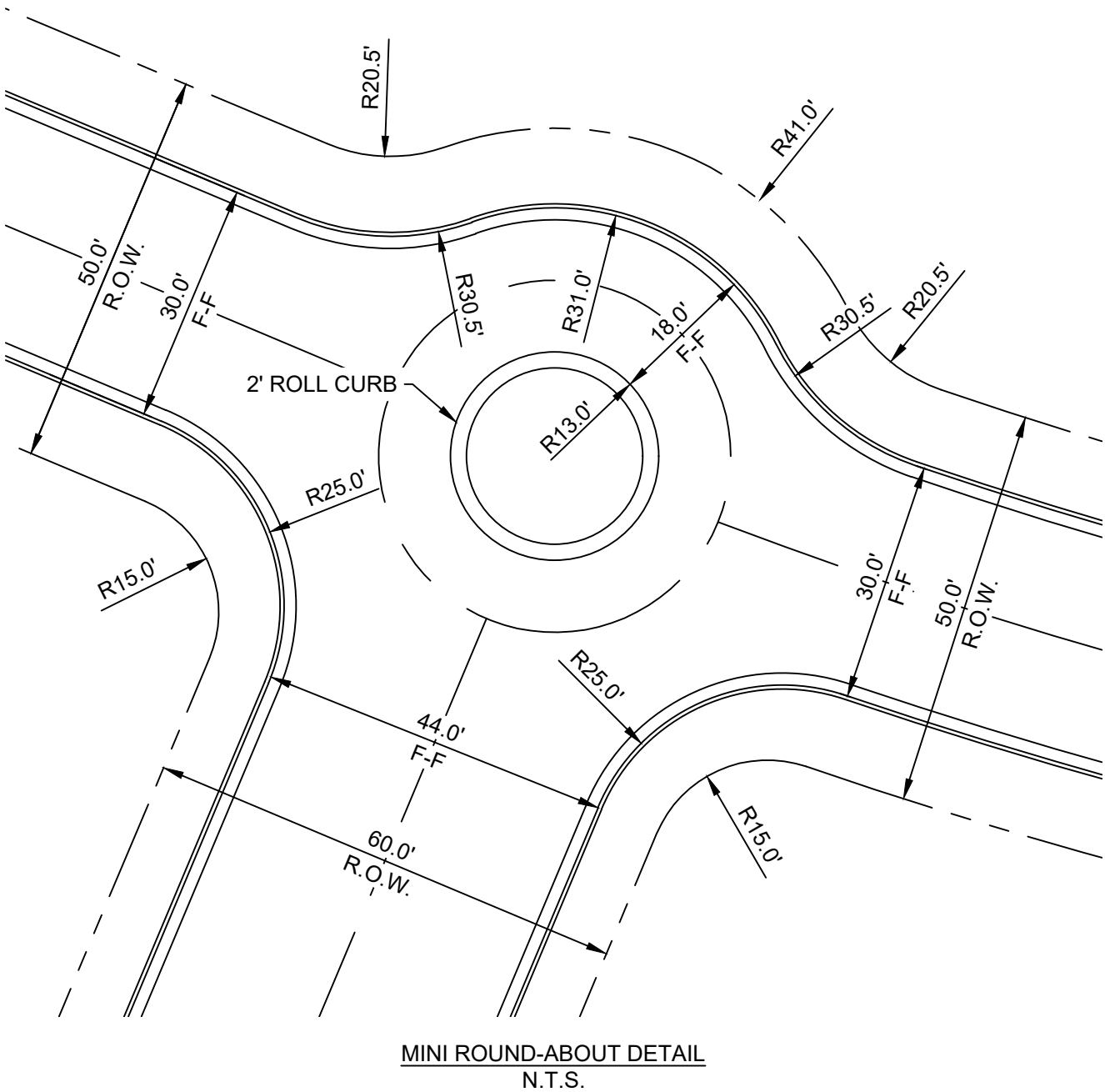
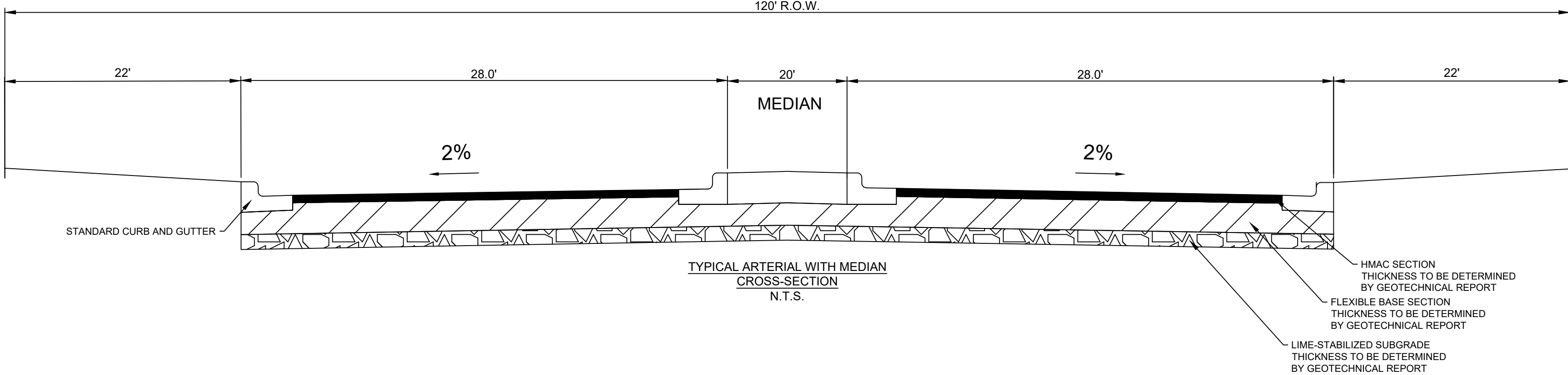
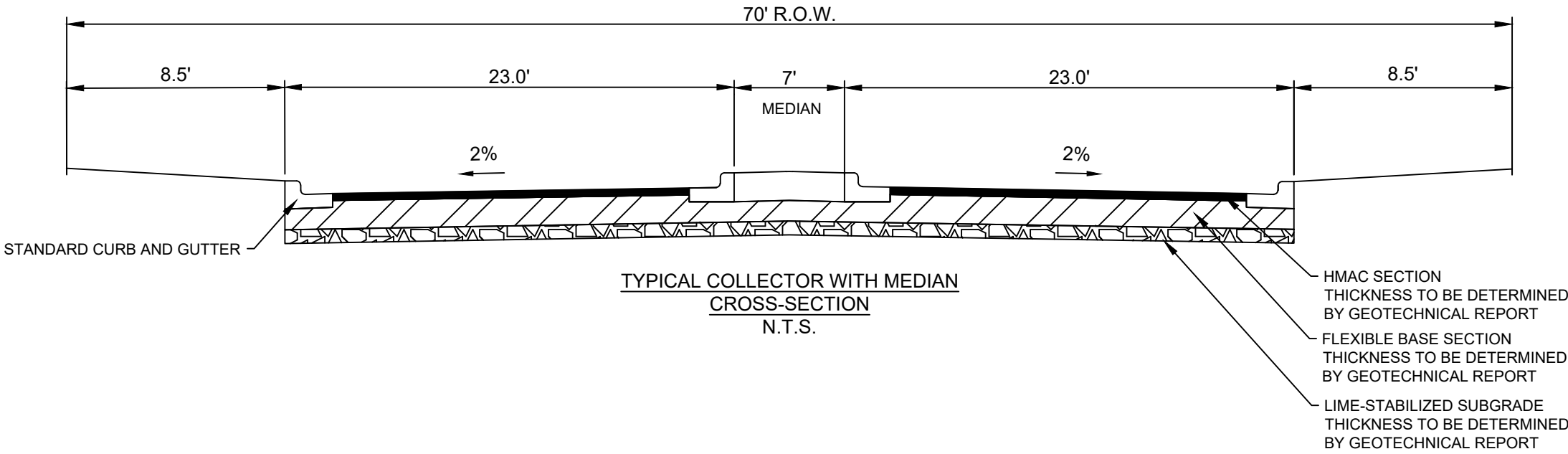
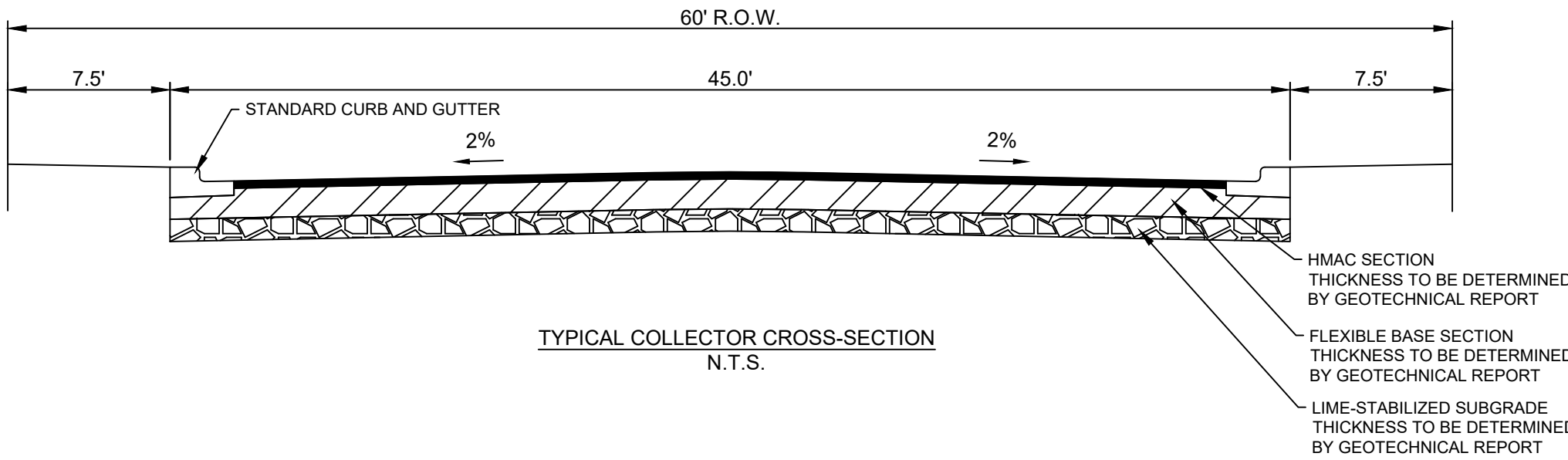
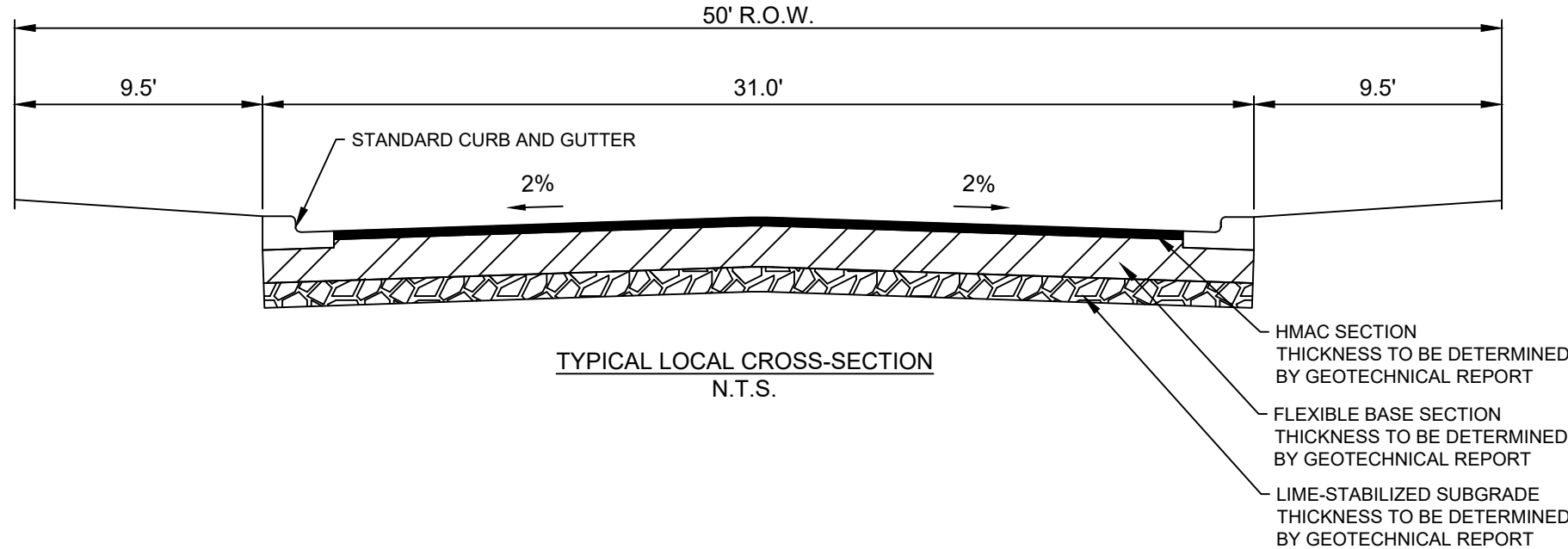
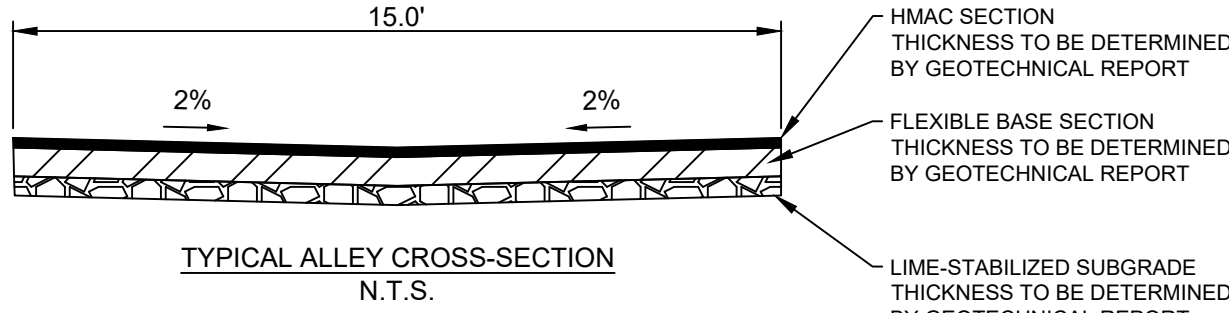
BLOCK A LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 54, 59, 60, 61, 62, 91, 92;
BLOCK B LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28;
BLOCK C LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 19, 20, 21, 22, 23, 24, 25;
BLOCK D LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44;
BLOCK E LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27;
BLOCK F LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27;
BLOCK G LOT 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28;
BLOCK H LOT 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29;
BLOCK I LOT 8, 9, 10, 11, 12, 13, 14;
BLOCK K LOT 9, 10, 11, 12;
BLOCK L LOT 11, 12, 13, 14, 15, 16;
MAY NOT BE FURTHER SUBDIVIDED.

ROADS MORE THAN 26 FEET WIDE TO 32 FEET WIDE MUST HAVE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THE ROAD.

PROPOSED STREETS						
STREET NAME	R.O.W WIDTH (ft)	PAVEMENT WIDTH	LENGTH (LF)	DESIGN SPEED	CLASSIFICATION	OWNERSHIP
BEEBALM WAY	50	30' F-F	1,343	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
BLOOMINGTON LOOP	50	30' F-F	2,752	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
BRANDYWINE ROAD	50	30' F-F	2,598	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
CYPRUS ROW	50	30' F-F	201	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
FLORA BLVD (CR 160)	120	2 x 27' F-F + 21' Median (F-F)	3,455	45	ARTERIAL (URBAN SUBDIVISION)	PUBLIC
GOLDENWAVE ROAD	50	30' F-F	1,320	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
	70	2x21' F-F + 8' Median (F-F)	205	35	COLLECTOR WITH MEDIAN	PUBLIC
CLOVERTON CRESCENT	50	30' F-F	653	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
HADLEIGH CRESCENT	50	30' F-F	753	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
MAPLE HEDGE ROAD	50	30' F-F	660	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
ARLEY WOODS ROAD	60	44' F-F	92	35	COLLECTOR	PUBLIC
	VARIABLES	VARIABLES	205	35	COLLECTOR TRANSITION	PUBLIC
	70	2x21' F-F + 8' Median (F-F)	86	35	COLLECTOR WITH MEDIAN	PUBLIC
REDBERRY DRIVE	50	30' F-F	895	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
ROCK DAISY TRAIL	50	30' F-F	3,134	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
	60	44' F-F	530	35	COLLECTOR	PUBLIC
	VARIABLES	VARIABLES	142	35	COLLECTOR TRANSITION	
	70	2x21' F-F + 8' Median (F-F)	92	35	COLLECTOR WITH MEDIAN	PUBLIC
TIMBER VALLEY TRAIL	60	44' F-F	342	35	COLLECTOR	PUBLIC
	VARIABLES	VARIABLES	121	35	COLLECTOR TRANSITION	PUBLIC
	70	2x21' F-F + 8' Median (F-F)	78	35	COLLECTOR WITH MEDIAN	PUBLIC
VINE RIDGE ROAD	70	2x21' F-F + 8' Median (F-F)	215	35	COLLECTOR WITH MEDIAN	PUBLIC
ZINIA LANE	50	30' F-F	631	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC

LAND USE TABLE		
LAND USE SUMMARY	# OF LOTS	BLOCK/LOT
SINGLE FAMILY RESIDENTIAL	406	BLOCK A LOT 2-102; BLOCK B LOT 1-17, 19-29; BLOCK C LOT 1-16, 19-25; BLOCK D 3-44; BLOCK E LOT 1-14, 16-30; BLOCK F LOT 1-12, 16-28; BLOCK G LOT 1-6, 8-17, 19-28; BLOCK H LOT 1-16, 20-29; BLOCK I LOT 2-15; BLOCK J LOT 1-17; BLOCK K LOT 2-27; BLOCK L LOT 2-18; BLOCK M LOT 2-23; BLOCK N LOT 1-10
OPEN SPACE	22	BLOCK A LOT 1, 103; BLOCK B LOT 18, 30; BLOCK C LOT 17, 18, 26; BLOCK D LOT 1-2, 45; BLOCK E LOT 15; BLOCK F LOT 13-15; BLOCK G LOT 7, 18, 29; BLOCK H LOT 17-19; BLOCK M LOT 1; BLOCK N LOT 11
PARKLAND	3	BLOCK I LOT 1; BLOCK K LOT 1; BLOCK L LOT 1
AMENITY SPACE	1	BLOCK O LOT 1
TOTAL	432	

BLOCK	# OF LOTS
A	103
B	30
C	26
D	45
E	30
F	28
G	29
H	29
I	15
J	17
K	27
L	18
M	23
N	11
O	1
Total	432



FLORA PHASE IA
WILLIAMSON COUNTY, TEXAS



HALFF ASSOCIATES, INC.
TBP&S ENGINEERING FIRM #F-532
13620 BRARWICK DR
DALLAS, TX 75249
(512) 777-4800

Revision No.	Date	Description

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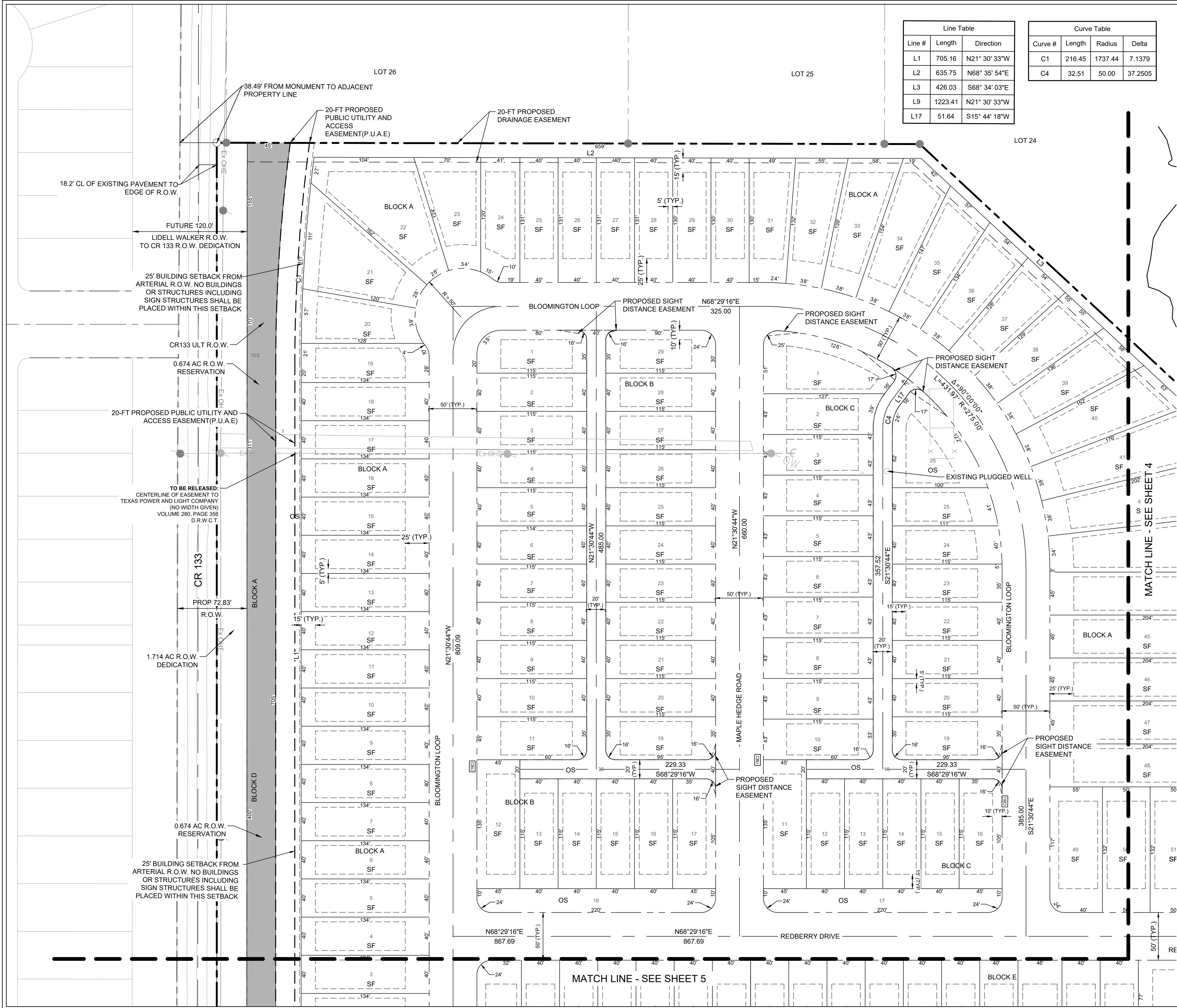
MATTHEW A. RECTOR SR., PE 122861
NAME P.E. NO.
DATE 12/05/2022
TBP&S ENGINEERING FIRM #312

Project No.: 36360.100
Issued: 12/4/2022
Drawn By: SDK/SLD
Checked By: TLH
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Sheet Title

PLAT NOTES AND TABLES

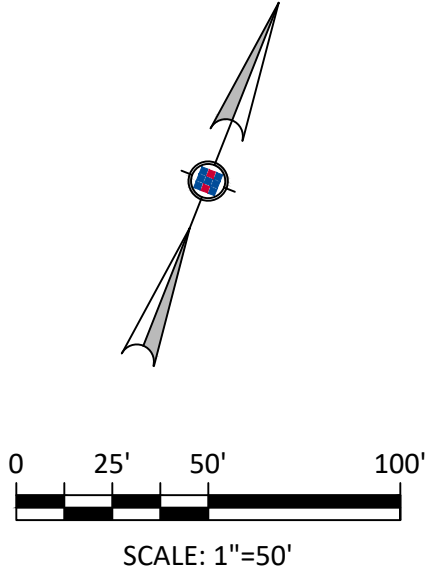
2 OF 12

Sheet Number



Line Table		
Line #	Length	Direction
L1	705.16	N21° 30' 33"W
L2	635.75	N68° 35' 54"E
L3	426.03	S68° 34' 03"E
L9	1223.41	N21° 30' 33"W
L17	51.64	S15° 44' 18"W

Curve Table			
Curve #	Length	Radius	Delta
C1	216.45	1737.44	7.1379
C4	32.51	50.00	37.2505



LEGEND

- | | |
|-------------------------|---|
| PROPERTY LINE |  |
| ADJACENT PROPERTY LINE |  |
| RIGHT-OF-WAY CENTERLINE |  |
| BUILDING SETBACK |  |
| EXISTING EASEMENT LINE |  |
| PROPOSED EASEMENT LINE |  |
| POND FOOTPRINT |  |
| CREEK CENTER LINE |  |
| EXISTING FLOODPLAIN |  |
| PROPOSED FLOODPLAIN |  |
| CLUSTER MAILBOX UNIT |  |
| SF | SINGLE FAMILY RESIDENTIAL LAND USE |
| OS | OPEN SPACE LAND USE |
| AS | AMENITY SPACE LAND USE |
| PL | PARKLAND LAND USE |

FLORA PHASE 1A
WILLIAMSON COUNTY, TEXAS



HALFF ASSOCIATES, INC.
TBPELS ENGINEERING FIRM #F-312
TBPELS SURVEYING FIRM #F-10029607
13620 BRIARWICK DR
BLDG C
AUSTIN, TX 78729
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NAME	P.E. NO.
DATE	12/05/2022
TBP&S ENGINEERING FIRM #312	

Project No.:	36360.100
Issued:	12/4/2022
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DETAILED
PRELIMINARY PLAT
(SHEET 1 OF 8)

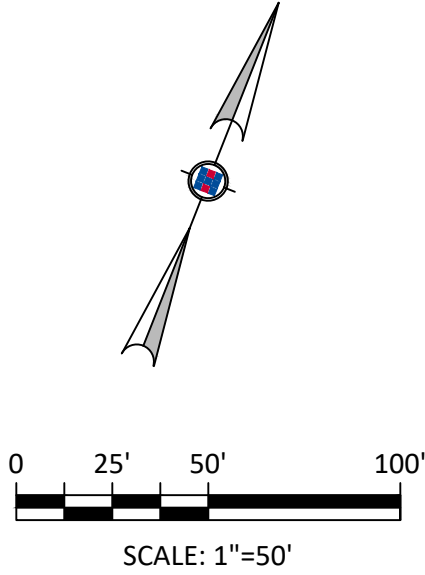
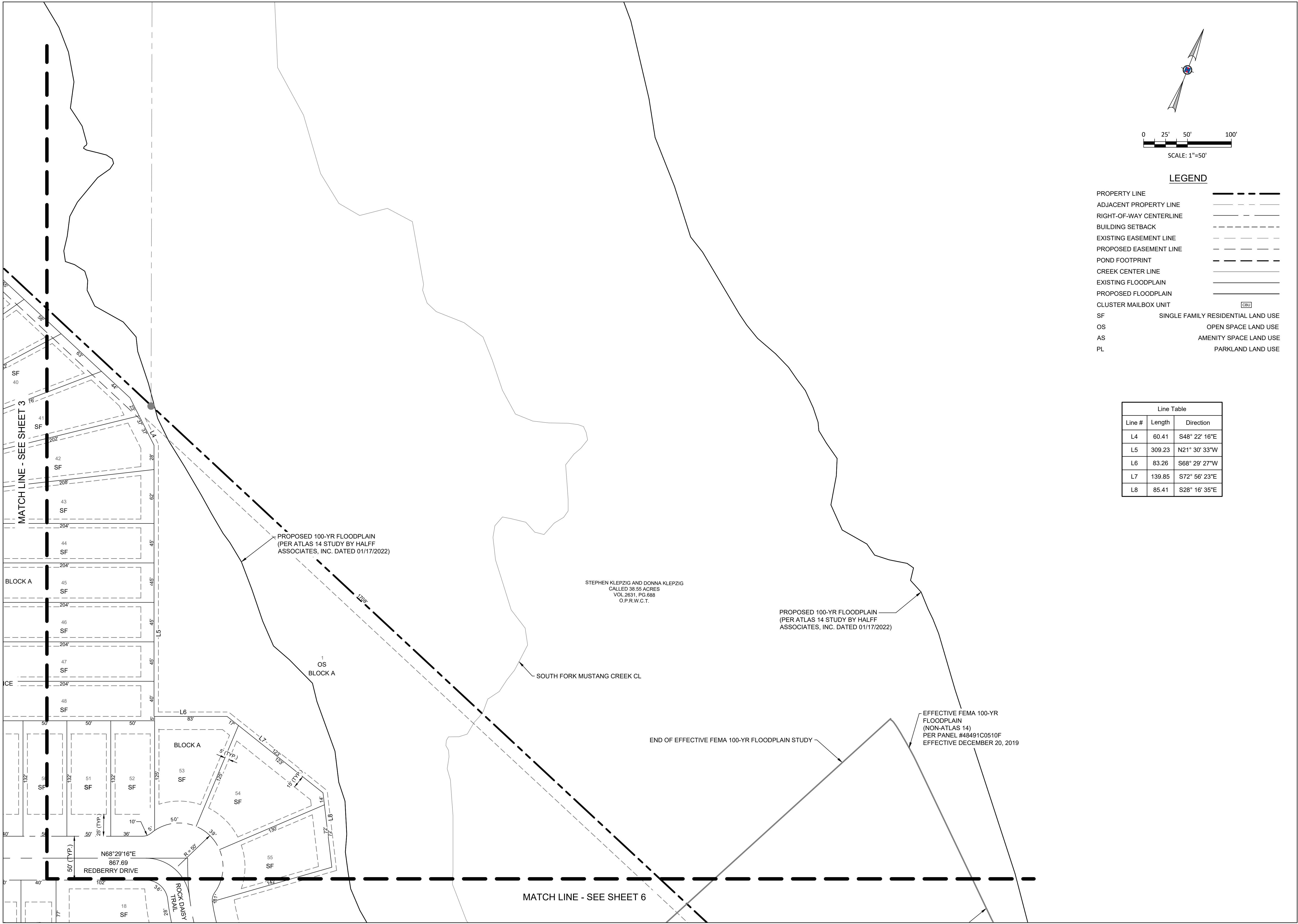
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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- BUILDING SETBACK
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- POND FOOTPRINT
- CREEK CENTER LINE
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- CLUSTER MAILBOX UNIT
- SF SINGLE FAMILY RESIDENTIAL LAND USE
- OS OPEN SPACE LAND USE
- AS AMENITY SPACE LAND USE
- PL PARKLAND LAND USE

FLORA PHASE IA
WILLAMSON COUNTY, TEXAS

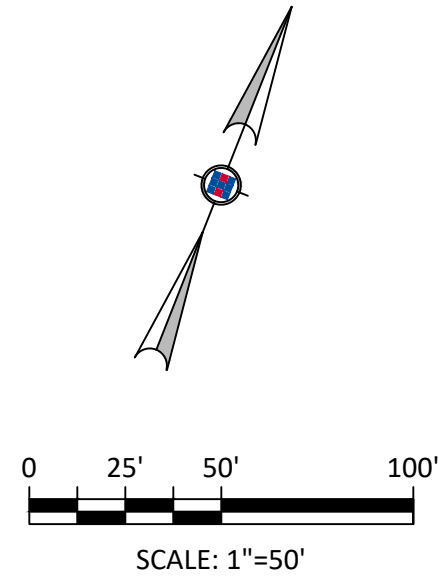
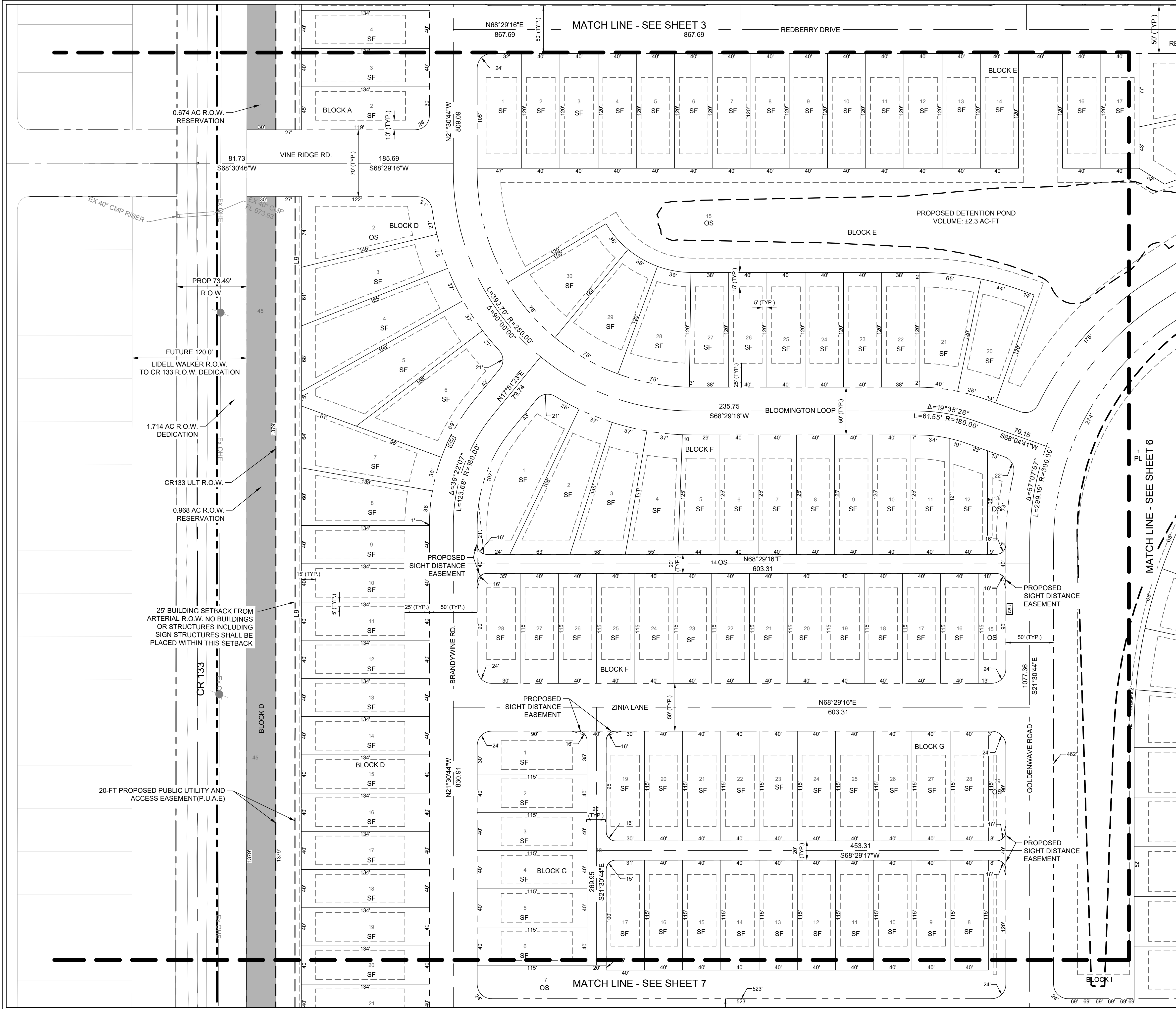


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MATTHEW A. RECTOR SR., PE	12/26/21
NAME	P.E. NO.
DATE	12/05/2022
TBPELS ENGINEERING FIRM #312	

Project No.:	36360.100
Issued:	12/4/2022
Drawn By:	SDK/SLD
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Sheet Title	
DETAILED PRELIMINARY PLAT (SHEET 2 OF 8)	
4 OF 12	
Sheet Number	



LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY LINE	_____
RIGHT-OF-WAY CENTERLINE	_____
BUILDING SETBACK	_____
EXISTING EASEMENT LINE	_____
PROPOSED EASEMENT LINE	_____
POND FOOTPRINT	_____
CREEK CENTER LINE	_____
EXISTING FLOODPLAIN	_____
PROPOSED FLOODPLAIN	_____
CLUSTER MAILBOX UNIT	_____ CBU _____
SF	SINGLE FAMILY RESIDENTIAL LAND USE
OS	OPEN SPACE LAND USE
AS	AMENITY SPACE LAND USE
PL	PARKLAND LAND USE

Line Table		
Line #	Length	Direction
L9	1223.41	N21° 30' 33"W

FLORA PHASE IA

WILLIAMSON COUNTY, TEXAS



HALFF ASSOCIATES, INC.
TBPELS ENGINEERING FIRM #F-312
TBPELS SURVEYING FIRM #F-10029607
13620 BRIARWICK DR
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AUSTIN, TX 78729
(512) 777-4600

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5 OF 12	
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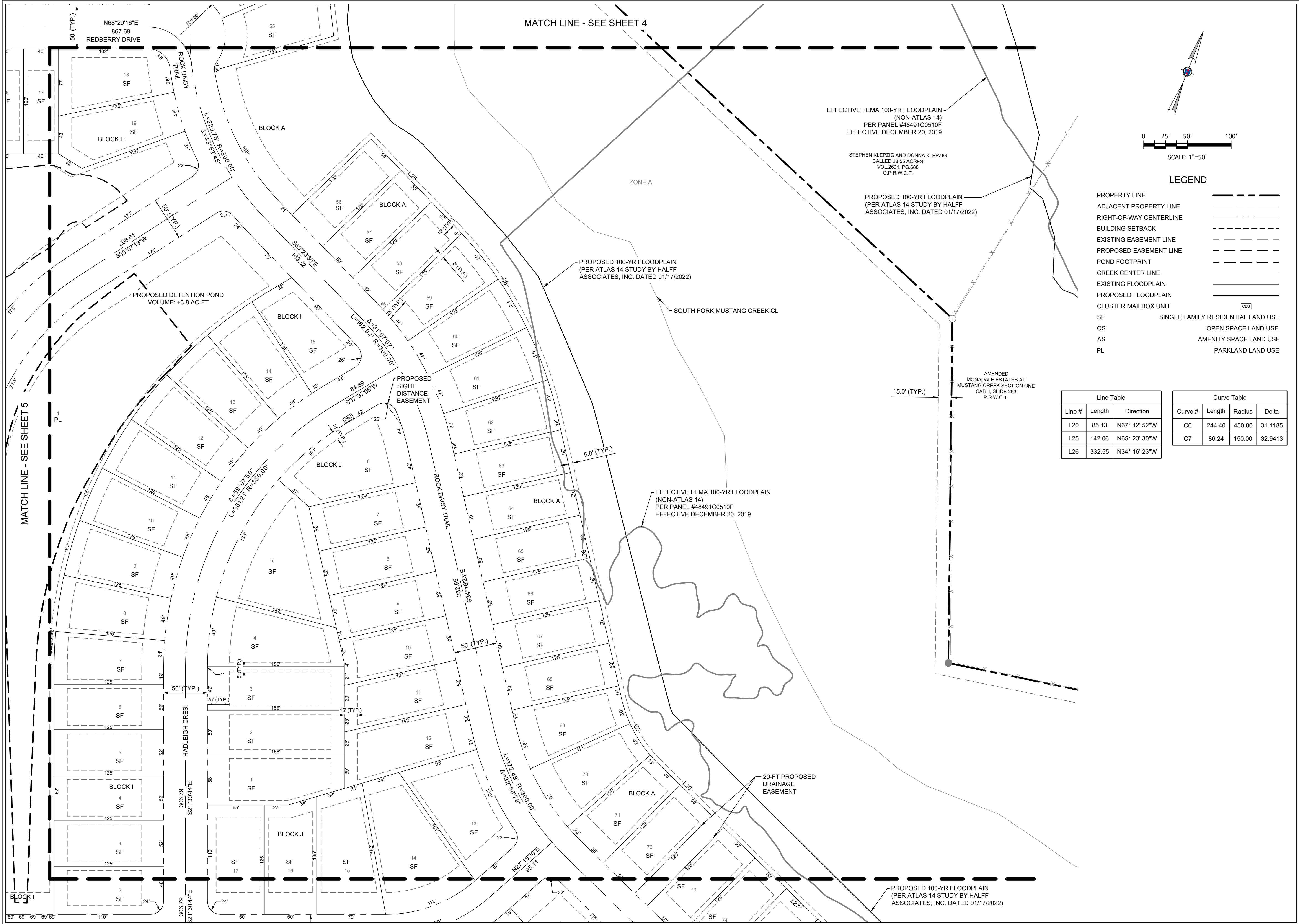
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- PL PARKLAND LAND USE

Line Table		
Line #	Length	Direction
L20	85.13	N67° 12' 52"W
L25	142.06	N65° 23' 30"W
L26	332.55	N34° 16' 23"W

Curve Table			
Curve #	Length	Radius	Delta
C6	244.40	450.00	31.1185
C7	86.24	150.00	32.9413

FLORA PHASE IA
WILLIAMSON COUNTY, TEXAS



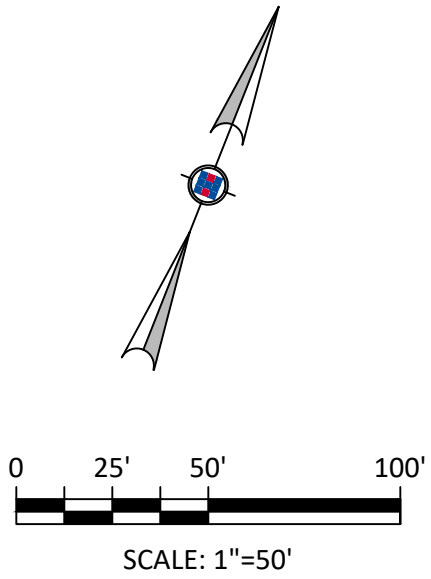
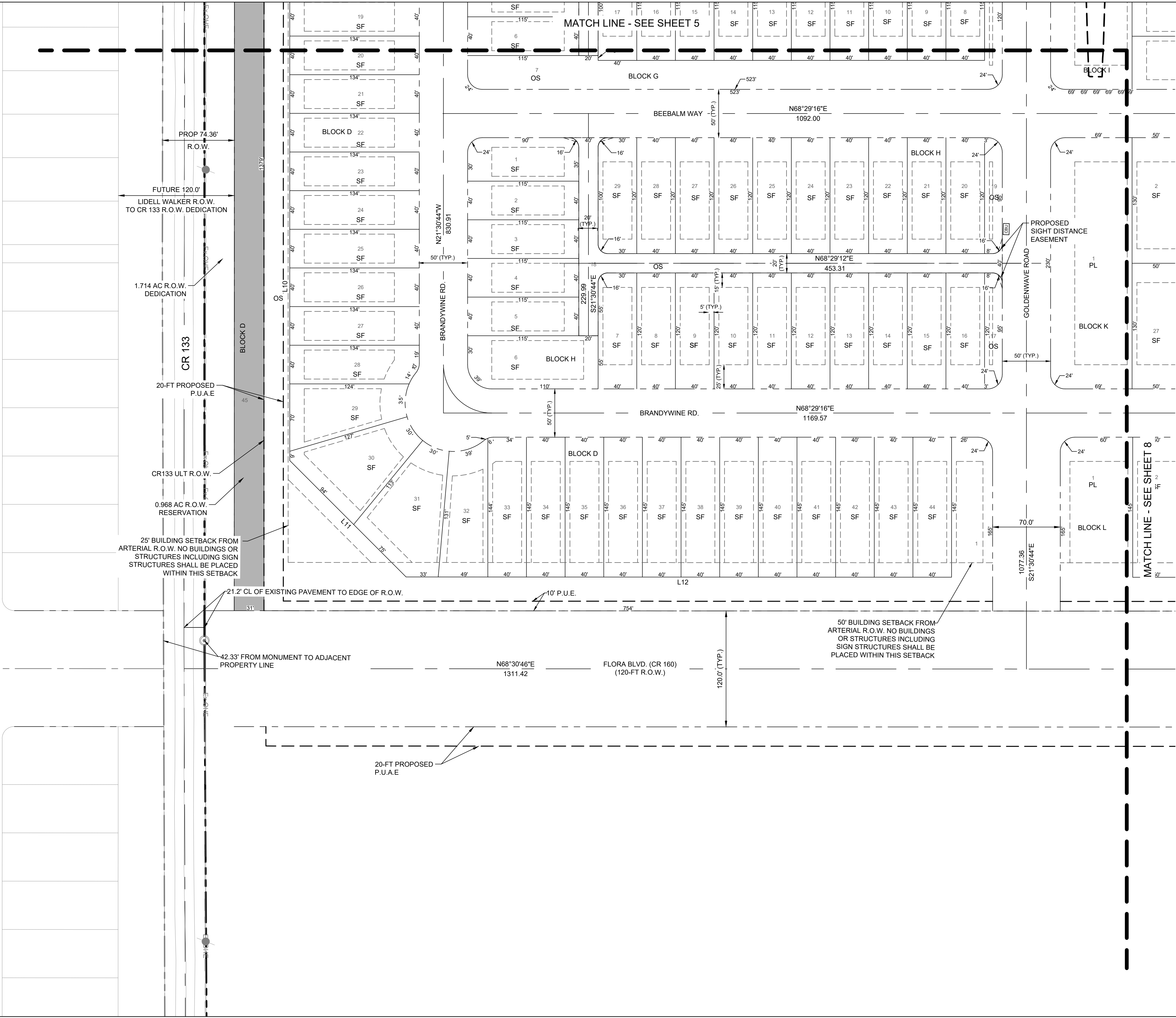
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**DETAILED
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(SHEET 4 OF 8)**
6 OF 12
Sheet Number



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Line Table		
Line #	Length	Direction
L10	1223.41	N21° 30' 33"W
L11	170.38	S66° 30' 39"E
L12	564.54	S68° 30' 46"W

FLORA PHASE IA

WILLAMSON COUNTY, TEXAS

HALFF ASSOCIATES, INC.

TBPEL'S ENGINEERING FIRM #F-512

13820 BRIARWICK DR

BLOOMINGTON, TX 78728

(512) 777-4800

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MATTHEW A. RECTOR SR., PE

NAME

12/28/21

P.E. NO.

TBPEL'S ENGINEERING FIRM #312

DATE

12/05/2022

Project No.: 36360.100

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DETAILED PRELIMINARY PLAT (SHEET 5 OF 8)

7 OF 12

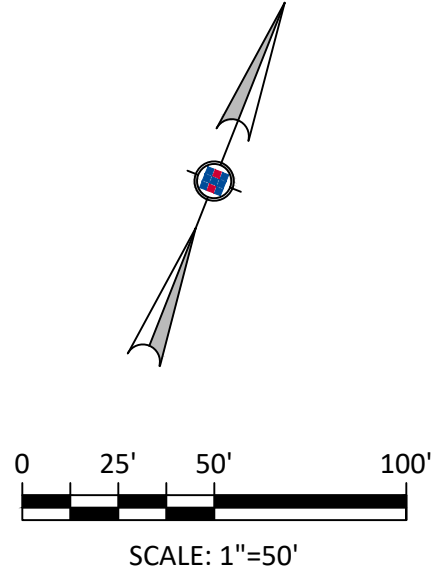
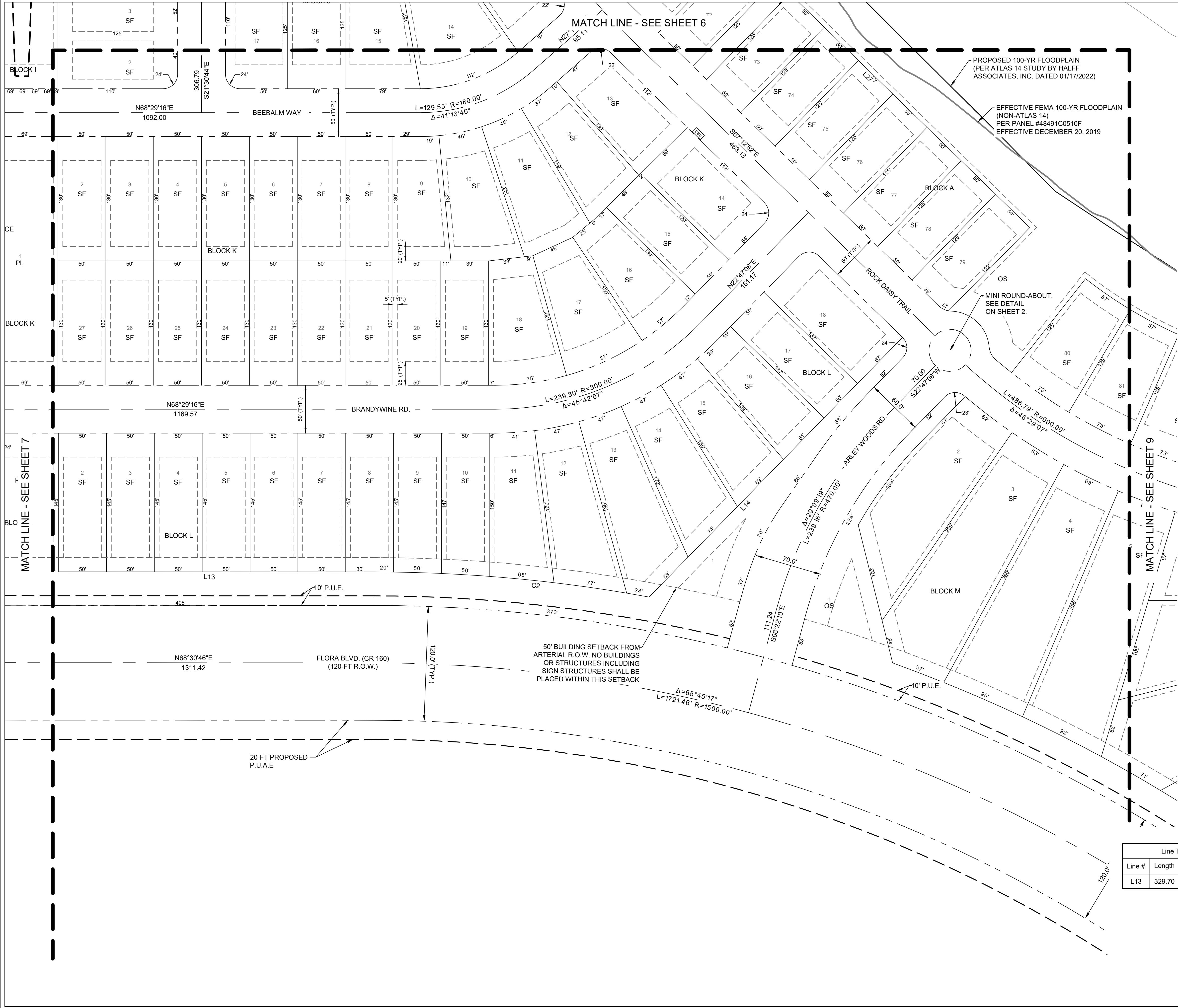
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FLORA PHASE IA
WILLIAMSON COUNTY, TEXAS



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Sheet Title

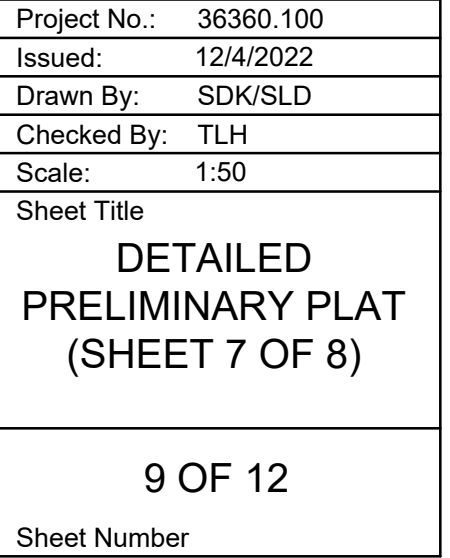
DETAILED
PRELIMINARY PLAT
(SHEET 6 OF 8)

8 OF 12

Sheet Number

Line Table		
Line #	Length	Direction
L13	329.70	S68° 30' 46"W

Curve Table			
Curve #	Length	Radius	Delta
C2	288.88	1595.00	10.3770



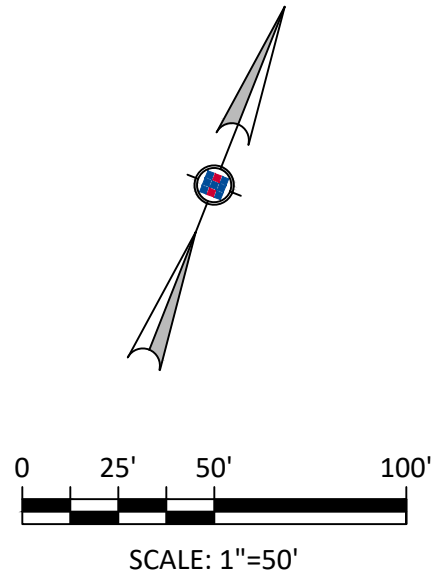
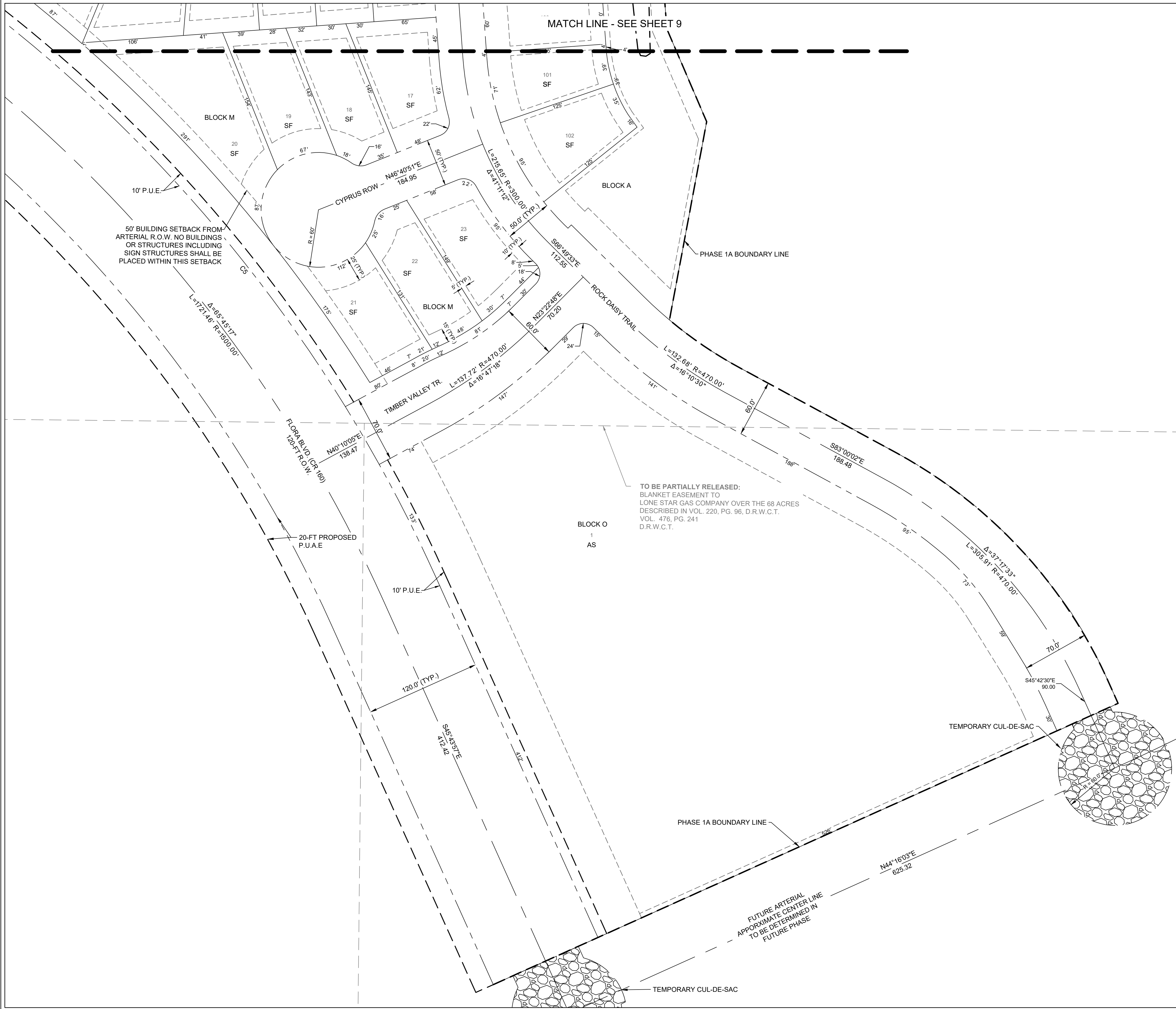
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ANSI full bleed D (22.00 x 34.00) 12/15/2022

Heims, Paul

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12/4/2022



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- BUILDING SETBACK
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- POND FOOTPRINT
- CREEK CENTER LINE
- EXISTING FLOODPLAIN
- PROPOSED FLOODPLAIN
- CLUSTER MAILBOX UNIT
- SF SINGLE FAMILY RESIDENTIAL LAND USE
- OS OPEN SPACE LAND USE
- AS AMENITY SPACE LAND USE
- PL PARKLAND LAND USE

Curve Table			
Curve #	Length	Radius	Delta
C5	1790.31	1560.00	65.7548

FLORA PHASE IA

WILLAMSON COUNTY, TEXAS

HALFF ASSOCIATES, INC.
TBP&S ENGINEERING FIRM #F-512
13820 BRIARWICK DR
BLDG C TX 78729
(512) 777-4800

Revision No.	Date	Description

PRELIMINARY

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MATTHEW A. RECTOR SR., PE 122861
NAME P.E. NO.
DATE 12/05/2022
TBP&S ENGINEERING FIRM #312

Project No.:	36360.100
Issued:	12/4/2022
Drawn By:	SDK/SLD
Checked By:	TLH
Scale:	1:50

Sheet Title

DETAILED
PRELIMINARY PLAT
(SHEET 8 OF 8)

10 OF 12

Sheet Number

LOT AREA		
LOT #	BLOCK #	AREA
1	A	1581078.30 SF
2	A	5984.67 SF
3	A	5362.61 SF
4	A	5362.52 SF
5	A	5362.43 SF
6	A	5362.34 SF
7	A	5362.26 SF
8	A	5362.17 SF
9	A	5362.08 SF
10	A	5361.99 SF
11	A	5361.91 SF
12	A	5361.93 SF
13	A	5361.73 SF
14	A	5361.64 SF
15	A	5361.56 SF
16	A	5361.47 SF
17	A	5361.38 SF
18	A	5361.29 SF
19	A	5469.68 SF
20	A	5687.65 SF
21	A	8782.28 SF
22	A	10350.56 SF
23	A	6103.92 SF
24	A	5255.42 SF
25	A	5230.78 SF
26	A	5227.69 SF
27	A	5224.60 SF
28	A	5221.51 SF
29	A	5218.43 SF
30	A	5215.34 SF
31	A	5691.52 SF
32	A	6196.98 SF
33	A	6822.84 SF
34	A	7300.46 SF
35	A	6459.16 SF
36	A	5947.44 SF
37	A	5817.29 SF
38	A	6052.01 SF
39	A	6682.65 SF
40	A	7796.98 SF
41	A	9461.51 SF
42	A	10517.43 SF
43	A	10184.49 SF
44	A	9195.33 SF
45	A	9195.21 SF
46	A	9195.10 SF
47	A	9194.99 SF
48	A	9198.24 SF
49	A	7190.13 SF
50	A	6580.37 SF
51	A	6580.37 SF
52	A	6549.57 SF

LOT AREA		
LOT #	BLOCK #	AREA
53	A	9061.47 SF
54	A	10585.28 SF
55	A	8094.94 SF
56	A	6250.00 SF
57	A	6250.00 SF
58	A	6250.07 SF
59	A	7031.91 SF
60	A	6925.54 SF
61	A	6925.54 SF
62	A	6681.79 SF
63	A	6250.00 SF
64	A	6250.00 SF
65	A	6250.00 SF
66	A	6250.00 SF
67	A	6250.00 SF
68	A	6250.00 SF
69	A	7216.84 SF
70	A	7615.34 SF
71	A	6650.32 SF
72	A	6250.00 SF
73	A	6250.00 SF
74	A	6250.00 SF
75	A	6250.00 SF
76	A	6250.00 SF
77	A	6250.00 SF
78	A	6250.00 SF
79	A	6237.38 SF
80	A	8097.49 SF
81	A	8097.49 SF
82	A	8097.49 SF
83	A	8097.49 SF
84	A	8097.49 SF
85	A	8009.38 SF
86	A	7500.00 SF
87	A	7503.30 SF
88	A	7606.59 SF
89	A	7864.76 SF
90	A	8129.75 SF
91	A	11024.64 SF
92	A	12003.99 SF
93	A	7215.22 SF
94	A	7500.00 SF
95	A	7500.00 SF
96	A	7500.00 SF
97	A	7500.00 SF
98	A	7500.00 SF
99	A	7500.00 SF
100	A	7500.00 SF
101	A	7353.93 SF
102	A	9154.78 SF
103	A	29308.28 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	B	5019.47 SF
2	B	4600.00 SF
3	B	4600.00 SF
4	B	4600.00 SF
5	B	4586.64 SF
6	B	4586.64 SF
7	B	4600.00 SF
8	B	4600.00 SF
9	B	4600.00 SF
10	B	4600.50 SF
11	B	5153.50 SF
12	B	6075.35 SF
13	B	4600.00 SF
14	B	4600.00 SF
15	B	4600.00 SF
16	B	4600.00 SF
17	B	5153.18 SF
18	B	6153.43 SF
19	B	5132.13 SF
20	B	4600.00 SF
21	B	4600.00 SF
22	B	4600.00 SF
23	B	4600.00 SF
24	B	4600.00 SF
25	B	4600.00 SF
26	B	4600.38 SF
27	B	4600.38 SF
28	B	4600.00 SF
29	B	5105.26 SF
30	B	13360.57 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	C	7226.08 SF
2	C	5043.69 SF
3	C	4899.00 SF
4	C	4899.00 SF
5	C	4899.00 SF
6	C	4899.00 SF
7	C	4899.00 SF
8	C	4899.00 SF
9	C	4899.00 SF
10	C	4877.54 SF
11	C	6075.00 SF
12	C	4600.00 SF
13	C	4600.00 SF
14	C	4600.00 SF
15	C	4600.00 SF
16	C	5153.54 SF
17	C	6156.85 SF
18	C	12365.12 SF
19	C	5132.08 SF
20	C	4600.00 SF
21	C	4600.00 SF
22	C	4600.00 SF
23	C	4599.92 SF
24	C	4538.92 SF
25	C	4243.93 SF
26	C	7030.20 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	D	75514.23 SF
2	D	7843.50 SF
3	D	7414.85 SF
4	D	8847.62 SF
5	D	9322.42 SF
6	D	8502.17 SF
7	D	7251.61 SF
8	D	6544.08 SF
9	D	5363.72 SF
10	D	5363.79 SF
11	D	5363.87 SF
12	D	5363.96 SF
13	D	5364.05 SF
14	D	5364.14 SF
15	D	5364.22 SF
16	D	5364.31 SF
17	D	5364.40 SF
18	D	5364.49 SF
19	D	5364.57 SF
20	D	5364.66 SF
21	D	5364.75 SF
22	D	5364.84 SF
23	D	5364.92 SF
24	D	5365.01 SF
25	D	5365.10 SF
26	D	5365.19 SF
27	D	5365.27 SF
28	D	5268.22 SF
29	D	6268.62 SF
30	D	7634.63 SF
31	D	8448.19 SF
32	D	6094.98 SF
33	D	5784.64 SF
34	D	5787.35 SF
35	D	5788.05 SF
36	D	5788.75 SF
37	D	5789.46 SF
38	D	5790.16 SF
39	D	5790.86 SF
40	D	5791.56 SF
41	D	5792.27 SF
42	D	5792.97 SF
43	D	5793.67 SF
44	D	5794.38 SF
45	D	42162.30 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	F	9038.63 SF
2	F	7476.31 SF
3	F	6418.47 SF
4	F	5877.26 SF
5	F	5202.87 SF
6	F	5000.00 SF
7	F	5000.00 SF
8	F	5000.00 SF
9	F	5000.00 SF
10	F	5000.00 SF
11	F	4960.14 SF
12	F	4614.50 SF
13	F	2308.79 SF
14	F	11151.95 SF
15	F	3185.43 SF
16	F	4600.00 SF
17	F	4600.00 SF
18	F	4600.00 SF
19	F	4600.00 SF
20	F	4600.00 SF
21	F	4600.00 SF
22	F	4600.00 SF
23	F	4600.00 SF
24	F	4600.00 SF
25	F	4600.00 SF
26	F	4600.00 SF
27	F	4600.00 SF
28	F	5105.29 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	G	5099.58 SF
2	G	4600.00 SF
3	G	4600.00 SF
4	G	4600.00 SF
5	G	4600.00 SF
6	G	4600.18 SF
7	G	19287.78 SF
8	G	4598.07 SF
9	G	4598.28 SF
10	G	4598.48 SF
11	G	4598.69 SF
12	G	4598.90 SF
13	G	4599.10 SF
14	G	4599.31 SF
15	G	4599.52 SF
16	G	4599.72 SF
17	G	4580.09 SF
18	G	13392.26 SF
19	G	4555.73 SF
20	G	4599.67 SF
21	G	4599.72 SF
22	G	4599.76 SF
23	G	4599.81 SF
24	G	4599.86 SF
25	G	4599.91 SF
26	G	4599.95 SF
27	G	4600.00 SF
28	G	4600.05 SF
29	G	2035.47 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	H	5104.40 SF
2	H	4600.00 SF
3	H	4600.00 SF
4	H	4600.00 SF
5	H	4600.00 SF
6	H	4600.00 SF
7	H	7291.87 SF
8	H	4778.54 SF
9	H	4800.00 SF
10	H	4800.00 SF
11	H	4800.00 SF
12	H	4800.00 SF
13	H	4800.00 SF
14	H	4800.00 SF
15	H	4800.00 SF
16	H	4800.00 SF
17	H	2126.96 SF
18	H	12594.76 SF
19	H	2126.96 SF
20	H	4800.00 SF
21	H	4800.00 SF
22	H	4800.00 SF
23	H	4800.00 SF
24	H	4800.00 SF
25	H	4800.00 SF
26	H	4800.00 SF
27	H	4800.00 SF
28	H	4800.00 SF
29	H	4757.16 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	I	92828.42 SF
2	I	6826.71 SF
3	I	6500.00 SF
4	I	6500.00 SF
5	I	6500.00 SF
6	I	6500.00 SF
7	I	6891.87 SF
8	I	7114.39 SF
9	I	7114.39 SF
10	I	7114.39 SF
11	I	7114.39 SF
12	I	7114.39 SF
13	I	7114.39 SF
14	I	6927.10 SF
15	I	8049.88 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	J	8487.87 SF
2	J	7817.65 SF
3	J	7817.65 SF
4	J	9231.87 SF
5	J	13272.05 SF
6	J	10821.55 SF
7	J	6500.00 SF
8	J	6500.00 SF
9	J	6500.00 SF
10	J	6571.51 SF
11	J	7102.13 SF
12	J	8635.11 SF
13	J	10169.13 SF
14	J	12027.31 SF
15	J	9377.74 SF
16	J	7657.16 SF
17	J	8076.71 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	K	21827.97 SF
2	K	6500.00 SF
3	K	6500.00 SF
4	K	6500.00 SF
5	K	6500.00 SF
6	K	6500.00 SF
7	K	6500.00 SF
8	K	6500.00 SF
9	K	7074.73 SF
10	K	8337.51 SF
11	K	8815.83 SF
12	K	7846.32 SF
13	K	8432.71 SF
14	K	8788.69 SF
15	K	6461.72 SF
16	K	7864.59 SF
17	K	8732.55 SF
18	K	8441.73 SF
19	K	6500.00 SF
20	K	6500.00 SF
21	K	6500.00 SF
22	K	6500.00 SF
23	K	6500.00 SF
24	K	6500.00 SF
25	K	6500.00 SF
26	K	6500.00 SF
27	K	6500.00 SF

LOT AREA		
LOT #	BLOCK #	AREA
1	L	50180.40 SF
2	L	7248.08 SF
3	L	7249.17 SF
4	L	7250.27 SF
5	L	7251.37 SF
6	L	7252.47 SF
7	L	7253.57 SF
8	L	7255.54 SF
9	L	7291.20 SF
10	L	7402.63 SF
11	L	8813.69 SF
12	L	10233.28 SF
13	L	11274.29 SF
14	L	9401.14 SF
15	L	8245.04 SF
16	L	7460.02 SF
17	L	6832.53 SF
18	L	9159.66 SF

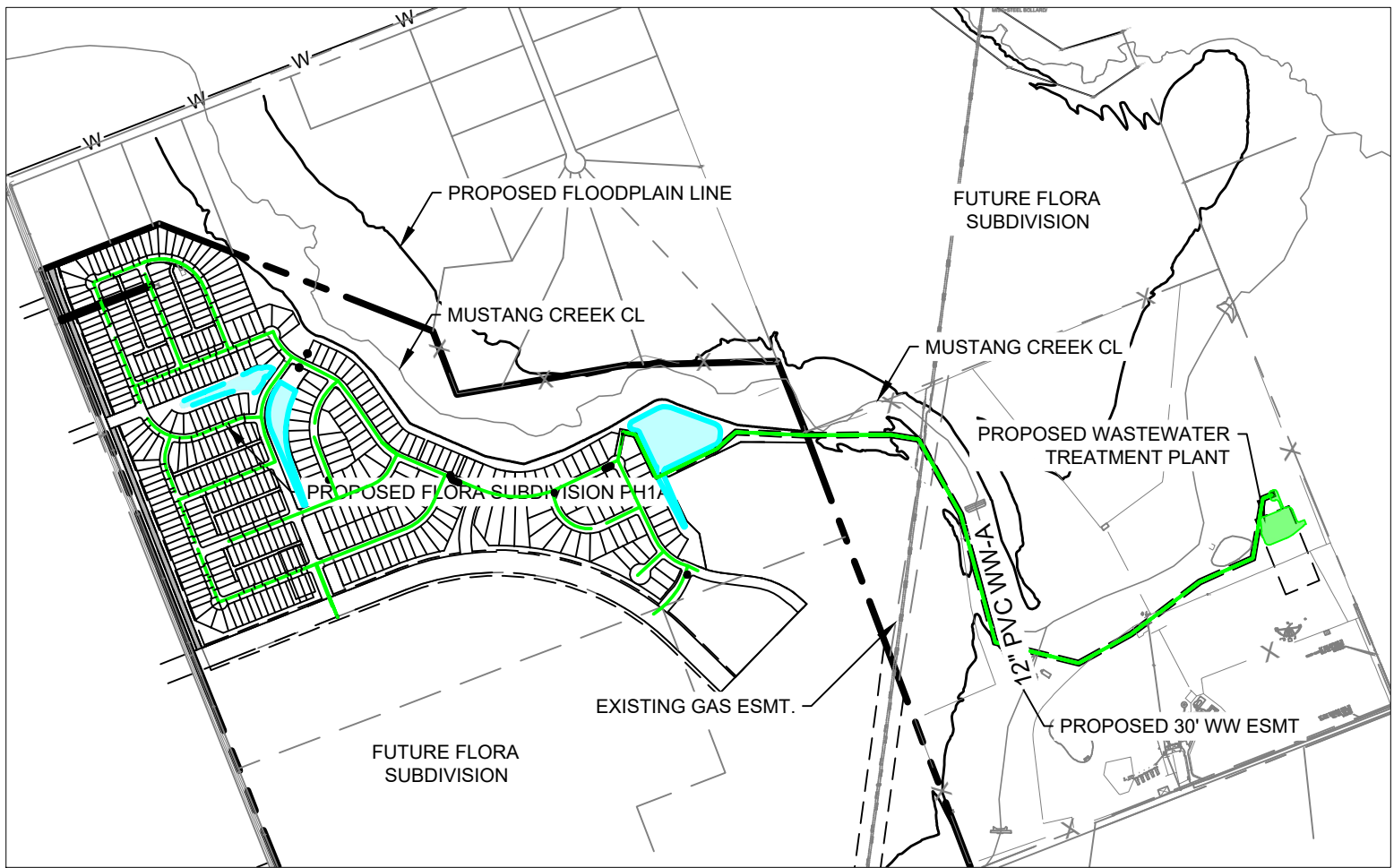
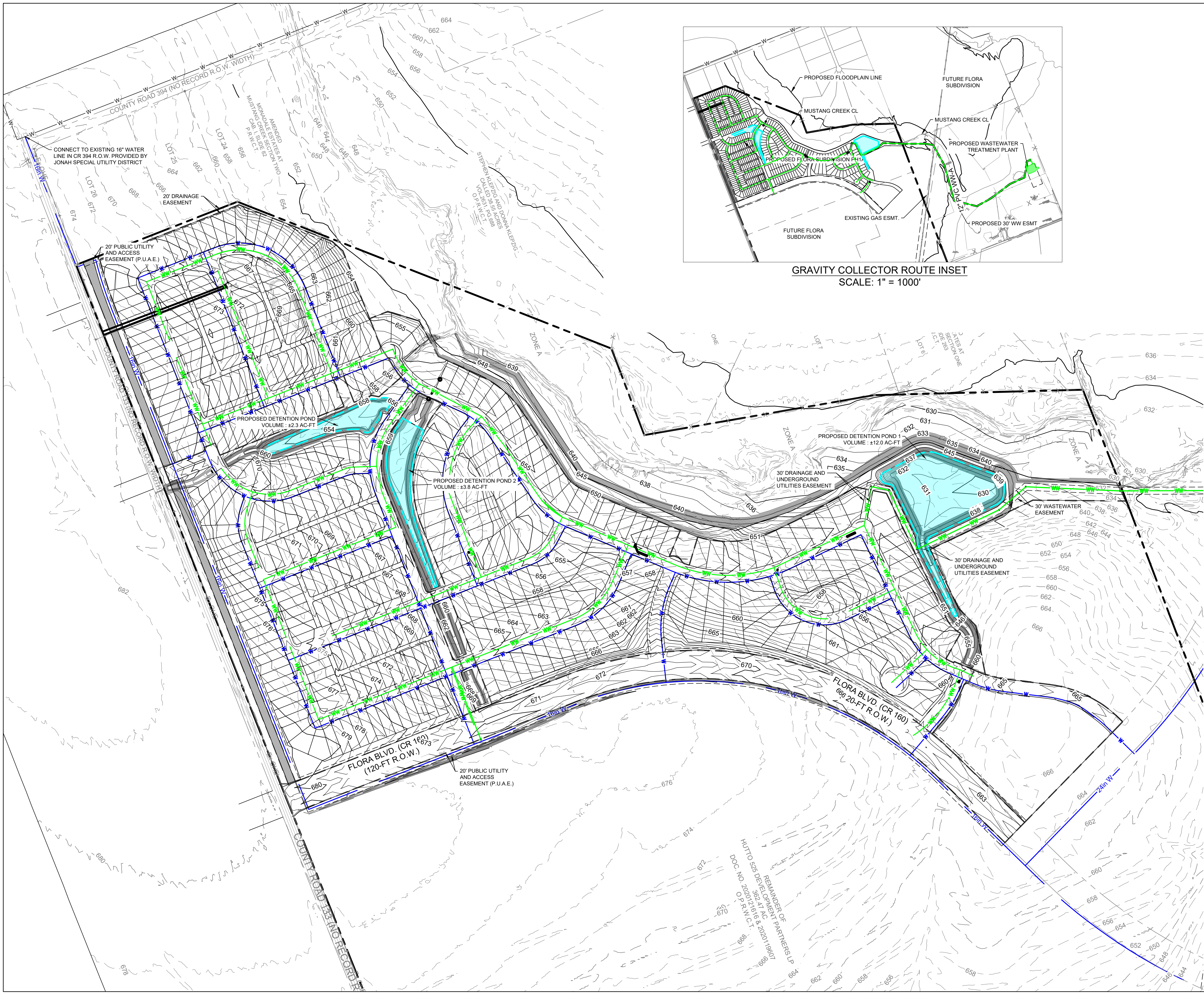
LOT AREA		
LOT #	BLOCK #	AREA
1	M	52951.83 SF
2	M	15301.12 SF
3	M	19987.91 SF
4	M	19672.76 SF
5	M	20167.89 SF
6	M	11131.63 SF
7	M	13417.89 SF
8	M	17506.42 SF
9	M	12976.08 SF
10	M	10903.03 SF
11	M	10827.18 SF
12	M	11420.58 SF
13	M	9080.20 SF

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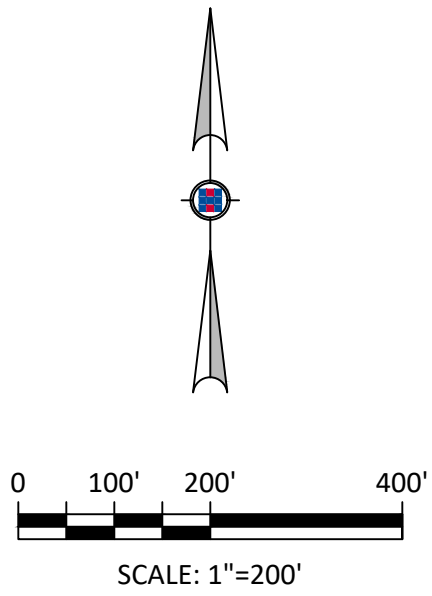
ANSI full bleed D (22.00 x 34.00) 12/4/2022

Heims, Paul

7:07:14 PM



GRAVITY COLLECTOR ROUTE INSET
SCALE: 1" = 1000'



- LEGEND**
- SITE PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - W-W WASTEWATER PIPE
 - WASTEWATER MANHOLE
 - W-W WATER LINE ALIGNMENT

FLORA PHASE IA
WILLIAMSON COUNTY, TEXAS



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MATTHEW A. RECTOR SR., PE 122861
NAME P.E. NO.
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TBPEL'S ENGINEERING FIRM #312

Project No.: 36360.100
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Scale: 1:100
Sheet Title

PRELIMINARY UTILITY
PLAN