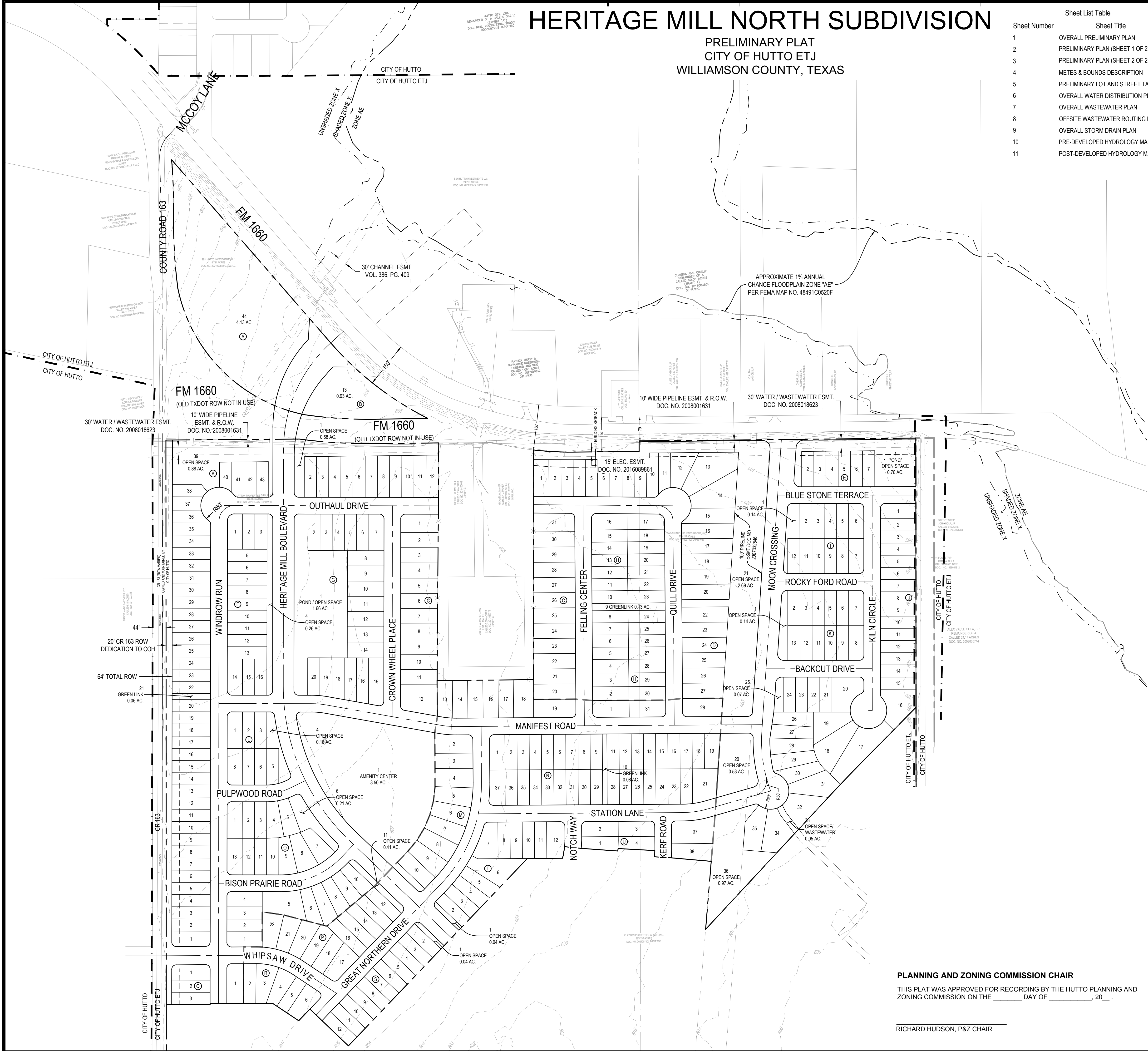


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HERITAGE MILL NORTH SUBDIVISION

PRELIMINARY PLAT
CITY OF HUTTO ETJ
WILLIAMSON COUNTY, TEXAS

Sheet Number	Sheet Title
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN (SHEET 1 OF 2)
3	PRELIMINARY PLAN (SHEET 2 OF 2)
4	METES & BOUNDS DESCRIPTION
5	PRELIMINARY LOT AND STREET TABLES
6	OVERALL WATER DISTRIBUTION PLAN
7	OVERALL WASTEWATER PLAN
8	OFFSITE WASTEWATER ROUTING PLAN
9	OVERALL STORM DRAIN PLAN
10	PRE-DEVELOPED HYDROLOGY MAP
11	POST-DEVELOPED HYDROLOGY MAP

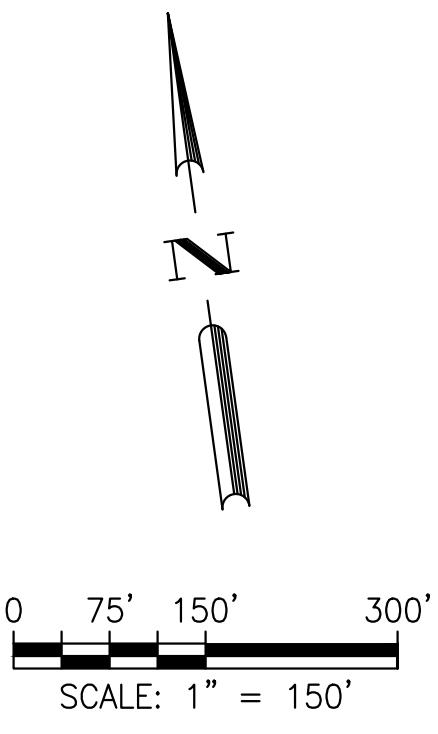
ENGINEER:
BGE, INC.
101 WEST LOUIS HENNA BLVD
SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400

DEVELOPER:
CLAYTON PROPERTIES GROUP INC
DBA BROHN HOMES
6700 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78730
PHONE: 512-334-6775

OWNERS:
CLAYTON PROPERTIES GROUP INC
DBA BROHN HOMES
6700 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78730
PHONE: 512-334-6775

S&H HUTTO INVESTMENTS LLC
4408 SPICEWOOD SPRINGS ROAD
AUSTIN, TX 78759
PHONE: 512-596-6544

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD
SUITE 1000
AUSTIN, TX 78744



LEGEND	
---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	APPROXIMATE CITY LIMITS
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	FEMA 100-YEAR FLOODPLAIN
---	FEMA 500-YEAR FLOODPLAIN
---	ROAD CENTERLINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED LOT NUMBER

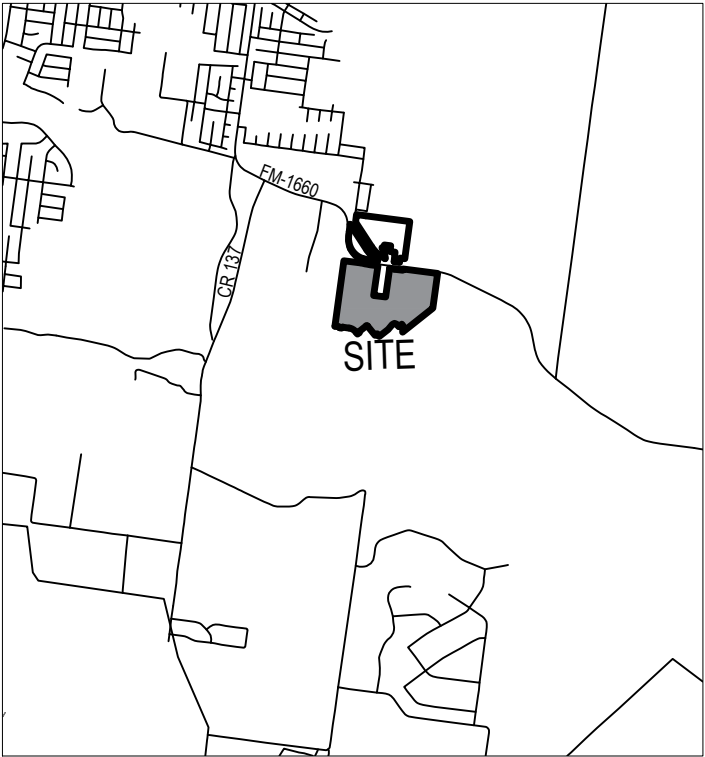
NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS APPENDIX F2; REFERENCE LOT SETBACK DETAIL ON SHEET 5.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION IN CONFORMANCE WITH THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET FOR FRONT AND REAR YARDS AND 5 FEET FOR SIDE YARDS.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
GAS: ATMO
ELECTRIC: ONCOR
- AMENITY, OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE REQUIREMENTS, AS AMENDED.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 32 FEET WIDE. IF THE STREETS ARE LESS THAN 32 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. D103.6.1/D103.6.2). IN ANY EVENT THE PAVEMENT WIDTH SHALL BE NO LESS THAN WILLIAMSON COUNTY STANDARDS.
- ALL OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- WILLIAMSON COUNTY STANDARDS APPLY EXCEPT CITY OF HUTTO UNIFIED DEVELOPMENT CODE WHERE WILLIAMSON COUNTY STANDARDS ARE SILENT.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PORTION OF THIS DEVELOPMENT DISCHARGING TO BRUSHY CREEK 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.
- THIS SUBDIVISION IS SUBJECT TO A CONSENT AGREEMENT, DATED FEBRUARY 25, 2021, PASSED IN CITY RESOLUTION NO. R-2021-040, RECORDED IN DOCUMENT NO. 2021043665.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 163 OR FM 1660, THE ADJACENT COUNTY ROADWAYS.
- LOTS WITH LESS THAN 50' OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
- THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- WILLIAMSON COUNTY NO LONGER OWNS OR MAINTAINS CR 163, CR 163 WAS ANNEXED INTO CITY OF HUTTO WITH THE ADJACENT BROOKLANDS DEVELOPMENT AND IS OWNED AND MAINTAINED BY CITY OF HUTTO. ADDITIONAL CR 163 ROW PROPOSED WITH THIS DEVELOPMENT SHALL BE TO THE CITY OF HUTTO.

PLANNING AND ZONING COMMISSION CHAIR

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20__.

RICHARD HUDSON, P&Z CHAIR



DESIGNED BY: AMC

REVIEWED BY: JAB

DRAWN BY: AMC

DATE

APR

DESCRIPTION

REV

30' CHANNEL ESMT.
VOL. 386, PG. 409

30' WATER / WASTEWATER ESMT.
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DOC. NO. 2008001631

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DOC. NO. 2016089861

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10' WIDE PIPELINE ESMT. & R.O.W.
DOC. NO. 2008001631

30' WATER / WASTEWATER ESMT.
DOC. NO. 2008018623

10' WIDE PIPELINE ESMT. & R.O.W.
DOC. NO. 2008001631

15' ELEC. ESMT.
DOC. NO. 2016089861

10' WIDE PIPELINE ESMT. & R.O.W.
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30' WATER / WASTEWATER ESMT.
DOC. NO. 2008018623

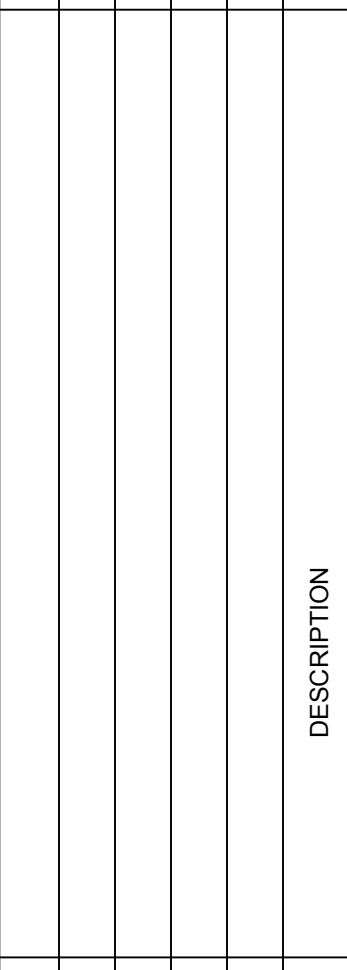
10' WIDE PIPELINE ESMT. & R.O.W.
DOC. NO. 2008001631

15' ELEC. ESMT.
DOC. NO. 2016089861

10' WIDE PIPELINE ESMT. & R.O.W.
DOC. NO. 2008001631

30' WATER / WASTEWATER ESMT.
DOC. NO. 2008018623

10' WIDE PIPELINE ESMT. & R.O.W.
DOC. NO. 200800

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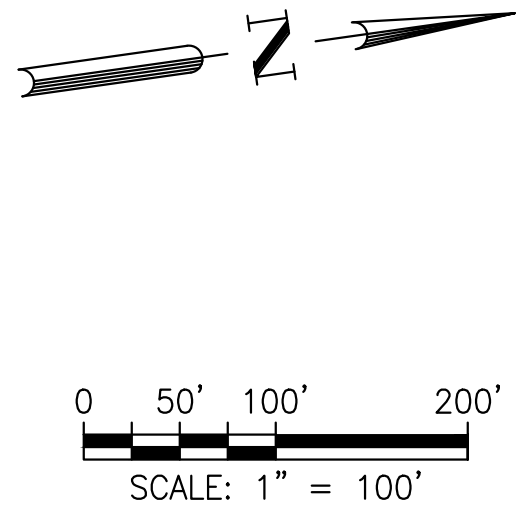
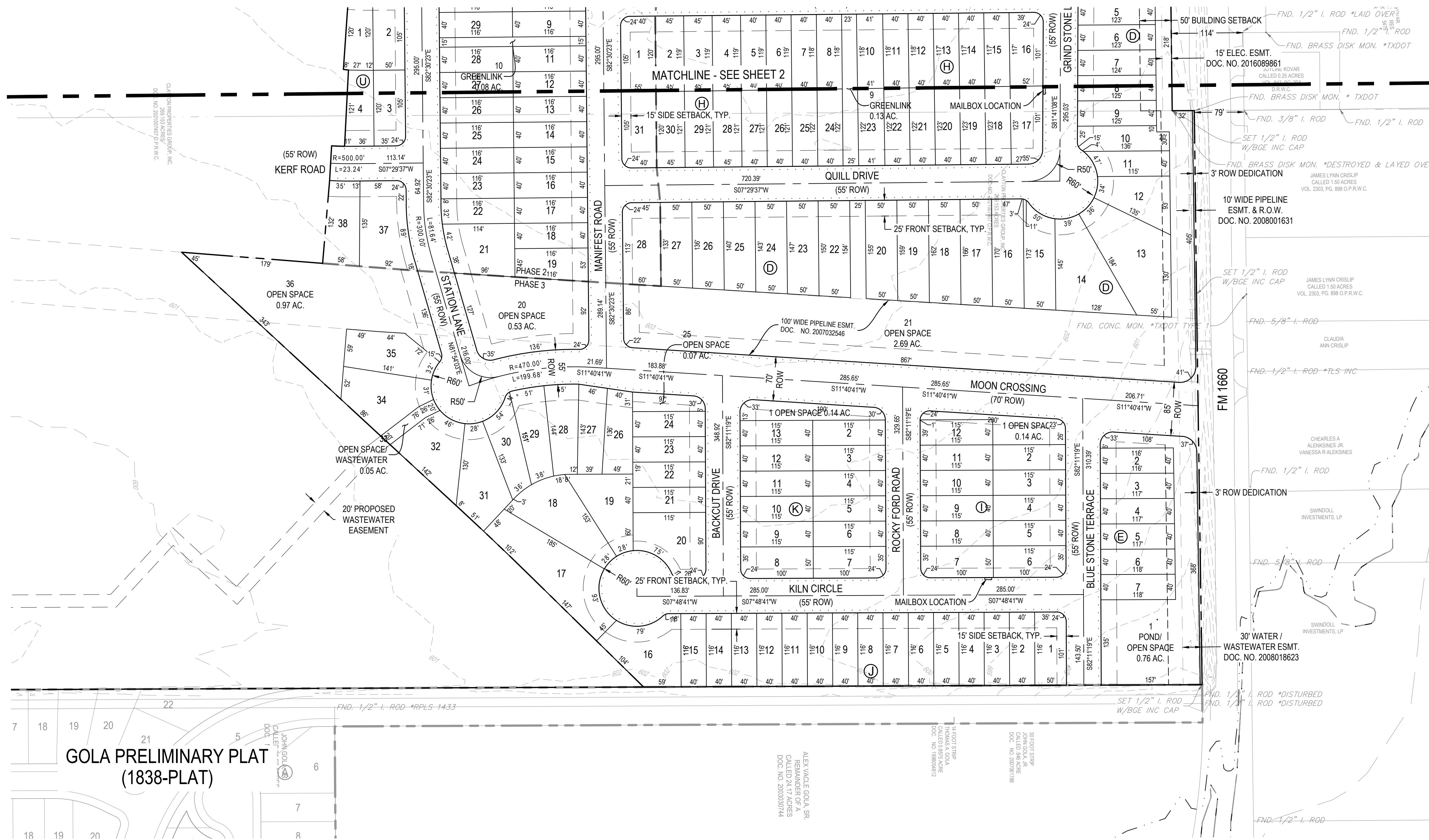
HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAN PHASE 1 (SHEET 1 OF 2)

NOTE:

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR ADDITIONAL LOTS OR ALLEYS OR SIDEWAYS OR PARKS WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT 44 BLOCK A & LOT 13 BLOCK B INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, OR SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WOULD BE PUBLIC OR PRIVATELY OWNED.

HERITAGE MILL NORTH SUBDIVISION



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FEMA 100-YEAR FLOODPLAIN
	FEMA 500-YEAR FLOODPLAIN
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	PROPOSED LOT NUMBER

DESIGNED BY: AMC

REVIEWED BY: JAB

DRAWN BY: AMC

DATE

APR

DESCRIPTION

HERITAGE MILL NORTH, PRELIMINARY PLAT

HUTTO, WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAN PHASE 2 (SHEET 2 OF 2)

STATE OF TEXAS

ADAM BERRY

120743

PROFESSIONAL ENGINEER

05/01/2023

SHEET
3 OF 11

HERITAGE MILL NORTH SUBDIVISION

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 5.794 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY NUMBER 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 5.794 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED UNTO S&H HUTTO INVESTMENTS, LLC IN DOCUMENT NUMBER 2021009582 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.794 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR A POINT OF REFERENCE, a 1/2-inch iron rod found on the south right-of-way line of F.M. 1660 (R.O.W. – Varies), as described in Volume 384, Pages 602 & 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, Document Numbers 2016064873, 2016064874, 2016064888, and 2016075808, and 2016096242 of the Official Public Records of Williamson County, Texas, at the common corner of the called 271.214 acre tract of land as conveyed unto Clayton Properties Group, Inc. in Document Number 2021007407 of the Official Public Records of Williamson County, Texas, and a called 3.616 acre tract of land as conveyed unto Michael W. Maher II in Document Number 2019100608 of the Official Public Records of Williamson County Texas; THENCE, N 16°20'47" W, crossing the southerly portion of said right-of-way, a distance of 88.36 feet to 1/2-inch iron rod with a cap stamped "BGE INC" set at the intersection of the interior right-of-way lines of said F.M. 1660 and at the most easterly corner of the above described 5.794 acre tract, from the most easterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, coincident with the common lines of the 5.794 acre tract and said right-of-way the following six (6) courses

- 1) N 83°07'32" W, a distance of 172.79 feet to a 3/8-inch iron rod found in concrete for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 1,433.05 feet, an arc length of 233.27 feet, a central angle of 09°19'36", a chord bearing of N 78°27'44" W, and a chord distance of 233.01 feet to a 1/2-inch iron rod with a cap stamped "HALF ASSOCIATES" found at the end of this curve and the beginning of a non-tangent curve;
- 3) Curving to the right, with a radius of 532.96 feet, an arc length of 621.45 feet, a central angle of 66°48'33", a chord bearing of N 37°11'38" W, and a chord distance of 586.84 feet to a broken TxDOT Type I right-of-way monument found at the end of this curve and the beginning of another non-tangent curve;
- 4) Curving to the right, with a radius of 1,642.70 feet, an arc length of 231.43 feet, a central angle of 08°04'20", a chord bearing of N 04°21'56" E, and a chord distance of 231.24 feet to a TxDOT Type I right-of-way monument found for a point of tangency of the herein described tract;
- 5) N 08°24'06" E, a distance of 9.46 feet to a TxDOT Type I right-of-way monument found for the beginning of a non-tangent curve of the herein described tract;
- 6) Curving to the left, with a radius of 2,011.25 feet, an arc length of 182.11 feet, a central angle of 05°11'17", a chord bearing of N 05°48'27" E, and a chord distance of 182.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for the north corner of the 5.794 acre tract and of the herein described tract;

THENCE, S 33°08'26" E, coincident with the common line of the 5.794 acre tract and said right-of-way, a distance of 797.21 feet to a TxDOT Type II right-of-way monument found for the beginning of a non-tangent curve of the herein described tract;

THENCE, continuing coincident with said common line, curving to the left, with a radius of 1,040.00 feet, an arc length of 405.39 feet, a central angle of 22°20'02", a chord bearing of S 44°18'16" E, and a chord distance of 402.83 feet to the **POINT OF BEGINNING** and containing 5.794 acres of land, more or less.

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR AN 80.223 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, AND THE WILLIAM GATLIN SURVEY NUMBER 23, ABSTRACT 271, BOTH OF WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC. IN DOCUMENT NUMBER 2021007407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 80.223 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE at a broken Texas Department of Transportation (TxDOT) Type I concrete right-of-way monument found on the east line of a called 15.01 acre tract of land as conveyed unto the Hutto Independent School District in Document Number 2006015406 of the Official Public Records of Williamson County, Texas, at the northwest corner of the north terminus of County Road 163 (Apparent R.O.W. - Varies), no deed of record found, at a southwest corner of F.M. 1660 (R.O.W. - Varies), as described in Volume 384, Pages 602 and 608 and Volume 386, Page 411, all of the Deed Records of Williamson County, Texas, and Document Numbers 2016064573, 2016064874, 2016064888, 2016075808, and 2016096242, all of the Official Records of Williamson County, Texas, THENCE, S 82°35'02" E, 206 feet, across the right-of-way of said County Road 163, a distance of 42.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the northeast corner of the north terminus of said County Road 163, at the northwesterly corner of iron rod 271 214 acre tract, for the northwest corner and POINT OF BEGINNING of the herein described tract:

THENCE, in an easterly direction, coincident with the common line of the 271.214 acre tract and the south right-of-way line of F.M. 1660 the following three (3) courses;

- 1) S 82°33'02" E a distance of 437.93 feet to a TxDOT Type I right-of-way monument found at the beginning of a non-tangent curve;
- 2) Curving to the left with a radius of 1,741.28 feet, an arc length 250.12 feet, a central angle of 08°13'48", a chord bearing of S 78°42'14" E, and a chord distance of 249.91 feet to a broken TxDOT Type I right-of-way monument found at a point of tangency of the herein described tract; and
- 3) S 82°49'08" E a distance of 208.63 feet to a 1/2-inch iron rod found at the common corner of the 271.214 acre tract and a called 3.616 acre tract of land as conveyed unto Michael W. Maher II in Document Number 2019100608 of the Official Public Records of Williamson County, Texas, for a northerly corner of the herein described tract;

THENCE, departing said common line, coincident with the common line of the 271.214 acre tract and said 3.616 acre tract, the following three (3) courses:

- (1) S 08°15'06" W a distance of 780.51 feet to a 1/2-inch iron rod found for a re-entrant corner of the herein described tract;
- (2) S 82°42'43" E a distance of 316.94 feet to a 1/2-inch iron rod found for a re-entrant corner of the herein described tract; and
- (3) N 07°49'47" E a distance of 754.15 feet to a TxDOT Type III aluminum cap right-of-way monument found on the aforementioned curvilinear south right-of-way line of F.M. 1660, at the common corner of the 271.214 acre tract and the 3.616 acre tract, at the beginning of a non-tangent curve, for a northerly corner of the herein described tract;
- THENCE, in an easterly direction, coincident with the common line of the 271.214 acre tract and the south right-of-way line of F.M. 1660, the following five (5) courses:
- (1) Curving to the left, with a radius of 1,040.00 feet, an arc length 128.94 feet, a central angle of 07°06'13", a chord bearing of S 79°06'05" E, and a chord distance of 128.86 feet to a TxDOT Type II right-of-way monument found at the end of this curve;
- (2) S 82°38'29" E a distance of 217.94 feet to a 1/2 inch iron rod with a cap stamped "BGE INC" set at a re-entrant corner of the herein described tract;
- (3) N 07°44'07" E a distance of 35.02 feet to a TxDOT Type II right-of-way monument found for a corner of the herein described tract;
- (4) S 82°37'22" E a distance of 290.28 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract; and
- (5) S 82°46'22" E a distance of 618.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common north corner of the 271.214 acre tract and a called 61.40 acre tract of land described as Tract 2 as conveyed unto Starlight Homes Texas, L.L.C. in Document Number 2021074553 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract;

HENCE, S 07°48'41" W, coincident with the common line of said 61.40 acre tract and the 271.214 acre tract, a distance of 884.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a corner of the herein described tract;

HENCE, departing said common line, over and across the 271.214 acre tract of land the following twenty (20) courses

- S 52° 27' 05" W, a distance of 328.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- S 50° 45' 35" W, a distance of 676.08 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- N 12° 32' 49" E, a distance of 223.83 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- N 77° 07' 06" W, a distance of 131.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- N 78° 40' 15" W, a distance of 55.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- N 10° 04' 57" E, a distance of 20.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- N 79° 02' 23" W, a distance of 120.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- S 13° 27' 58" W, a distance of 8.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- N 78° 00' 21" W, a distance of 120.58 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- N 76° 22' 33" W, a distance of 55.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;

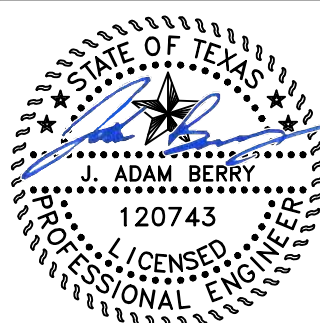
- 11) Curving to the right, with a radius of 272.50 feet, an arc length of 38.56 feet, a central angle of 08° 06' 25", a chord bearing of S 17° 40' 40" W, and a chord distance of 38.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
 - 12) N 82° 30' 23" W, a distance of 115.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 13) S 51° 31' 29" W, a distance of 850.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
 - 14) N 38° 28' 31" W, a distance of 175.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
 - 15) S 51° 31' 30" W, a distance of 53.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
 - 16) N 48° 28' 30" W, a distance of 103.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 17) N 82° 19' 38" W, a distance of 204.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
 - 18) S 07° 55' 21" W, a distance of 3.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
 - 19) N 82° 04' 39" W, a distance of 126.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 20) N 82° 11' 19" W, a distance of 17.81 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of the 271.214 acre tract and the apparent east right-of-wayline of the aforementioned County Road 163, for the southwest corner of the herein described tract;
- THENCE, N 07° 48' 41" E, coincident with the common line of the 271.214 acre tract and the apparent east right-of-way line of said County Road 163, a distance of 1,853.08 feet to the POINT OF BEGINNING and containing 80.223 acres of land, more or less.



BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

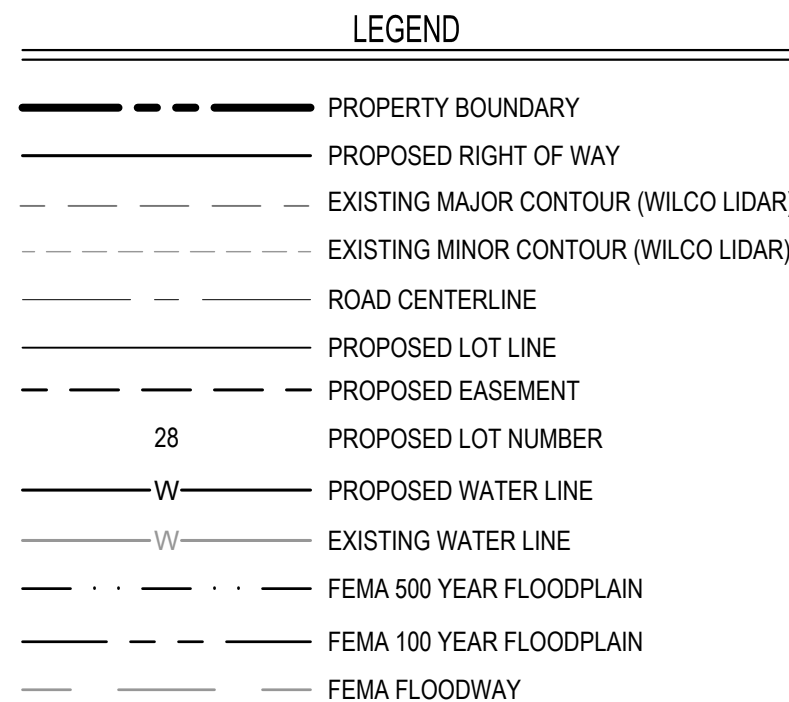
HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, WILLIAMSON COUNTY, TEXAS

METES & BOUNDS DESCRIPTION



05/01/2023

SHEET
OF 11

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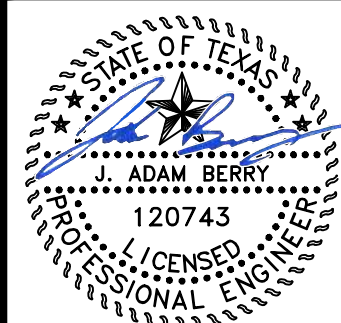
NOTE: ALL WATER LINES SHOWN TO BE 8" UNLESS OTHERWISE NOTED.



BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEI : 512-879-0400 www.bgeinc.com

HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, WILLIAMSON COUNTY, TEXAS

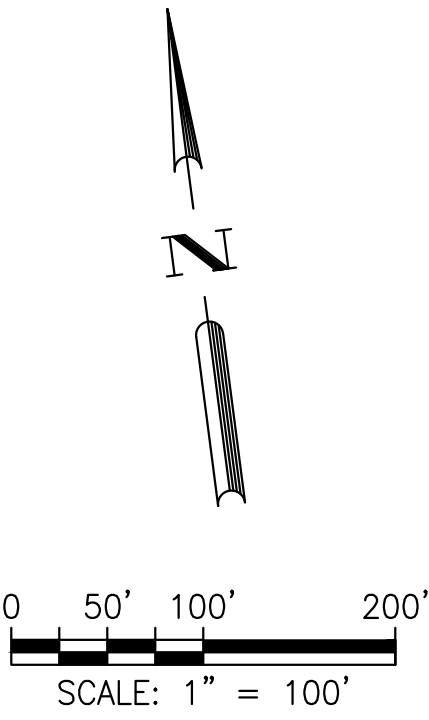
OVERALL WATER
DISTRIBUTION PLAN



05/01/2023

SHEET
6 OF 11

HERITAGE MILL NORTH SUBDIVISION



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	PROPOSED LOT NUMBER
	PROPOSED WASTEWATER LINE
	WASTEWATER FLOW DIRECTION

NOTE: ALL WASTEWATER LINES SHOWN TO BE 8" UNLESS OTHERWISE NOTED.

DESIGN BY: AMC	
REVIEWED BY: JAB	
DRAWN BY: AMC	
DATE	DESCRIPTION
APR	



BGE, INC.
101 W. Louis-Hanna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL. 512.675-9460 www.bgeinc.com

HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, WILLIAMSON COUNTY, TEXAS

OVERALL WASTEWATER PLAN



SHEET
7 OF 11

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\UD01_CADD\01_Shts\8843-12-C-SP-SSWR.dwg Layout: OVERALL WASTEWATER COLLECTION PLAN Plotted: 5/1/2023 2:46:20 PM

HERITAGE MILL NORTH SUBDIVISION

PRELIMINARY PLAT
CITY OF HUTTO ETJ
WILLIAMSON COUNTY, TEXAS



0 100' 200' 400'
SCALE: 1" = 200'

LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT OF WAY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - ROAD CENTERLINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- - - PROPOSED WASTEWATER LINE
- - - WASTEWATER FLOW DIRECTION

MATCHLINE - SEE SHEET 7

100' WIDE PIPELINE ESMT.
DOC. NO. 2007032546

PROPOSED 20' WASTEWATER EASMT.
(EASEMENT WIDTH TO BE VERIFIED WITH
DESIGN PLANS AND MAY VARY WITH
DEPTH ACCORDING TO HUTTO UDC)

PROPOSED 12" ONSITE
INTERCEPTOR

48" BRUSHY CREEK INTERCEPTOR
(BUILT BY GOLA)

FUTURE 48" BRUSHY CREEK
INTERCEPTOR (BY OTHERS)

PROPOSED 48" BRUSHY CREEK
INTERCEPTOR

GOLA PH 1, HUTTO TX
PROJECT NO. ENGR-1839
WASTEWATER LINE

WWTP EXISTING LIFT
STATION

HUTTO SOUTH
WWTP

DATE		APR
DESCRIPTION		
DESIGNED BY:	AMC	
REVIEWED BY:	JAB	
DRAWN BY:	AMC	

BGE, INC.
101 W. Louis-Hanna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
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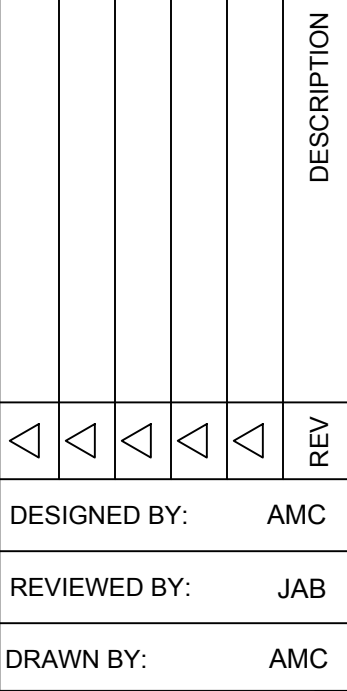
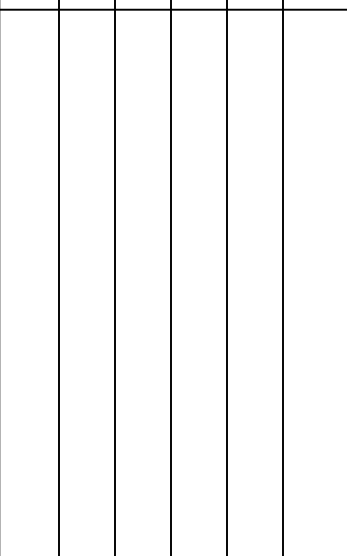
HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, WILLIAMSON COUNTY, TEXAS

OFFSITE WASTEWATER ROUTING PLAN

05/01/2023

SHEET
8 OF 11

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\UD01_CADD\01_Shts\8843-12-C-SP-SSWR.dwg Layout WASTEWATER OFFSITE ROUTING PLAN Plotted: 5/1/2023 2:46:25 PM

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HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, WILLIAMSON COUNTY, TEXAS

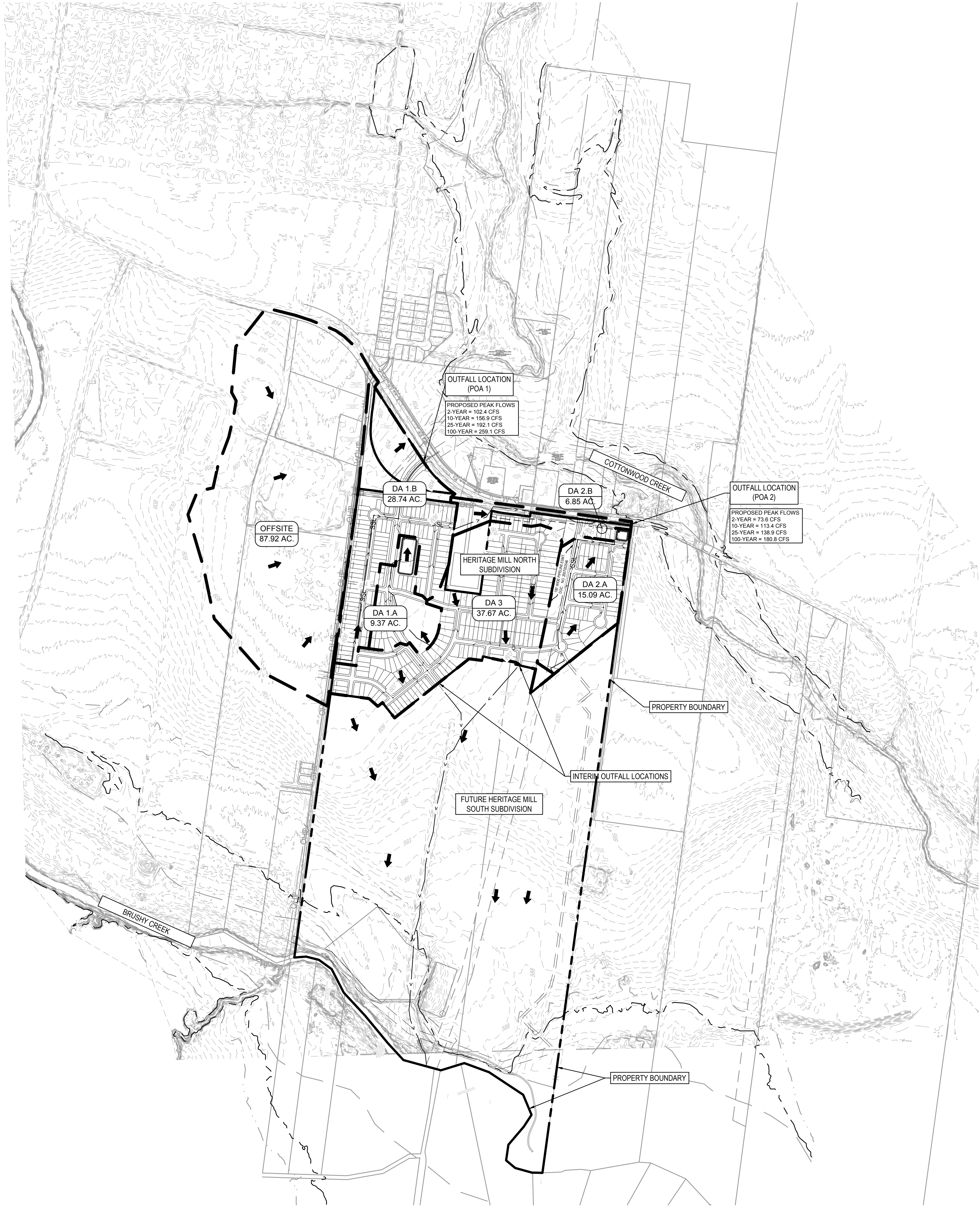
OVERALL STORM DRAIN PLAN

05/01/2023

SHEET

9 OF 11

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD01_CADD\01_Shts\8843-12-C-SP-PHYDR.dwg Layout: POST-DEVELOPED HYDROLOGY MAP Plotted: 5/1/2023 2:47:06 PM



DATE	REV	DESCRIPTION
APR		

DESIGNED BY:	AMC
REVIEWED BY:	JAB
DRAWN BY:	AMC

BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675.9460 www.bgeinc.com

HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, WILLIAMSON COUNTY, TEXAS

POST-DEVELOPED HYDROLOGY MAP

ADAM BERRY
120743
REGISTERED PROFESSIONAL ENGINEER

05/01/2023

SHEET
11 OF 11