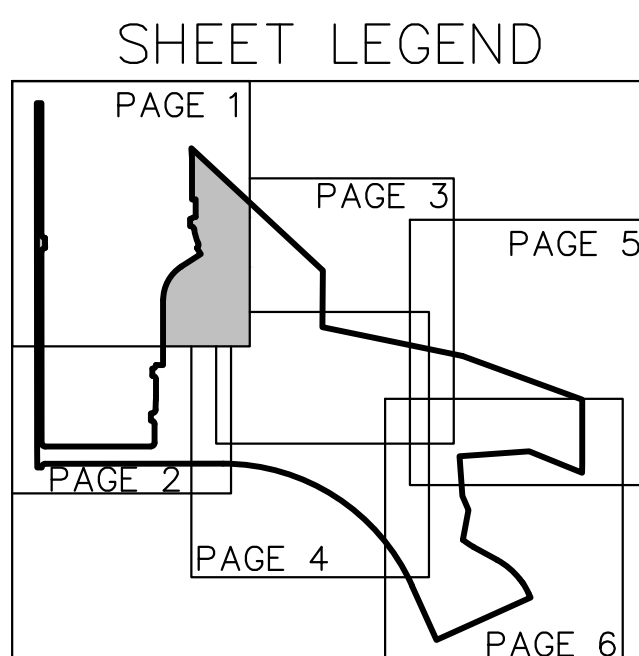
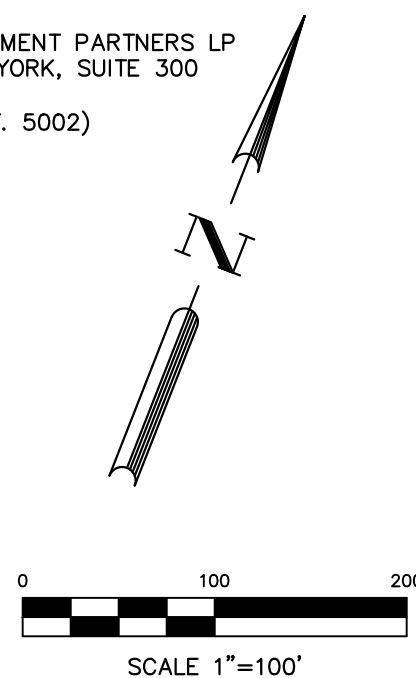


A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS



SUBMITTAL DATE: JANUARY 4, 2024

OWNER:
HUTTO 525 DEVELOPMENT PARTNERS LP
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TX 77040
(713)239-2925 (EXT. 5002)



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

PROPOSED
FLORA PHASE 1A
SECTION 4

HUTTO 525 DEVELOPMENT PARTNERS, LP
CALLED 120.01 AC.
DOC. NO. 2020121616
O.P.R.W.C.

JOHN THOMAS
SURVEY
ABSTRACT 610

MATCH LINE SHEET 1
MATCH LINE SHEET 2

PROPOSED
FLORA PHASE 1A
SECTION 3

HUTTO 525 DEVELOPMENT PARTNERS, LP
CALLED 120.01 AC.
DOC. NO. 2020121616
O.P.R.W.C.

JOHN DYKES
SURVEY
ABSTRACT 610

APPROXIMATE
SURVEY LINE

R.O.W. HEREBY
DEDICATED
1.814 ACRES

PUBLIC UTILITY AND
ACCESS EASEMENT
DOC. NO. 2024034086
O.P.R.W.C.

DETAIL
NOT TO SCALE

COUNTY
ROAD 133

BENCHMARK #102

FLORA BOULEVARD 120' R.O.W.

S 68°30'46" W 1,234.62'

EASEMENT AND RIGHT OF WAY
DOC. NO. 2024027817
O.P.R.W.C.

PUBLIC UTILITY AND ACCESS EASEMENT
DOC. NO. 2024037303
O.P.R.W.C.

JOHN THOMAS
SURVEY
ABSTRACT 610

HUTTO 525 DEVELOPMENT PARTNERS, LP
CALLED 242.46 AC.
DOC. NO. 2020119607
O.P.R.W.C.

BENCHMARK — PROVIDED BY OTHERS

POINT NO. 102

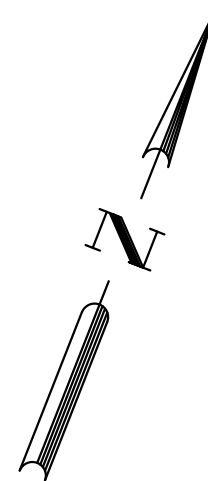
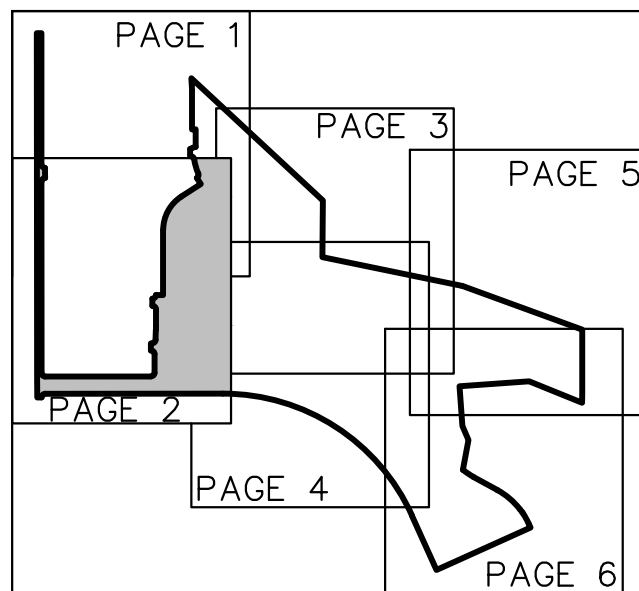
ELEVATION: 681.36
GRID NORTHING: 10186233.57
GRID EASTING: 3178333.56
DESCRIPTION: 1/2" REBAR W/CAP
NAD83/2011

FINAL PLAT

FLORA PHASE 1A SECTIONS 1 & 2

A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS

SHEET LEGEND



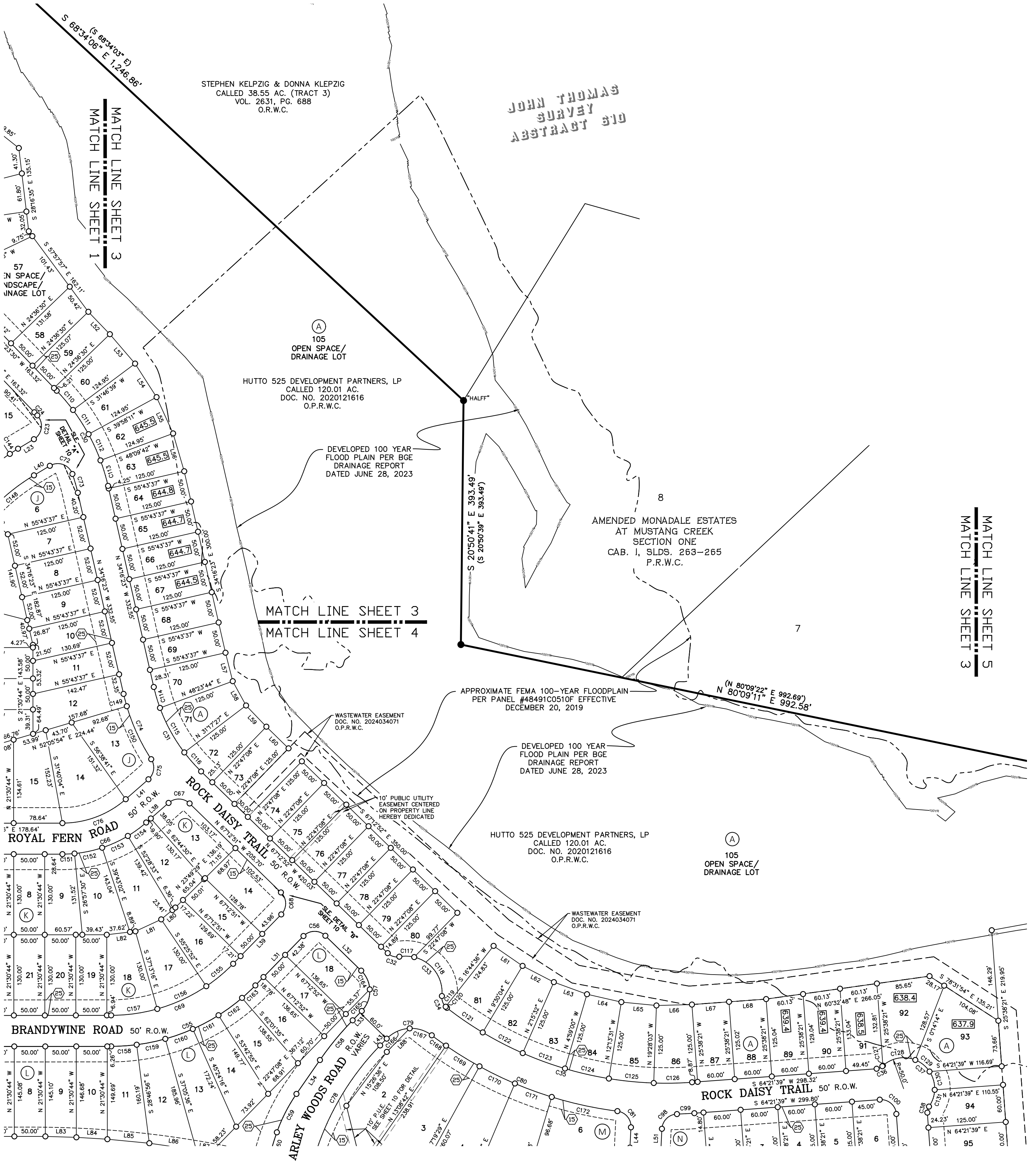
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SCALE 1"=100'

MATCH LINE SHEET 4
MATCH LINE SHEET 2

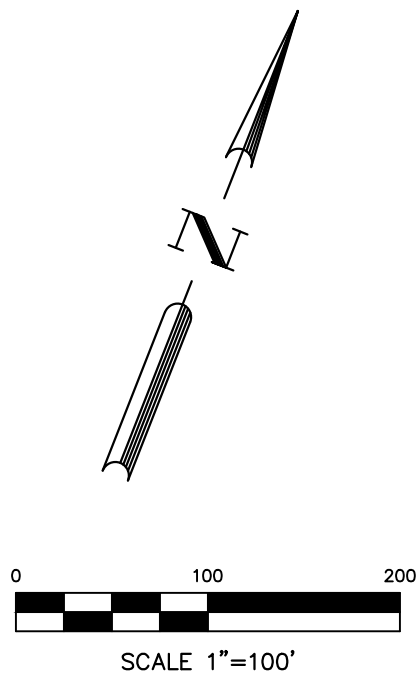
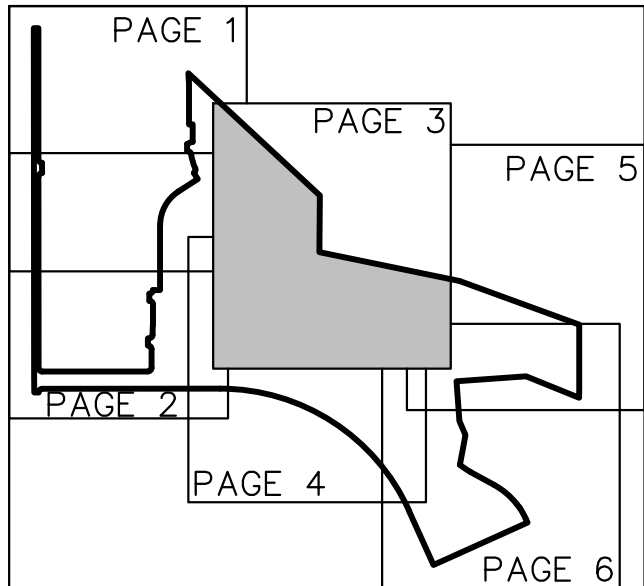


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TBPELS Licensed Surveying Firm No. 10106502

SHEET 2 OF 12



SHEET LEGEND



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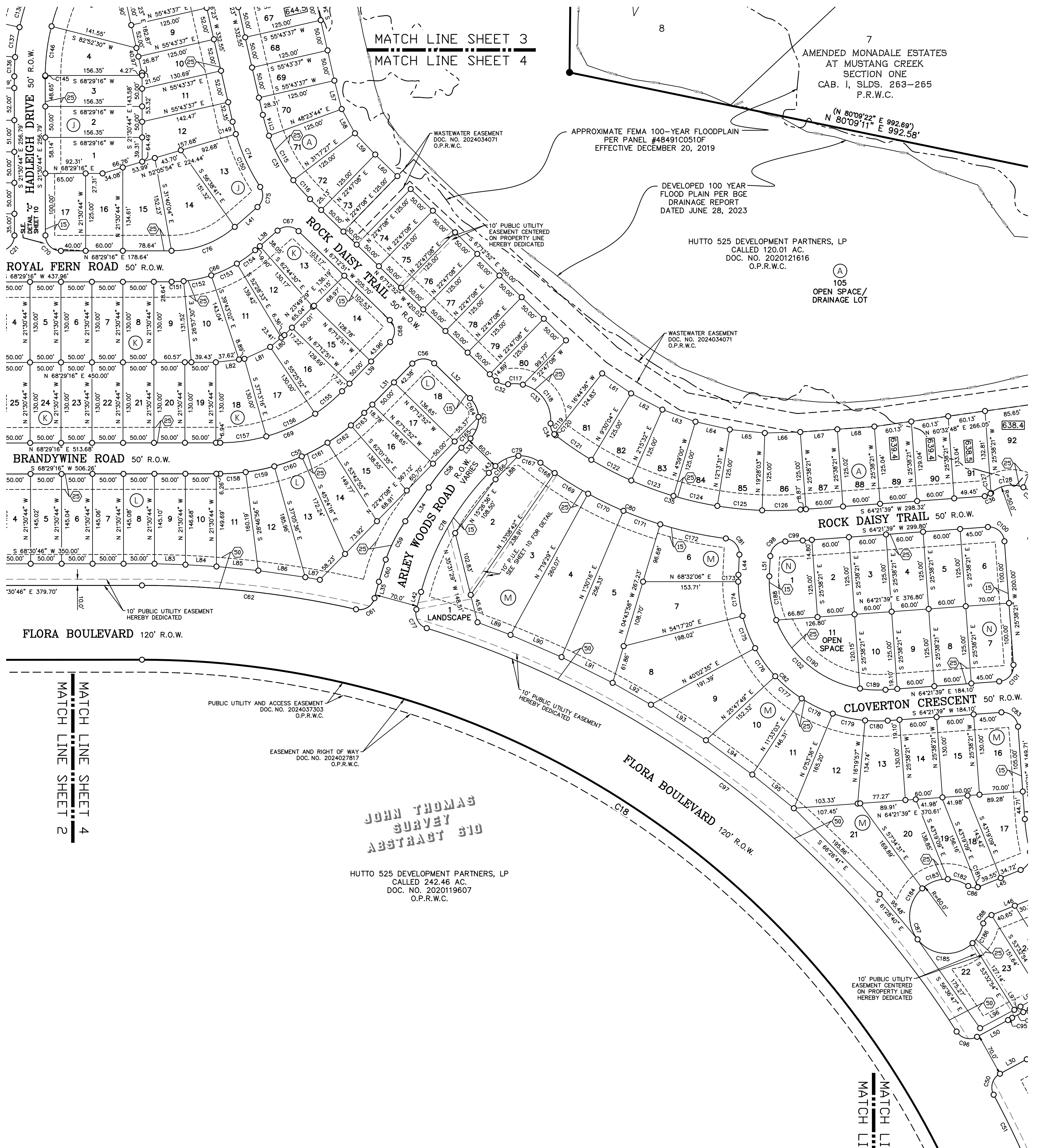
TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502

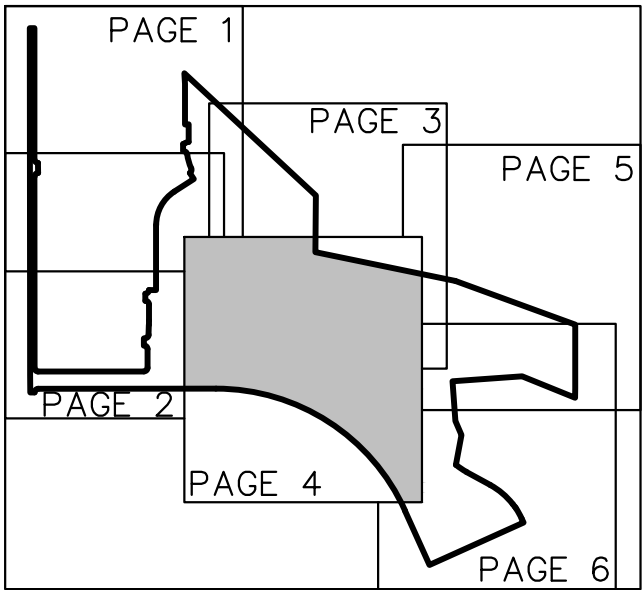
FINAL PLAT

FLORA PHASE 1A SECTIONS 1 & 2

A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS

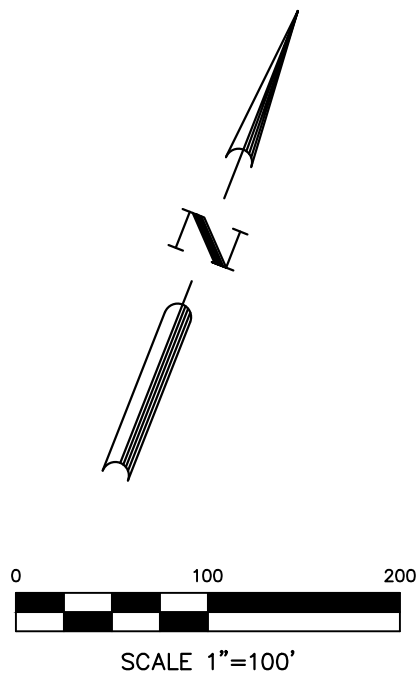


SHEET LEGEND



FINAL PLAT
FLORA PHASE 1A
SECTIONS 1 & 2

A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
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TBPELS Licensed Surveying Firm No. 10106502

JOHN THOMAS
SURVEY
ABSTRACT 310

HUTTO 525 DEVELOPMENT PARTNERS, LP
CALLED 138.568 AC. (TRACT 1)
DOC. NO. 2021160727
O.P.R.W.C.

LOT 7

LOT 6
AMENDED MONADALE ESTATES
AT MUSTANG CREEK
SECTION ONE
CAB. 1, SLDS. 263-265
P.R.W.C.

LOT 5

(A)
105
OPEN SPACE/
DRAINAGE LOT

DEVELOPED 100 YEAR-
FLOOD PLAIN PER BGE
DRAINAGE REPORT
DATED JUNE 28, 2023

- APPROXIMATE FEMA 100-YEAR FLOODPLAIN
PER PANEL #48491C0510F EFFECTIVE
DECEMBER 20, 2019

MATCH LINE SHEET 5
MATCH LINE SHEET 6

WASTEWATER EASEMENT
DOC. NO. 2024034071
O.P.R.W.C.

WASTEWATER EASEMENT
DOC. NO. 2024034071
O.P.R.W.C.

S 64°21'39" W 484.25'

N 89°26'31" W 397.15'

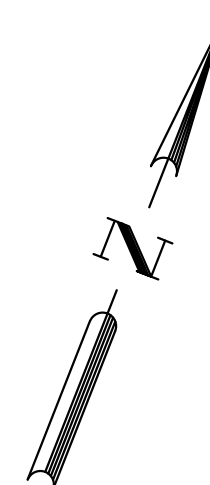
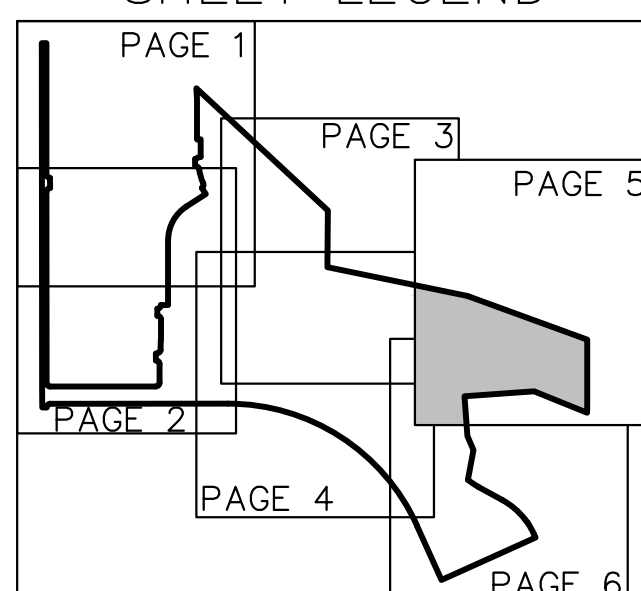
HUTTO 525 DEVELOPMENT PARTNERS, LP
CALLED 242.46 AC.
DOC. NO. 2020119607
O.P.R.W.C.

HUTTO 525 DEVELOPMENT
PARTNERS, LP
CALLED 164.29 AC.
DOC. NO. 2020119783
O.P.R.W.C.

FINAL PLAT
FLORA PHASE 1A
SECTIONS 1 & 2

A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS

SHEET LEGEND

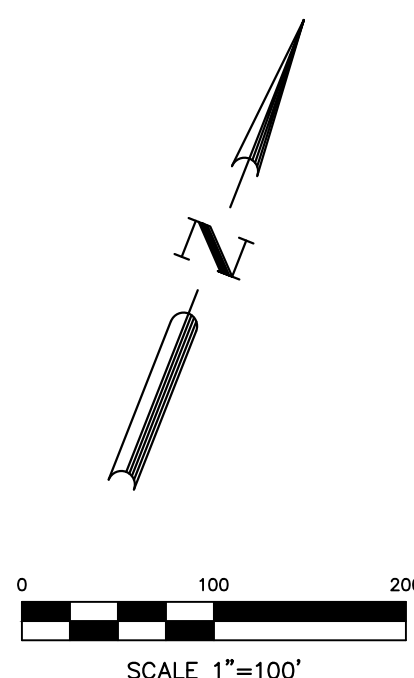
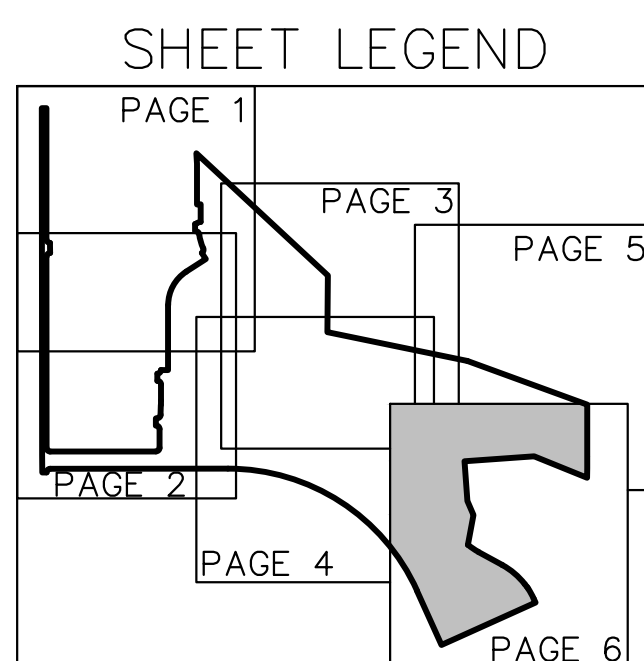


SCALE 1"=100'



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A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'23"	S 66°29'02" E	35.36'
C2	39.28'	25.00'	90°01'31"	N 23°30'01" E	35.36'
C3	39.27'	25.00'	90°00'00"	N 66°30'44" W	35.36'
C4	38.50'	25.00'	88°14'21"	N 24°22'05" E	34.81'
C5	30.73'	1,000.00'	1°45'39"	N 20°37'55" W	30.73'
C6	39.27'	25.00'	90°00'00"	N 66°30'44" W	35.36'
C7	39.27'	25.00'	90°00'00"	N 23°29'16" E	35.36'
C8	274.22'	275.00'	57°07'57"	N 07°03'14" E	263.00'
C9	35.69'	25.00'	81°47'12"	N 05°16'23" W	32.73'
C10	101.35'	325.00'	17°52'03"	N 37°13'58" W	100.94'
C11	36.31'	25.00'	83°12'48"	N 69°54'20" W	33.20'
C12	10.43'	15.00'	39°50'14"	N 48°34'09" E	10.22'
C13	31.74'	50.00'	36°22'26"	N 46°50'14" E	31.21'
C14	88.31'	440.00'	11°29'58"	S 77°15'03" E	88.16'
C15	206.37'	500.00'	23°38'54"	N 71°10'36" W	204.91'
C16	16.31'	200.00'	4°40'18"	N 57°01'00" W	16.30'
C17	78.46'	501.00'	8°58'21"	S 50°11'40" E	78.38'
C18	1,652.60'	1,440.00'	65°45'17"	N 78°36'35" W	1,563.39'
C19	39.27'	25.00'	89°59'37"	S 23°30'58" W	35.35'
C20	39.27'	25.00'	90°00'00"	S 66°30'45" E	35.36'
C21	39.27'	25.00'	90°00'00"	N 23°29'16" E	35.36'
C22	387.01'	375.00'	59°07'50"	S 08°03'11" W	370.06'
C23	44.30'	25.00'	101°32'13"	N 13°09'00" W	38.73'
C24	7.07'	275.00'	1°28'23"	N 64°39'18" W	7.07'
C25	15.87'	325.00'	2°47'55"	S 63°59'32" E	15.87'
C26	35.69'	25.00'	81°47'12"	S 76°30'49" W	32.73'
C27	144.61'	50.00'	165°42'53"	N 68°29'32" W	99.22'
C28	11.67'	15.00'	44°35'08"	S 07°55'40" E	11.38'
C29	168.81'	275.00'	35°10'15"	S 47°48'22" E	166.17'
C30	176.51'	325.00'	31°07'07"	N 49°49'56" W	174.35'
C31	158.11'	275.00'	32°56'29"	S 50°44'37" E	155.94'
C32	20.44'	21.50'	54°27'41"	N 85°33'18" E	19.68'
C33	108.14'	58.50'	105°54'35"	N 68°43'15" W	93.38'
C34	21.68'	21.50'	57°45'45"	S 44°38'50" E	20.77'
C35	422.61'	575.00'	42°06'39"	N 85°24'58" E	413.16'
C36	10.31'	15.00'	39°22'02"	N 44°40'38" E	10.10'
C37	147.25'	50.00'	168°44'04"	N 70°38'21" W	99.52'
C38	10.31'	15.00'	39°22'02"	S 05°57'20" E	10.10'
C39	165.71'	275.00'	34°31'30"	S 42°54'06" E	163.21'
C40	30.58'	191.50'	9°09'03"	S 64°44'22" E	30.55'
C41	8.66'	200.00'	2°28'53"	N 68°04'27" W	8.66'
C42	124.21'	440.00'	16°10'30"	S 74°54'47" E	123.80'
C43	23.18'	25.00'	53°07'48"	N 03°11'07" W	22.36'
C44	56.96'	430.98'	7°34'20"	N 49°29'39" W	56.92'
C45	72.76'	241.00'	17°17'51"	N 61°55'45" W	72.48'
C46	95.40'	440.00'	12°25'22"	N 76°47'21" W	95.21'
C47	141.15'	500.00'	16°10'30"	S 74°54'47" E	140.68'
C48	39.18'	25.00'	89°47'40"	S 68°16'37" W	35.29'
C49	146.65'	500.50'	16°47'18"	N 31°46'27" E	146.13'
C50	39.21'	25.00'	89°51'23"	S 04°45'36" E	35.31'
C51	107.71'	1,560.00'	3°57'21"	N 47°42'37" W	107.69'
C52	78.54'	50.00'	90°00'00"	N 89°16'03" E	70.71'
C53	39.26'	25.00'	89°58'29"	S 66°29'59" E	35.35'
C54	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C55	259.24'	325.00'	45°42'07"	N 45°38'12" E	252.42'
C56	39.27'	25.00'	90°00'00"	S 67°47'08" W	35.36'
C57	72.26'	46.00'	90°00'00"	N 22°12'52" W	65.05'
C58	83.07'	500.00'	9°31'10"	S 18°01'33" W	82.98'
C59	69.71'	259.00'	15°25'14"	S 05°33'22" W	69.50'
C60	37.45'	509.00'	4°12'55"	S 04°15'43" E	37.44'
C61	38.26'	25.00'	87°41'09"	N 37°28'24" E	34.63'
C62	348.60'	1,560.00'	12°48'12"	S 74°54'52" W	347.88'
C63	38.50'	25.00'	88°14'21"	S 67°23'34" E	34.81'
C64	30.73'	1,000.00'	1°45'39"	S 22°23'34" E	30.73'
C65	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C66	147.52'	205.00'	41°13'46"	N 47°52'23" E	144.35'
C67	37.32'	25.00'	85°31'39"	S 70°01'19" W	33.95'
C68	39.27'	25.00'	90°00'00"	N 22°12'52" W	35.36'
C69	219.35'	275.00'	45°42'07"	N 45°38'12" E	213.58'
C70	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C71	335.41'	325.00'	59°07'50"	S 08°03'11" W	320.72'
C72	44.30'	25.00'	101°32'13"	S 88°23'13" W	38.73'
C73	31.54'	275.00'	6°34'18"	N 37°33'32" W	31.52'
C74	114.90'	325.00'	20°15'19"	S 44°24'03" E	114.30'
C75	35.69'	25.00'	81°47'12"	N 13°38'06" W	32.73'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C76	111.54'	155.00'	41°13'46"	N 47°52'23" E	109.15'
C77	38.39'	25.00'	87°58'31"	S 50°21'26" E	34.73'
C78	223.64'	439.50'	29°09'19"	S 08°12'29" W	221.24'
C79	79.64'	55.00'	82°57'46"	S 64°16'01" W	72.86'
C80	327.12'	625.00'	29°59'17"	S 89°14'44" E	323.40'
C81	37.34'	25.00'	85°35'18"	N 61°26'44" W	33.97'
C82	380.87'	225.00'	96°59'16"	S 67°08'43" E	337.00'
C83	39.27'	25.00'	90°00'00"	N 70°38'21" W	35.36'
C84	53.70'	325.00'	9°28'00"	S 30°22'21" E	53.64'
C85	35.69'	25.00'	81°47'12"	N 05°47'15" E	32.73'
C86	16.46'	16.50'	57°08'50"	N 75°15'16" E	15.78'
C87	308.18'	60.00'	294°17'39"	S 43°19'09" E	65.10'
C88	16.46'	16.50'	57°08'50"	S 18°06'26" W	15.78'
C89	35.69'	25.00'	81°47'12"	S 87°34'27" W	32.73'
C90	48.96'	325.00'	8°37'54"	S 55°50'54" E	48.92'
C91	36.45'	25.00'	83°32'39"	N 18°23'32" W	33.31'
C92	7.41'	440.00'	0°57'52"	N 23°51'43" E	7.41'
C93	81.39'	242.00'	19°16'08"	N 33°58'43" E	81.00'
C94	20.18'	259.00'	4°27'49"	S 41°22'55" W	20.17'
C95	7.65'	431.00'	1°01'03"	N 39°39'34" E	7.65'
C96	37.44'	25.00'	85°48'07"	N 83°04'09" E	34.04'
C97	1,097.66'	1,560.00'	40°18'54"	N 74°11'15" W	1,075.16'
C98	37.34'	25.00'	85°35'18"	S 24°08'34" W	33.97'
C99	28.10'	625.00'	2°34'34"	N 65°38'56" E	28.10'
C100	39.27'	25.00'	90°00'00"	N 70°38'21" W	35.36'
C101	39.27'	25.00'	90°00'00"	N 19°21'39" E	35.36'
C102	296.23'	175.00'	96°59'16"	S 67°08'43" E	262.11'
C103	35.00'	50.00'	40°06'25"	S 85°04'40" W	34.29'
C104	34.00'	50.00'	38°57'40"	N 55°23'18" W	33.35'
C105	43.87'	50.00'	50°16'21"	N 10°46'17" W	42.48'
C106	9.36'	15.00'	35°45'26"	S 03°30'49" E	9.21'
C107	2.31'	15.00'	8°49'42"	S 25°48'23" E	2.31'
C108	80.27'	275.00'	16°43'27"	S 38°34'58" E	79.99'
C109	88.54'	275.00'	18°26'48"	S 56°10'06" E	88.16'
C110	40.67'	325.00'	7°10'09"	N 61°48'25" W	40.64'
C111	46.47'	325.00'	8°11'32"	N 54°07'35" W	46.43'
C112	46.47'	325.00'	8°11'32"	N 45°56'03" W	46.43'
C113	42.91'	325.00'	7°33'54"	N 38°03'20" W	42.88'
C114	35.19'	275.00'	7°19'53"	S 37°56'20" E	35.16'
C115	82.10'	275.00'	17°06'17"	S 50°09'24" E	81.79'
C116	40.82'	275.00'	8°30'19"	S 62°57'42" E	40.78'
C117	24.12'	58.50'	23°37'09"	S 70°08'02" W	23.95'
C118	84.02'	58.50'	82°17'26"	N 56°54'41" W	76.98'
C119	18.94'	21.50'	50°28'36"	S 41°00'15" E	18.33'
C120	2.73'	21.50'	7°17'09"	S 69°53'08" E	2.73'
C121	69.95'	575.00'	6°58'13"	S 77°00'49" E	69.91'
C122	72.68'	575.00'	7°14'32"	S 84°07'12" E	72.63'
C123	72.68'	575.00'	7°14'32"	N 88°38'16" E	72.63'
C124	72.68'	575.00'	7°14'32"	N 81°23'45" E	72.63'
C125	72.68'	575.00'	7°14'32"	N 74°09'13" E	72.63'
C126	61.94'	575.00'	6°10'18"	N 67°26'48" E	61.91'
C127	1.33'	50.00'	1°31'27"	S 25°45'20" W	1.33'
C128	55.91'	50.00'	64°04'14"	S 58°33'10" W	53.04'
C129	30.00'	50.00'	34°22'42"	N 72°13'22" W	29.55'
C130	31.12'	50.00'	35°39'45"	N 37°12'08" W	30.62'
C131	28.88'	50.00'	33°05'57"	N 02°49'17" W	28.48'
C132	88.95'	275.00'	18°32'01"	S 34°54'21" E	88.57'
C133	76.75'	275.00'	15°59'29"	S 52°10'06" E	76.50'
C134	30.58'	191.50'	9°09'03"	S 64°44'22" E	30.55'
C135	30.58'	191.50'	9°09'03"	S 64°44'22" E	30.55'
C136	31.15'	375.00'	4°45'34"	S 19°07'57" E	31.14'
C137	48.78'	375.00'	7°27'13"	S 13°01'33" E	48.75'
C138	48.78'	375.00'	7°27'13"	S 05°34'20" E	48.75'
C139	48.78'	375.00'	7°27'13"	S 01°52'53" W	48.75'
C140	48.78'	375.00'	7°27'13"	S 09°20'07" W	48.75'
C141	48.78'	375.00'	7°27'13"	S 16°47'20" W	48.75'
C142	48.78'	375.00'	7°27'13"	S 24°14'33" W	48.75'
C143	47.50'	375.00'	7°15'27"	S 31°35'53" W	47.47'
C144	15.65'	375.00'	2°23'29"	S 36°25'22" W	15.65'
C145	1.35'	325.00'	0°14'18"	S 21°23'35" E	1.35'
C146	80.26'	325.00'	14°08'56"	S 14°11'58" E	80.05'
C147	152.95'	325.00'	26°57'48"	S 06°21'24" W	151.54'
C148	100.85'	325.00'	17°46'48"	S 28°43'42" W	100.45'
C149	20.58'	325.00'	3°37'43"	S 36°05'15" E	20.58'
C150	94.31'	325.00'	16°37'36"	S 46°12'55" E	93.98'

FINAL PLAT

FLORA PHASE 1A
SECTIONS 1 & 2

A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
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

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C151	19.49'	205.00'	5°26'46"	N 65°45'53" E	19.48'
C152	45.65'	205.00'	12°45'31"	N 56°39'44" E	45.56'
C153	45.65'	205.00'	12°45'31"	N 43°54'12" E	45.56'
C154	36.73'	205.00'	10°15'57"	N 32°23'28" E	36.68'
C155	56.56'	275.00'	11°47'00"	N 28°40'38" E	56.46'
C156	87.40'	275.00'	18°12'36"	N 43°40'26" E	87.03'
C157	75.40'	275.00'	15°42'31"	N 60°38'00" E	75.16'
C158	41.24'	325.00'	7°16'12"	N 64°51'10" E	41.21'
C159	47.14'	325.00'	8°18'40"	N 57°03'44" E	47.10'
C160	47.14'	325.00'	8°18'40"	N 48°45'04" E	47.10'
C161	47.14'	325.00'	8°18'40"	N 40°26'24" E	47.10'
C162	47.14'	325.00'	8°18'40"	N 32°07'45" E	47.10'
C163	29.43'	325.00'	5°11'17"	N 25°22'47" E	29.42'
C164	34.02'	46.00'	42°22'11"	N 46°01'46" W	33.25'
C165	38.24'	46.00'	47°37'49"	N 01°01'46" W	37.15'
C166	41.61'	55.00'	43°20'30"	S 44°27'24" W	40.62'
C167	38.03'	55.00'	39°37'16"	S 85°56'17" W	37.28'
C168	28.40'	625.00'	2°36'12"	S 75°33'12" E	28.40'
C169	63.49'	625.00'	5°49'13"	S 79°45'54" E	63.46'
C170	63.49'	625.00'	5°49'13"	S 85°35'07" E	63.46'
C171	63.23'	625.00'	5°47'48"	N 88°36'22" E	63.21'
C172	108.51'	625.00'	9°56'51"	N 80°44'02" E	108.37'
C173	11.05'	225.00'	2°48'49"	S 20°03'30" E	11.05'
C174	55.94'	225.00'	14°14'46"	S 28°35'17" E	55.80'
C175	55.94'	225.00'	14°14'46"	S 42°50'02" E	55.80'
C176	55.94'	225.00'	14°14'46"	S 57°04'48" E	55.80'
C177	55.94'	225.00'	14°14'46"	S 71°19'34" E	55.80'
C178	55.94'	225.00'	14°14'46"	S 85°34'19" E	55.80'
C179	53.55'	225.00'	13°38'15"	N 80°29'10" E	53.43'
C180	36.55'	225.00'	9°18'24"	N 69°00'51" E	36.51'
C181	0.45'	16.50'	1°33'19"	N 47°27'30" E	0.45'
C182	35.35'	60.00'	33°45'33"	S 86°56'54" W	34.84'
C183	44.89'	60.00'	42°52'03"	S 48°38'06" W	43.85'
C184	91.07'	60.00'	86°57'50"	S 16°16'50" E	82.58'
C185	100.07'	60.00'	95°33'24"	N 72°27'32" E	88.87'
C186	36.81'	60.00'	35°08'49"	N 07°06'26" E	36.23'
C187	13.27'	25.00'	30°24'50"	N 44°57'26" W	13.12'
C188	72.05'	175.00'	23°35'21"	S 30°26'46" E	71.54'
C189	41.28'	175.00'	13°31'00"	N 71°07'09" E	41.19'
C190	182.90'	175.00'	59°52'55"	S 72°10'54" E	174.69'
C191	21.82'	25.00'	50°00'40"	S 38°54'47" E	21.14'
C192	22.48'	25.00'	51°31'33"	S 11°51'20" W	21.73'
C193	23.80'	25.00'	54°32'39"	N 64°53'26" E	22.91'
C194	20.50'	25.00'	46°59'34"	S 64°20'28" E	19.93'
C195	10.27'	25.00'	23°31'33"	N 55°27'05" W	10.19'
C196	29.00'	25.00'	66°28'27"	S 10°27'05" E	27.41'
C197	12.70'	25.00'	29°06'23"	N 11°05'10" W	12.56'
C198	26.57'	25.00'	60°53'37"	S 33°54'50" W	25.34'
C199	12.65'	25.00'	28°59'55"	S 82°59'13" W	12.52'
C200	26.62'	25.00'	61°00'05"	N 52°00'47" W	25.38'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°36'24" E	31.95'
L2	N 21°30'44" W	129.88'
L3	N 21°30'44" W	50.00'
L4	N 68°29'16" E	7.42'
L5	N 19°45'05" W	69.00'
L6	N 21°30'44" W	111.08'
L7	N 21°30'44" W	50.00'
L8	N 68°29'16" E	50.00'
L9	N 35°37'13" E	162.20'
L10	N 54°22'47" W	50.00'
L11	S 68°29'16" W	3.76'
L12	N 21°30'44" W	50.00'
L13	N 21°30'44" W	121.62'
L14	S 68°29'27" W	25.00'
L15	N 24°37'59" W	73.03'
L16	S 20°45'10" E	65.60'
L17	S 44°42'46" E	105.85'
L18	S 59°21'09" E	24.52'
L19	S 45°42'30" E	30.02'
L20	S 44°16'03" W	120.00'
L21	S 68°10'51" W	29.93'
L22	N 21°49'02" W	114.16'
L23	S 37°37'06" W	29.84'
L24	N 69°18'54" W	93.62'
L25	N 66°49'46" W	11.73'
L26	S 45°42'30" E	30.04'
L27	S 53°16'49" E	59.17'
L28	S 66°49'33" E	5.05'
L29	N 23°22'48" E	18.78'
L30	N 40°10'05" E	49.18'
L31	S 22°47'08" W	111.17'
L32	N 67°12'52" W	80.65'
L33	N 22°47'08" E	21.00'
L34	N 13°15'59" E	66.48'
L35	N 06°22'10" W	27.53'
L36	S 23°16'23" E	69.00'
L37	S 21°30'44" E	111.08'
L38	S 27°15'30" W	47.95'
L39	N 22°47'08" E	111.17'
L40	S 37°37'06" W	29.84'
L41	N 27°15'30" E	48.70'
L42	S 06°22'10" E	29.15'
L43	S 22°47'08" W	15.20'
L44	N 18°39'05" W	32.65'
L45	N 46°40'51" E	74.27'
L46	S 46°40'51" W	74.27'
L47	N 60°09'51" W	38.37'
L48	N 23°22'48" E	17.91'
L49	N 43°36'48" E	11.65'
L50	N 40°10'05" E	56.82'
L51	S 18°39'05" E	32.65'
L52	S 65°19'02" E	50.00'
L53	S 62°07'09" E	62.46'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L54	N 54°07'29" W	64.28'
L55	N 45°56'03" W	64.28'
L56	N 37°50'51" W	63.61'
L57	N 35°45'13" W	47.46'
L58	N 50°09'24" W	44.61'
L59	N 65°13'04" W	47.35'
L60	N 67°12'52" W	50.00'
L61	S 76°52'40" E	56.84'
L62	S 84°07'12" E	56.84'
L63	N 88°38'16" E	56.84'
L64	N 81°23'45" E	56.84'
L65	N 74°09'13" E	56.84'
L66	N 66°58'09" E	57.31'
L67	N 64°20'29" E	60.00'
L68	N 64°20'29" E	60.00'
L69	S 35°41'18" E	52.04'
L70	S 50°17'36" E	50.47'
L71	N 11°30'26" W	65.14'
L72	N 05°34'20" W	65.00'
L73	N 01°52'53" E	65.00'
L74	N 09°20'07" E	65.00'
L75	N 16°47'20" E	65.00'
L76	N 24°14'33" E	65.00'
L77	N 31°35'53" E	63.29'
L78	N 37°09'02" E	53.34'
L79	N 70°09'41" W	46.53'
L80	N 28°40'38" E	29.77'
L81	N 43°40'26" E	45.89'
L82	N 61°48'06" E	46.51'
L83	S 70°17'18" W	50.02'
L84	S 71°56'19" W	50.09'
L85	S 74°03'35" W	67.99'
L86	S 76°39'26" W	76.62'
L87	S 78°27'42" W	23.84'
L88	N 22°47'08" E	52.95'
L89	N 89°23'47" E	57.09'
L90	S 87°57'57" E	89.76'
L91	S 84°41'39" E	92.36'
L92	S 81°45'21" E	71.22'
L93	S 78°34'34" E	105.78'
L94	S 75°00'18" E	93.02'
L95	S 72°23'21" E	86.40'
L96	S 40°26'51" W	62.67'
L97	S 40°26'51" W	11.23'
L98	S 38°50'12" W	38.83'
L99	S 38°50'12" W	21.23'
L100	N 25°16'09" E	19.16'
L101	N 25°16'09" E	55.68'

STREET NAMES							
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	TYPE	DESIGN SPEED	PAVEMENT WIDTH (EOP – EOP)	URBAN/RURAL	CLASSIFICATION
GOLDENWAVE ROAD	50–70 FT.	410 FT.	PUBUC	25 MPH	30 FT.	URBAN	LOCAL
	70 FT.	215 FT.	PUBUC	35 MPH	41–49 FT.	URBAN	MINOR COLLECTOR
ROCK DAISY TRAIL	50–60 FT.	3,263 FT.	PUBUC	25 MPH	30–49 FT.	URBAN	LOCAL
	60–70 FT.	634 FT.	PUBUC	35 MPH	49 FT.	URBAN	MINOR COLLECTOR
HADLEIGH DRIVE	50 FT.	753 FT.	PUBUC	25 MPH	30 FT.	URBAN	LOCAL
ROYAL FERN ROAD	50 FT.	763 FT.	PUBUC	25 MPH	30 FT.	URBAN	LOCAL
BRANDYMNE ROAD	50 FT.	1,027 FT.	PUBUC	25 MPH	30 FT.	URBAN	LOCAL
FLORA BOULEVARD	120 FT.	3,393 FT.	PUBUC	45 MPH	72 FT.	URBAN	ARTERIAL
ARLEY WOODS ROAD	60–70 FT.	443 FT.	PUBUC	35 MPH	41–49 FT.	URBAN	MINOR COLLECTOR
TIMBER VALLEY TRAIL	60–70 FT.	346 FT.	PUBUC	35 MPH	41–49 FT.	URBAN	MINOR COLLECTOR
CYPRUS ROW COURT	50 FT.	185 FT.	PUBUC	25 MPH	30 FT.	URBAN	LOCAL
CLOVERTON CRESCENT	50 FT.	653 FT.	PUBUC	25 MPH	30 FT.	URBAN	LOCAL

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	158	29.503 AC.
OPEN SPACE/LANDSCAPE/DRAINAGE LOT	1	0.389 AC.
OPEN SPACE/DRAINAGE LOT	1	29.046 AC.
LANDSCAPE/DRAINAGE/DETENTION POND	1	2.133 AC.
LANDSCAPE/DRAINAGE	2	1.629 AC.
LANDSCAPE	1	1.190 AC.
OPEN SPACE	1	0.238 AC.
AMENITY	1	5.556 AC.
POND	1	5.788 AC.
RIGHT–OF–WAY	–	19.791 AC.
RIGHT–OF–WAY DEDICATION	–	1.814 AC.
TOTAL	167	97.077 AC.

FINAL PLAT

FLORA PHASE 1A
SECTIONS 1 & 2

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LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
53	A	9,176	R
54	A	9,545	R
55	A	7,035	R
56	A	8,534	R
57	A	16,947	R
58	A	6,416	R
59	A	6,252	R
60	A	6,791	R
61	A	6,873	R
62	A	6,873	R
63	A	6,878	R
64	A	6,250	R
65	A	6,250	R
66	A	6,250	R
67	A	6,250	R
68	A	6,250	R
69	A	6,250	R
70	A	6,958	R
71	A	7,979	R
72	A	7,112	R
73	A	6,250	R
74	A	6,250	R
75	A	6,250	R
76	A	6,250	R
77	A	6,250	R
78	A	6,250	R
79	A	6,250	R
80	A	5,882	R
81	A	8,131	R
82	A	8,132	R
83	A	8,132	R
84	A	8,132	R
85	A	8,132	R
86	A	8,042	R
87	A	7,501	R
88	A	7,502	R
89	A	7,622	R
90	A	7,862	R
91	A	8,088	R
92	A	10,600	R
93	A	12,781	R
94	A	7,216	R
95	A	7,500	R
96	A	7,500	R
97	A	7,500	R
98	A	7,500	R
99	A	7,500	R
100	A	7,500	R
101	A	7,500	R
102	A	9,207	R
103	A	9,011	R
104	A	252,140	P
105	A	1,265,225	O/D

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	I	92,926	L/D/P
2	I	7,366	R
3	I	6,250	R
4	I	6,250	R
5	I	6,375	R
6	I	6,500	R
7	I	6,916	R
8	I	7,125	R
9	I	7,069	R
10	I	7,069	R
11	I	7,069	R
12	I	7,069	R
13	I	7,069	R
14	I	6,885	R
15	I	7,912	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	J	8,488	R
2	J	7,818	R
3	J	7,818	R
4	J	9,232	R
5	J	13,272	R
6	J	10,692	R
7	J	6,500	R
8	J	6,500	R
9	J	6,500	R
10	J	6,572	R
11	J	7,102	R
12	J	8,635	R
13	J	10,106	R
14	J	12,027	R
15	J	9,378	R
16	J	7,657	R
17	J	7,991	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	K	21,483	L/D
2	K	6,500	R
3	K	6,500	R
4	K	6,500	R
5	K	6,500	R
6	K	6,500	R
7	K	6,500	R
8	K	6,500	R
9	K	7,075	R
10	K	8,340	R
11	K	8,817	R
12	K	7,846	R
13	K	8,361	R
14	K	8,703	R
15	K	6,462	R
16	K	7,865	R
17	K	8,733	R
18	K	8,442	R
19	K	6,500	R
20	K	6,500	R
21	K	6,500	R
22	K	6,500	R
23	K	6,500	R
24	K	6,500	R
25	K	6,500	R
26	K	6,500	R
27	K	6,500	R

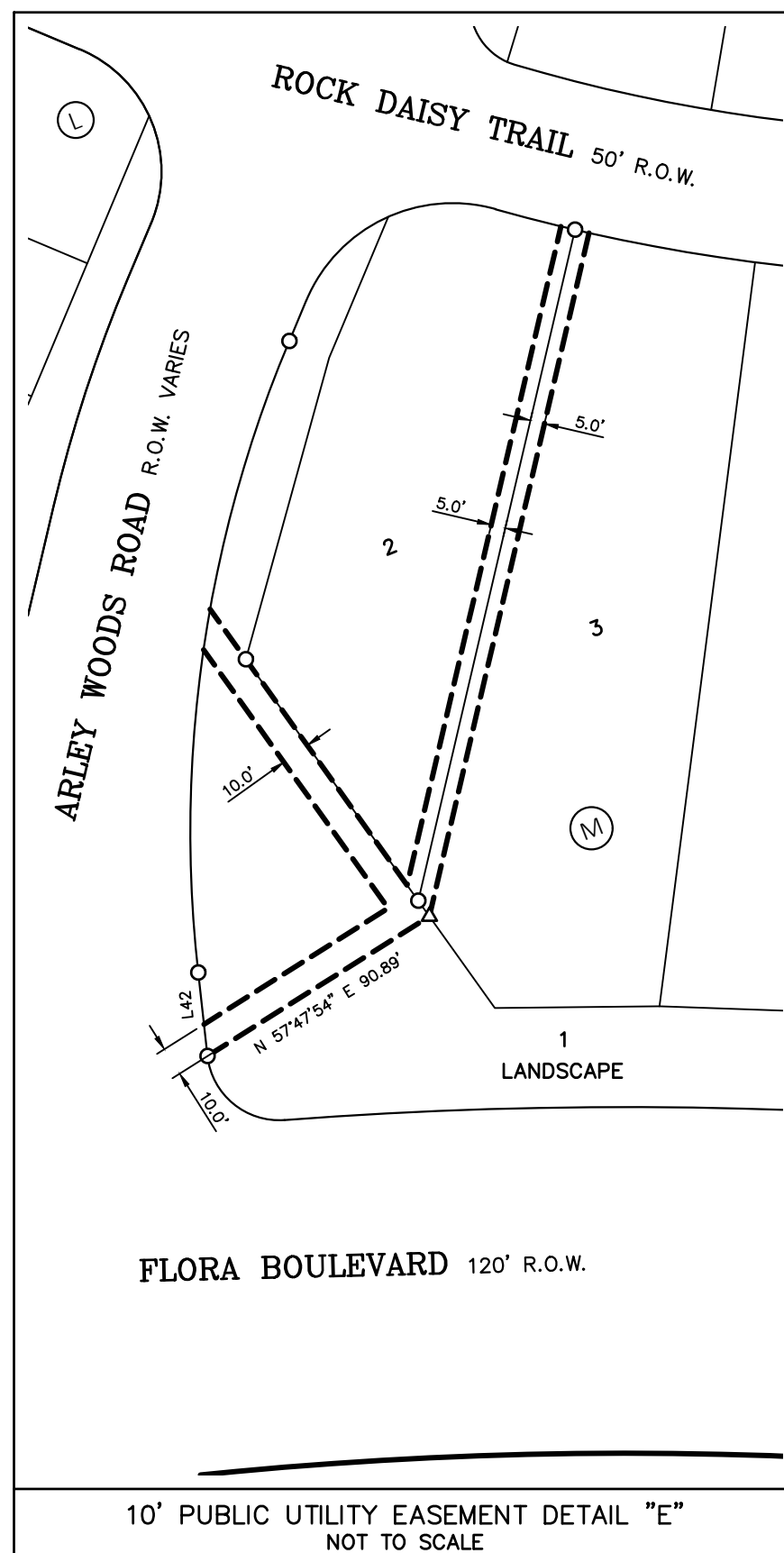
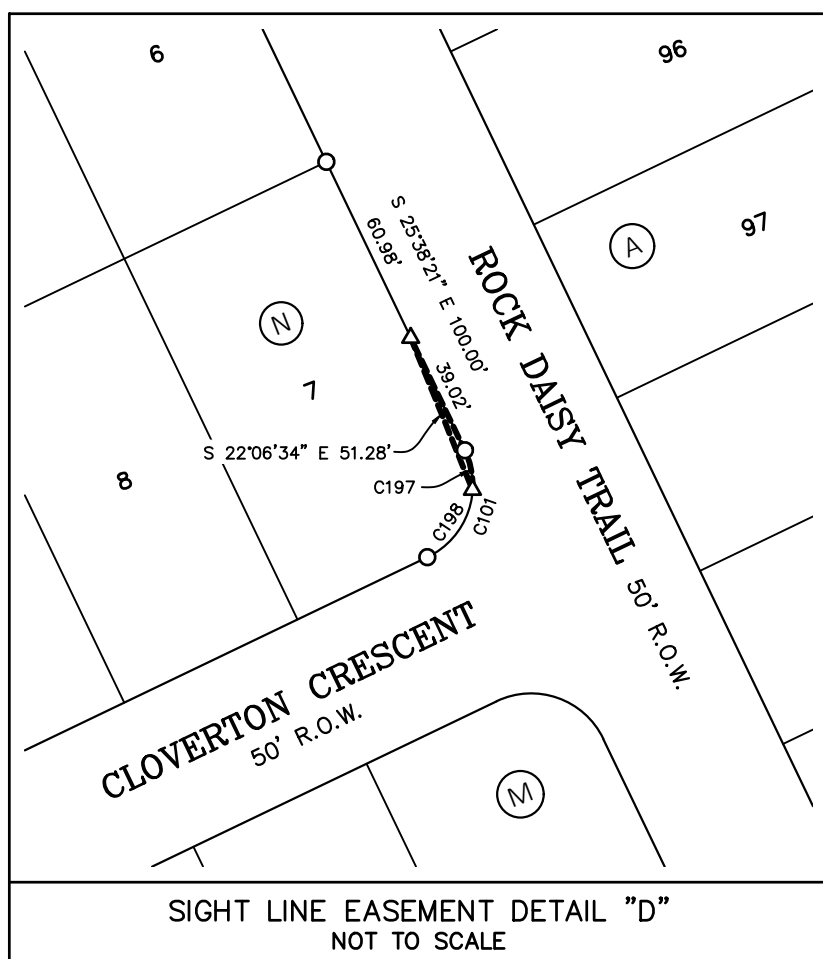
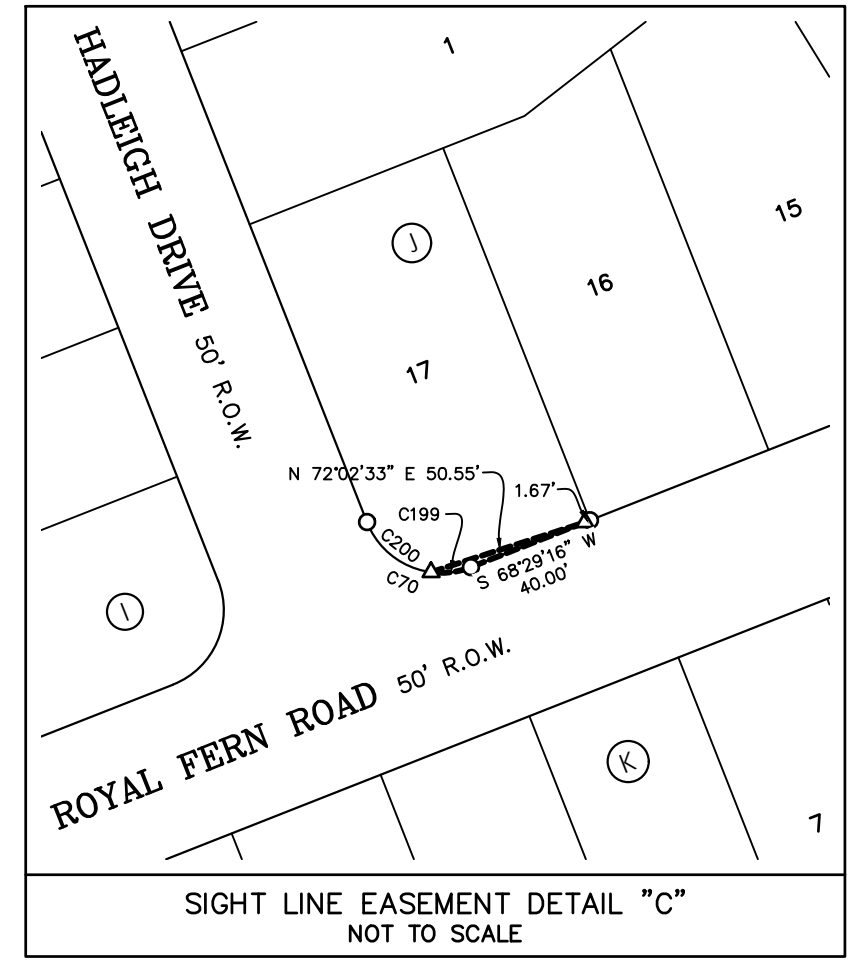
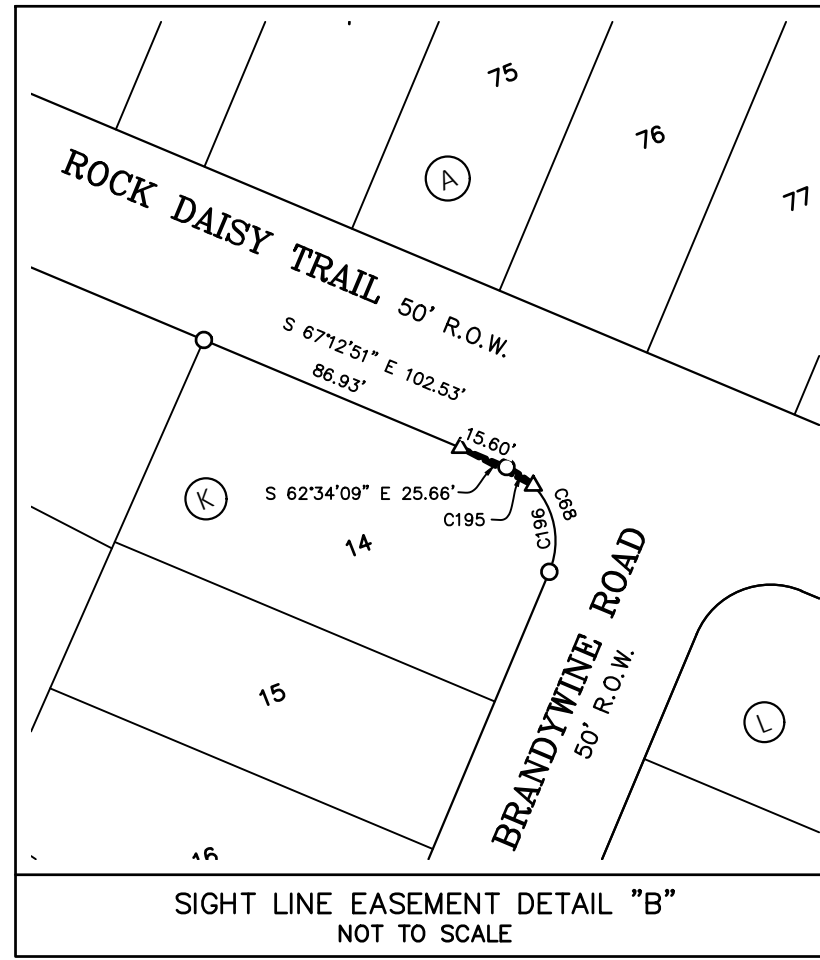
LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	L	49,498	L/D
2	L	7,248	R
3	L	7,249	R
4	L	7,250	R
5	L	7,251	R
6	L	7,252	R
7	L	7,254	R
8	L	7,255	R
9	L	7,295	R
10	L	7,409	R
11	L	8,830	R
12	L	10,257	R
13	L	11,275	R
14	L	9,401	R
15	L	8,245	R
16	L	7,460	R
17	L	6,833	R
18	L	8,957	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	M	51,833	L
2	M	14,909	R
3	M	19,998	R
4	M	19,711	R
5	M	20,209	R
6	M	11,059	R
7	M	13,418	R
8	M	17,525	R
9	M	13,038	R
10	M	10,945	R
11	M	10,821	R
12	M	11,153	R
13	M	8,697	R
14	M	7,800	R
15	M	7,800	R
16	M	8,966	R
17	M	9,016	R
18	M	5,992	R
19	M	5,910	R
20	M	9,402	R
21	M	15,008	R
22	M	8,810	R
23	M	7,037	R
24	M	5,912	R
25	M	6,801	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	N	8,807	R
2	N	7,500	R
3	N	7,500	R
4	N	7,500	R
5	N	7,500	R
6	N	8,616	R
7	N	8,616	R
8	N	7,500	R
9	N	7,500	R
10	N	7,434	R
11	N	10,376	O

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	O	242,043	AMEN

LEGEND	
AMEN	AMENITY
R	RESIDENTIAL
O/L/D	OPEN SPACE/LANDSCAPE/ DRAINAGE LOT
O/D	OPEN SPACE/ DRAINAGE LOT
L/D/P	LANDSCAPE/DRAINAGE/ DETENTION POND
L/D	LANDSCAPE/ DRAINAGE
L	LANDSCAPE
O	OPEN SPACE
P	POND



A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
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METES & BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 120.01 ACRE TRACT OF LAND AS CONVEYED TO HUTTO 525 DEVELOPMENT PARTNERS, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020121616 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 242.46 ACRE TRACT OF LAND AS CONVEYED TO HUTTO 525 DEVELOPMENT PARTNERS, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020119607 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 'HALFF' FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 133 (R.O.W. VARIES, NO DEED REFERENCE FOUND), AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 120.01-ACRE TRACT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AND THE NORTHWEST LINE OF SAID 120.01-ACRE TRACT AND PARTLY WITH THE SOUTH LINE OF LOT 26 OF THE AMENDED MONADALE ESTATES AT MUSTANG CREEK SECTION TWO, A SUBDIVISION AS RECORDED IN CABINET I, SLIDE 82 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, N 68°36'24" E, PASS A 1/2-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AT THE SOUTHWEST CORNER OF SAID LOT 26 AT A DISTANCE OF 9.92 FEET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 31.95 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED 'DODD SURVEYING' FOUND AT THE MOST NORTHERLY CORNER OF SAID 120.01 ACRE TRACT, AT THE INTERIOR CORNER OF LOT 24 OF SAID AMENDED MONADALE ESTATES AT MUSTANG CREEK SECTION TWO BEARS, N 68°36'24" E, A DISTANCE OF 704.08 FEET;

THENCE, DEPARTING THE SOUTH LINE OF SAID LOT 26, OVER AND ACROSS SAID 120.01-ACRE TRACT, S 21°28'51" E A DISTANCE OF 2,360.06 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'23" AND A CHORD WHICH BEARS S 66°29'02" E, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 68°30'46" E A DISTANCE OF 734.90 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 39.28 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'31" AND A CHORD WHICH BEARS N 23°30'01" E, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 129.88 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°30'44" W, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 68°29'16" E A DISTANCE OF 7.42 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 38.50 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°14'21" AND A CHORD WHICH BEARS N 24°22'05" E, A DISTANCE OF 34.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 19°45'05" W A DISTANCE OF 69.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 30.73 FEET, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 01°45'39" AND A CHORD WHICH BEARS N 20°37'55" W, A DISTANCE OF 30.73 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 111.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°30'44" W, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°29'16" E, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 68°29'16" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 452.45 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.22 FEET, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 57°07'57" AND A CHORD WHICH BEARS N 07°03'14" E, A DISTANCE OF 263.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 35°37'13" E A DISTANCE OF 162.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 54°22'47" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 35.69 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°47'12" AND CHORD WHICH BEARS N 05°16'23" W, A DISTANCE OF 32.73 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 101.35 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 17°52'03" AND CHORD WHICH BEARS N 37°13'58" W, A DISTANCE OF 100.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 36.31 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°12'48" AND A CHORD WHICH BEARS N 69°54'20" W, A DISTANCE OF 33.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, S 68°29'16" W A DISTANCE OF 3.76 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 10.43 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 39°50'14" AND A CHORD WHICH BEARS N 48°34'09" E, A DISTANCE OF 10.22 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.74 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 36°22'26" AND A CHORD WHICH BEARS N 46°50'14" E, A DISTANCE OF 31.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 121.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, S 68°29'27" W A DISTANCE OF 25.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°30'44" W A DISTANCE OF 281.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR ANGLE POINT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 24°37'59" W A DISTANCE OF 73.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'DODD SURVEYING' FOUND ON A NORTHEAST LINE OF SAID 120.01-ACRE TRACT, AT THE SOUTHEAST CORNER OF SAID LOT 24, AND THE SOUTHWEST CORNER OF A CALLED 38.55 ACRE TRACT (TRACT 3) AS CONVEYED TO STEPHEN KELPZIG & DONNA KLEPZIG BY WARRANTY DEED RECORDED IN VOLUME 2631, PAGE 688 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID 120.01-ACRE TRACT AND THE SOUTHWEST LINE OF SAID KELPZIG 38.55-ACRE TRACT, S 68°34'06" E A DISTANCE OF 1,246.86 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'HALFF' FOUND AT AN EXTERIOR CORNER OF SAID 120.01-ACRE TRACT, AT THE SOUTH CORNER OF SAID KELPZIG 38.55-ACRE TRACT, AND AT THE MOST WESTERLY CORNER OF LOT 8 OF THE AMENDED MONADALE ESTATES AT MUSTANG CREEK SECTION ONE, A SUBDIVISION AS RECORDED IN CABINET I, SLIDE 263 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH AN EAST LINE OF SAID 120.01-ACRE TRACT AND THE SOUTHWEST LINE OF SAID LOT 8, S 20°50'41" E A DISTANCE OF 393.49 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 8 BEING AN INTERIOR CORNER OF SAID 120.01-ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID 120.01-ACRE TRACT AND THE SOUTH LINES OF SAID AMENDED MONADALE ESTATES AT MUSTANG CREEK SECTION ONE THE FOLLOWING TWO (2) COURSES:

- N 80°09'11" E A DISTANCE OF 992.58 FEET TO AN AXLE FOUND FOR ANGLE POINT; AND
- N 88°31'41" E A DISTANCE OF 885.74 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'HALFF' FOUND AT THE SOUTHEAST CORNER OF LOT 5 OF SAID AMENDED MONADALE ESTATES AT MUSTANG CREEK SECTION ONE ON THE WEST LINE OF A CALLED 138.568 ACRE TRACT (TRACT 1) AS CONVEYED TO HUTTO 525 DEVELOPMENT PARTNERS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021160727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 120.01-ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 138.568-ACRE TRACT AND PARTLY WITH THE EAST LINE OF SAID 120.01-ACRE TRACT, AND PARTLY WITH THE EAST LINE OF THE ABOVE DESCRIBED HUTTO 525 DEVELOPMENT PARTNERS 242.46-ACRE TRACT, S 21°28'52" E, A DISTANCE OF 442.10 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'HALFF' FOUND ON THE EAST LINE OF SAID 242.46-ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 138.568-ACRE TRACT, AND THE NORTHWEST CORNER OF A CALLED 164.29 ACRE TRACT AS CONVEYED TO HUTTO 525 DEVELOPMENT PARTNERS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020119783 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR ANGLE POINT;

THENCE, CONTINUING WITH THE EAST LINE OF SAID 242.46-ACRE TRACT AND WEST LINE OF SAID 164.29-ACRE TRACT, S 20°45'10" E, A DISTANCE OF 65.60 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE WEST LINE OF SAID 164.29-ACRE TRACT, OVER AND ACROSS SAID 242.46-ACRE TRACT, N 89°26'31" W, A DISTANCE OF 397.15 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR ANGLE POINT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 64°21'39" W A DISTANCE OF 484.25 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 25°38'21" E A DISTANCE OF 276.51 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR ANGLE POINT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 44°42'46" E A DISTANCE OF 105.85 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR ANGLE POINT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 10°53'22" E A DISTANCE OF 210.90 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 88.31 FEET, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 11°29'58" AND A CHORD WHICH BEARS S 77°15'03" E, A DISTANCE OF 88.16 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 83°00'02" E A DISTANCE OF 188.48 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 206.37 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 23°38'54" AND A CHORD WHICH BEARS S 71°10'36" E, A DISTANCE OF 204.91 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 59°21'09" E A DISTANCE OF 24.52 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.31 FEET, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 04°40'18" AND A CHORD WHICH BEARS S 57°01'00" E, A DISTANCE OF 16.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF COMPOUND CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 78.46 FEET, HAVING A RADIUS OF 501.00 FEET, A CENTRAL ANGLE OF 08°58'21" AND A CHORD WHICH BEARS S 50°11'40" E, A DISTANCE OF 78.38 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 45°42'30" E A DISTANCE OF 30.02 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 44°16'14" W A DISTANCE OF 596.32 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR ANGLE POINT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 44°16'03" W A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, N 45°43'57" W A DISTANCE OF 412.42 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 1,652.60 FEET, HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 65°45'17" AND A CHORD WHICH BEARS N 78°36'35" W, A DISTANCE OF 1,563.39 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET AT A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 68°30'46" W A DISTANCE OF 1,234.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'37" AND A CHORD WHICH BEARS S 23°30'58" W, A DISTANCE OF 35.35 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 242.46-ACRE TRACT, S 68°10'51" W A DISTANCE OF 29.93 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC' SET ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AND THE WEST LINE OF SAID 242.46-ACRE TRACT, N 21°49'02" W A DISTANCE OF 114.16 FEET TO 2-INCH PIPE FOUND AT THE COMMON WEST CORNER OF SAID 242.46-ACRE TRACT AND SAID 120.01-ACRE TRACT, FOR ANGLE POINT, FROM WHICH A CONCRETE MONUMENT FOUND BEARS S 02°13'14" E A DISTANCE OF 0.49 FEET,

THENCE, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AND THE WEST LINE OF SAID 120.01-ACRE TRACT, N 21°30'46" W A DISTANCE OF 2,416.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 97.077 ACRES OF LAND, MORE OR LESS.



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

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


THAT HUTTO 525 DEVELOPMENT PARTNERS, LP, ACTING HEREIN BY AND THROUGH STEPHEN T. SELLERS, ITS AUTHORIZED SIGNATORY, BEING THE OWNER OF A CALLED 120.01 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2020121616 AND A CALLED 242.46 ACRE TRACT AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2020119607, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY 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 TO BE KNOWN AS:

FLORA PHASE 1A SECTIONS 1 & 2

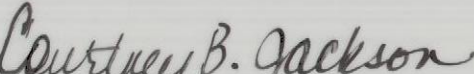
WITNESS MY HAND, THIS 17 DAY OF JULY, 2024, A.D.

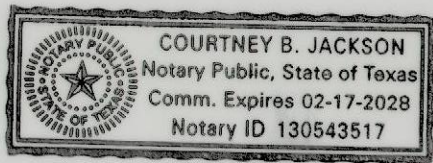
HUTTO 525 DEVELOPMENT PARTNERS, LP
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TEXAS 77040

BY: 
STEPHEN T. SELLERS
AUTHORIZED SIGNATORY

STATE OF TEXAS §
COUNTY OF HARRIS §


BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED STEPHEN T. SELLERS, AUTHORIZED SIGNATORY 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.


COURTNEY B. JACKSON
NOTARY PUBLIC, STATE OF TEXAS


COURTNEY B. JACKSON
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 2-17-2028

A PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0510F REVISED DECEMBER 20, 2019.

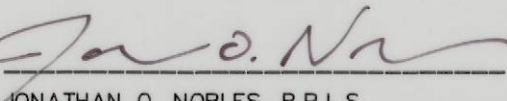
I, ANDREW CHANIS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


ANDREW CHANIS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 102801
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728

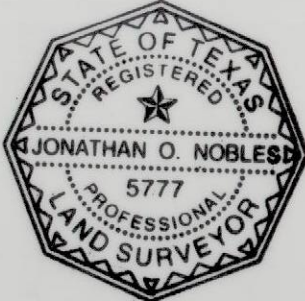
6/25/24
DATE



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 SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.


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

6/24/2024
DATE



GENERAL NOTES:

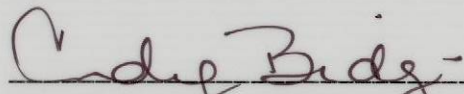
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- THE MINIMUM FIRST FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY BGE, INC, PROJECT NO. 11108-01, DATED JUNE 28, 2023.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR BLOCK A LOTS 62-67 AND 89-93. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

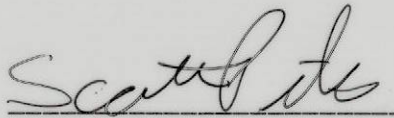
A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A LOTS 62-67 AND 89-93 PRIOR TO ANY

CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

- 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.
- WATER SERVICE IS PROVIDED BY: JONAH WATER SPECIAL UTILITY DISTRICT.
- WASTEWATER SERVICE IS PROVIDED BY: SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTNING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACES IS THE RESPONSIBILITY OF THE OWNER(S) 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 ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING THEREWITHIN. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, 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. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO FLORA BOULEVARD OR CR 133, THE ADJACENT COUNTY ROADWAYS.
- LOTS WITH LESS THAN 50' OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
- STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
- THE ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH SECTION 8345.105 OF HB 4803. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF CERTIFICATE OF COMPLETION.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 22 DAY OF July, 2024, A.D.


WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Bridges


JONAH WATER SPECIAL UTILITY DISTRICT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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

I, NANCY E. 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 ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED THIS THE DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



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

FINAL PLAT
FLORA PHASE 1A
SECTIONS 1 & 2
A SUBDIVISION OF 97.077 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS