



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.28'	25.00'	90°01'54"	S 66°29'47" E	35.37'
C2	39.27'	25.00'	90°00'00"	N 23°29'16" E	35.36'
C3	20.64'	325.00'	3°38'19"	S 44°20'50" E	20.64'
C4	35.69'	25.00'	81°47'12"	S 05°16'23" E	32.73'
C5	274.22'	275.00'	57°07'57"	S 07°03'14" W	263.00'
C6	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C7	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C8	30.73'	1,000.00'	1°45'39"	S 20°37'55" E	30.73'
C9	38.50'	25.00'	88°14'21"	S 24°22'05" W	34.81'
C10	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C11	39.28'	25.00'	90°01'31"	S 23°30'01" W	35.36'
C12	39.27'	25.00'	90°00'23"	N 66°29'02" W	35.36'
C13	353.43'	225.00'	90°00'00"	S 66°30'44" E	318.20'
C14	70.09'	205.00'	19°35'26"	S 78°16'59" W	69.75'
C15	35.69'	25.00'	81°47'12"	N 47°11'05" E	32.73'
C16	166.36'	325.00'	29°19'44"	S 20°57'21" W	164.55'
C17	39.27'	25.00'	90°00'00"	N 66°30'44" W	35.36'
C18	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C19	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C20	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C21	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C22	10.31'	15.00'	39°22'02"	S 48°48'15" W	10.10'
C23	147.25'	50.00'	168°44'04"	S 66°30'44" E	99.52'
C24	10.31'	15.00'	39°22'02"	N 01°49'43" W	10.10'
C25	140.86'	205.00'	39°22'07"	S 01°49'41" E	138.10'
C26	35.08'	25.00'	80°24'21"	N 22°20'48" W	32.27'
C27	150.24'	275.00'	31°18'05"	S 46°53'56" E	148.37'
C28	35.02'	25.00'	80°15'50"	N 71°22'49" W	32.23'
C29	35.08'	25.00'	80°24'21"	S 58°03'33" W	32.27'
C30	142.91'	275.00'	29°46'28"	N 83°22'30" E	141.30'
C31	53.00'	155.00'	19°35'26"	S 78°16'59" W	52.74'
C32	35.69'	25.00'	81°47'12"	N 51°01'42" W	32.73'
C33	64.54'	325.00'	11°22'38"	S 15°49'25" E	64.43'
C34	39.27'	25.00'	90°00'00"	N 23°29'16" E	35.36'
C35	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C36	106.50'	155.00'	39°22'07"	S 01°49'41" E	104.42'
C37	14.09'	275.00'	2°56'12"	S 32°43'00" E	14.09'
C38	37.23'	275.00'	7°45'23"	S 38°03'48" E	37.20'
C39	37.23'	275.00'	7°45'27"	S 45°49'12" E	37.20'
C40	37.24'	275.00'	7°45'31"	S 53°34'41" E	37.21'
C41	24.44'	275.00'	5°05'32"	S 60°00'13" E	24.43'
C42	68.79'	205.00'	19°13'33"	S 08°14'36" W	68.47'
C43	36.40'	205.00'	10°10'30"	S 06°27'25" E	36.36'
C44	35.66'	205.00'	9°58'06"	S 16°31'42" E	35.62'
C45	13.84'	50.00'	15°51'33"	S 09°55'31" W	13.80'
C46	34.81'	50.00'	39°53'30"	S 17°57'00" E	34.11'
C47	29.84'	50.00'	34°11'22"	S 54°59'27" E	29.40'
C48	30.05'	50.00'	34°26'01"	S 89°18'08" E	29.60'
C49	38.71'	50.00'	44°21'38"	N 51°18'03" E	37.75'
C50	4.56'	15.00'	17°24'28"	S 37°49'28" W	4.54'
C51	5.75'	15.00'	21°57'34"	S 57°30'29" W	5.71'
C52	121.40'	225.00'	30°54'47"	S 36°58'08" E	119.93'
C53	25.70'	205.00'	7°10'56"	S 84°29'13" W	25.68'
C54	39.90'	205.00'	11°09'08"	S 75°19'12" W	39.84'
C55	4.49'	205.00'	1°15'22"	S 69°06'57" W	4.49'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C56	2.98'	225.00'	0°45'30"	N 68°52'01" E	2.98'
C57	76.42'	225.00'	19°27'38"	N 78°58'35" E	76.05'
C58	76.35'	225.00'	19°26'30"	S 81°34'21" E	75.98'
C59	76.29'	225.00'	19°25'35"	S 62°08'19" E	75.92'
C60	25.44'	275.00'	5°17'59"	S 84°23'15" E	25.43'
C61	15.71'	10.00'	90°00'00"	S 66°30'44" E	14.14'
C62	37.40'	275.00'	7°47'35"	N 89°03'58" E	37.38'
C63	37.33'	275.00'	7°46'41"	N 81°16'50" E	37.30'
C64	37.48'	275.00'	7°48'29"	N 73°29'15" E	37.45'
C65	5.26'	275.00'	1°05'45"	N 69°02'08" E	5.26'
C66	39.70'	155.00'	14°40'29"	S 75°49'30" W	39.59'
C67	13.30'	155.00'	4°54'56"	S 85°37'13" W	13.29'
C68	2.47'	325.00'	0°26'08"	S 21°17'40" E	2.47'
C69	15.63'	10.00'	89°33'52"	N 23°42'20" E	14.09'
C70	15.71'	10.00'	90°00'00"	N 66°30'44" W	14.14'
C71	37.57'	25.00'	86°06'52"	N 21°32'42" E	34.14'
C72	1.70'	25.00'	3°53'08"	N 66°32'42" E	1.70'
C73	15.71'	10.00'	89°59'49"	S 23°29'17" W	14.14'
C74	15.71'	10.00'	89°59'39"	N 66°30'44" W	14.14'
C75	15.71'	10.00'	90°00'00"	S 23°29'16" W	14.14'
C76	12.17'	25.00'	27°53'22"	N 54°32'35" E	12.05'
C77	15.71'	10.00'	90°00'00"	N 66°30'44" W	14.14'
C78	27.10'	25.00'	62°06'38"	N 09°32'35" E	25.79'
C79	15.71'	10.00'	90°00'00"	N 23°29'16" E	14.14'
C80	27.10'	25.00'	62°06'38"	N 52°34'03" W	25.79'
C81	12.17'	25.00'	27°53'22"	S 82°25'57" W	12.05'
C82	15.71'	10.00'	90°00'00"	S 23°29'05" W	14.14'
C83	35.34'	22.50'	90°00'00"	S 66°30'44" E	31.82'
C84	15.71'	10.00'	90°00'00"	N 66°30'44" W	14.14'
C85	15.71'	10.00'	90°00'00"	S 23°29'16" W	14.14'
C86	15.75'	10.00'	90°14'31"	N 65°49'49" W	14.17'
C87	16.67'	1,000.00'	0°57'18"	N 20°13'44" W	16.67'
C88	62.06'	325.00'	10°56'30"	S 15°36'21" E	61.97'
C89	23.31'	25.00'	53°25'13"	N 06°57'31" E	22.47'
C90	15.19'	25.00'	34°49'08"	N 51°04'42" E	14.96'
C91	15.71'	10.00'	90°00'00"	N 23°29'16" E	14.14'
C92	27.10'	25.00'	62°06'38"	N 52°34'04" W	25.79'
C93	12.17'	25.00'	27°53'22"	S 82°25'56" W	12.05'
C94	15.71'	10.00'	90°00'00"	S 23°29'16" W	14.14'
C95	35.34'	22.50'	90°00'00"	S 66°30'44" E	31.82'
C96	39.26'	25.00'	89°58'06"	S 23°30'13" W	35.35'
C97	21.31'	225.00'	5°25'32"	N 43°24'03" W	21.30'
C98	48.85'	225.00'	12°26'26"	N 85°04'23" W	48.76'
C99	27.49'	225.00'	7°00'04"	N 75°21'08" W	27.48'
C100	24.79'	225.00'	6°18'42"	N 49°16'10" W	24.77'
C101	75.30'	225.00'	19°10'32"	N 31°06'01" W	74.95'
C102	49.26'	325.00'	8°41'04"	N 14°28'38" W	49.21'
C103	15.27'	325.00'	2°41'34"	N 20°09'57" W	15.27'
C104	24.58'	1,000.00'	1°24'30"	N 20°48'29" W	24.58'
C105	6.15'	1,000.00'	0°21'09"	S 19°55'40" E	6.15'
C106	95.86'	155.00'	35°26'03"	N 00°08'21" E	94.34'
C107	10.64'	155.00'	3°56'04"	S 19°32'42" E	10.64'
C108	15.32'	25.00'	35°06'03"	S 39°03'46" E	15.08'
C109	23.95'	25.00'	54°53'57"	N 84°03'46" W	23.05'
C110	14.06'	1,000.00'	0°48'21"	N 21°06'34" W	14.06'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°29'16" E	140.80'
L2	N 68°29'16" E	50.00'
L3	S 21°30'44" E	65.20'
L4	N 21°30'44" W	120.02'
L5	N 68°29'16" E	42.69'
L6	S 21°30'44" E	120.02'
L7	N 68°29'16" E	80.00'
L8	S 79°39'03" E	42.73'
L9	N 47°28'19" E	118.19'
L10	S 54°22'47" E	50.00'
L11	S 68°29'16" W	50.00'
L12	S 21°30'44" E	50.00'
L13	S 21°30'44" E	111.08'
L14	S 19°45'05" E	69.00'
L15	S 68°29'16" W	7.42'
L16	S 21°30'44" E	50.00'
L17	S 21°30'44" E	129.88'
L18	N 21°30'44" W	69.27'
L19	S 88°04'41" W	32.74'
L20	S 17°51'23" W	33.93'
L21	S 88°04'41" W	32.74'
L22	S 17°51'23" W	33.93'
L23	S 21°30'44" E	4.07'
L24	S 85°08'31" W	56.65'
L25	S 75°37'01" W	63.14'
L26	S 78°59'28" W	35.49'
L27	N 81°34'21" W	35.46'
L28	N 62°08'19" W	35.43'
L29	N 21°30'44" W	97.50'
L30	S 21°30'44" E	87.50'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	130	16.011 AC.
LANDSCAPE/DRAINAGE LOT	1	1.887 AC.
OPEN SPACE/POND LOT	1	2.256 AC.
LANDSCAPE LOT	6	0.546 AC.
PRIVATE ALLEY	3	0.847 AC.
RIGHT-OF-WAY	—	5.389 AC.
RIGHT-OF-WAY RESERVE LOT	1	0.959 AC.
TOTAL	142	27.895 AC.

STREET NAMES							
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	TYPE	DESIGN SPEED	PAVEMENT WIDTH (EOP – EOP)	URBAN/RURAL	CLASSIFICATION
BLOOMINGTON LOOP	50 FT.	838 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
BRANDYWINE ROAD	50 FT.	1,578 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
GOLDENWAVE ROAD	50 FT.	914 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
HAZY AUTUMN LANE	70 FT.	216 FT.	PUBLIC	35 MPH	49 FT.	URBAN	MINOR COLLECTOR
ROYAL FERN ROAD	50 FT.	554 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
ZINNIA LANE	50 FT.	603 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
TOTAL		4,703 FT.					

FINAL PLAT

FLORA PHASE 1A

SECTION 3

A SUBDIVISION OF 27.895 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

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	D	82,190	L/D
2	D	7,233	R
3	D	8,554	R
4	D	9,476	R
5	D	9,654	R
6	D	7,252	R
7	D	6,545	R
8	D	5,364	R
9	D	5,364	R
10	D	5,364	R
11	D	5,364	R
12	D	5,364	R
13	D	5,364	R
14	D	5,364	R
15	D	5,364	R
16	D	5,364	R
17	D	5,364	R
18	D	5,365	R
19	D	5,365	R
20	D	5,365	R
21	D	5,365	R
22	D	5,365	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
23	D	5,365	R
24	D	5,365	R
25	D	5,365	R
26	D	5,365	R
27	D	5,268	R
28	D	6,269	R
29	D	7,635	R
30	D	8,448	R
31	D	6,095	R
32	D	5,785	R
33	D	5,787	R
34	D	5,788	R
35	D	5,789	R
36	D	5,789	R
37	D	5,790	R
38	D	5,791	R
39	D	5,792	R
40	D	5,792	R
41	D	5,793	R
42	D	5,794	R
43	D	5,794	R
44	D	41,788	ROW

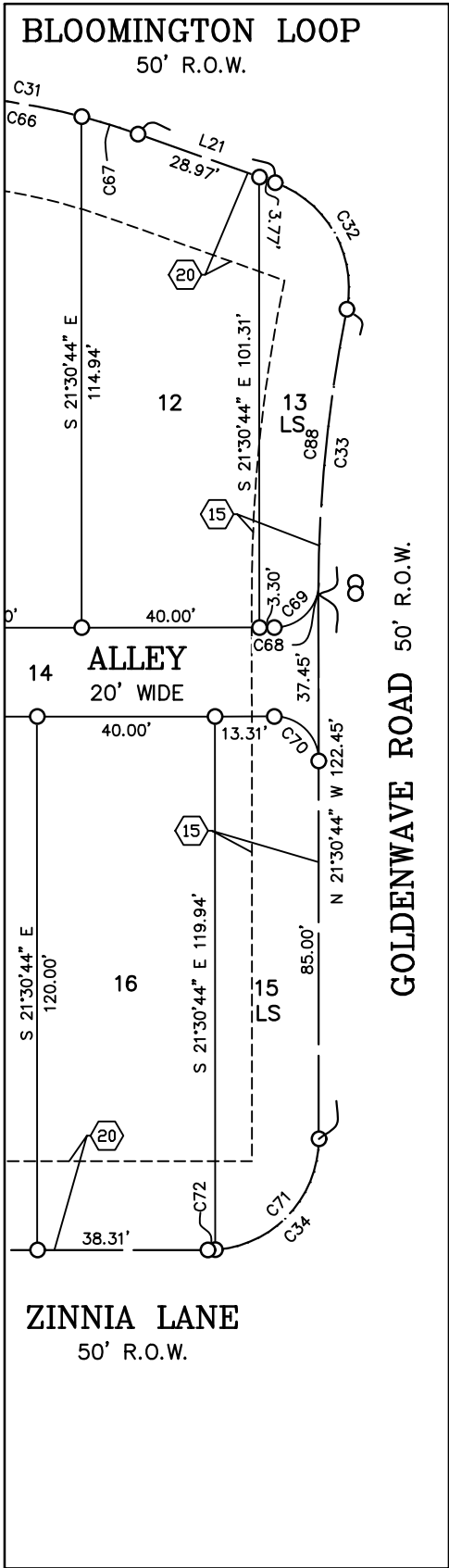
LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
15	E	98,284	OS/P
20	E	5,861	R
21	E	6,119	R
22	E	4,987	R
23	E	4,800	R
24	E	4,800	R
25	E	4,800	R
26	E	4,800	R
27	E	5,062	R
28	E	6,761	R
29	E	6,754	R
30	E	6,749	R

LOT TYPE LEGEND	
ALLEY	ALLEY
R	RESIDENTIAL
L/D	LANDSCAPE/DRAINAGE
OS/P	OPEN SPACE/POND LOT
LS	LANDSCAPE LOT
ROW	ROW RESERVE LOT

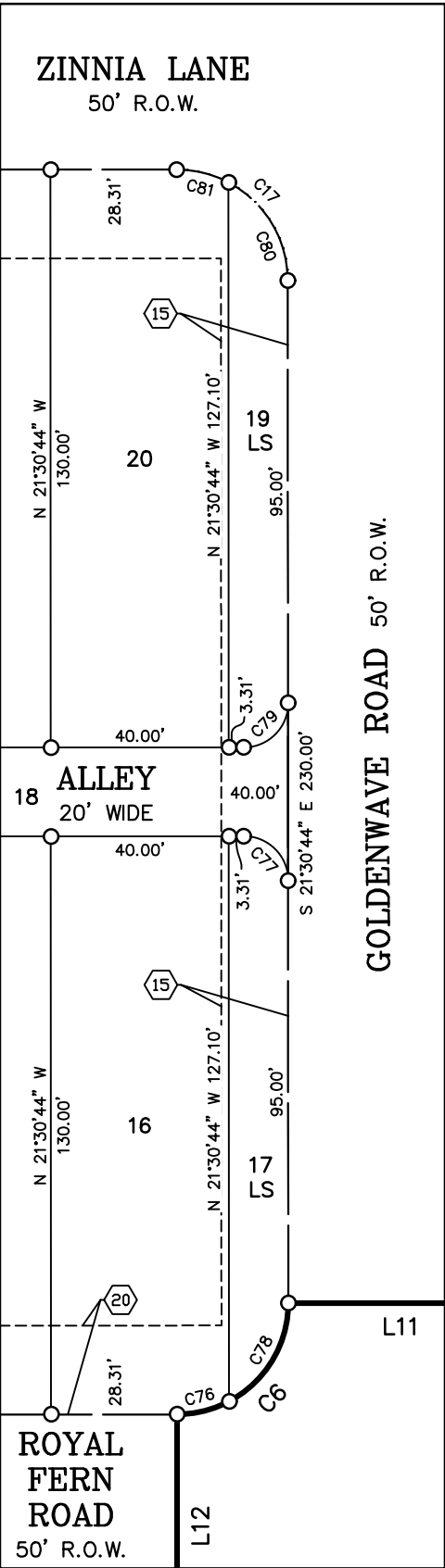
LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	F	9,843	R
2	F	6,990	R
3	F	6,023	R
4	F	5,577	R
5	F	4,971	R
6	F	4,800	R
7	F	4,800	R
8	F	4,800	R
9	F	4,800	R
10	F	4,800	R
11	F	4,734	R
12	F	4,335	R
13	F	1,535	LS
14	F	11,152	ALLEY
15	F	2,641	LS
16	F	4,800	R
17	F	4,800	R
18	F	4,800	R
19	F	4,800	R
20	F	4,800	R
21	F	4,800	R
22	F	4,800	R
23	F	4,800	R
24	F	4,800	R
25	F	4,800	R
26	F	4,800	R
27	F	4,800	R
28	F	5,844	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	G	5,844	R
2	G	5,400	R
3	G	5,400	R
4	G	5,400	R
5	G	5,400	R
6	G	6,866	R
7	G	5,179	R
8	G	5,200	R
9	G	5,200	R
10	G	5,200	R
11	G	5,200	R
12	G	5,200	R
13	G	5,200	R
14	G	5,200	R
15	G	5,200	R
16	G	5,189	R
17	G	1,585	LS
18	G	13,082	ALLEY
19	G	1,585	LS
20	G	5,189	R
21	G	5,200	R
22	G	5,200	R
23	G	5,200	R
24	G	5,200	R
25	G	5,200	R
26	G	5,200	R
27	G	5,200	R
28	G	5,200	R
29	G	5,070	R

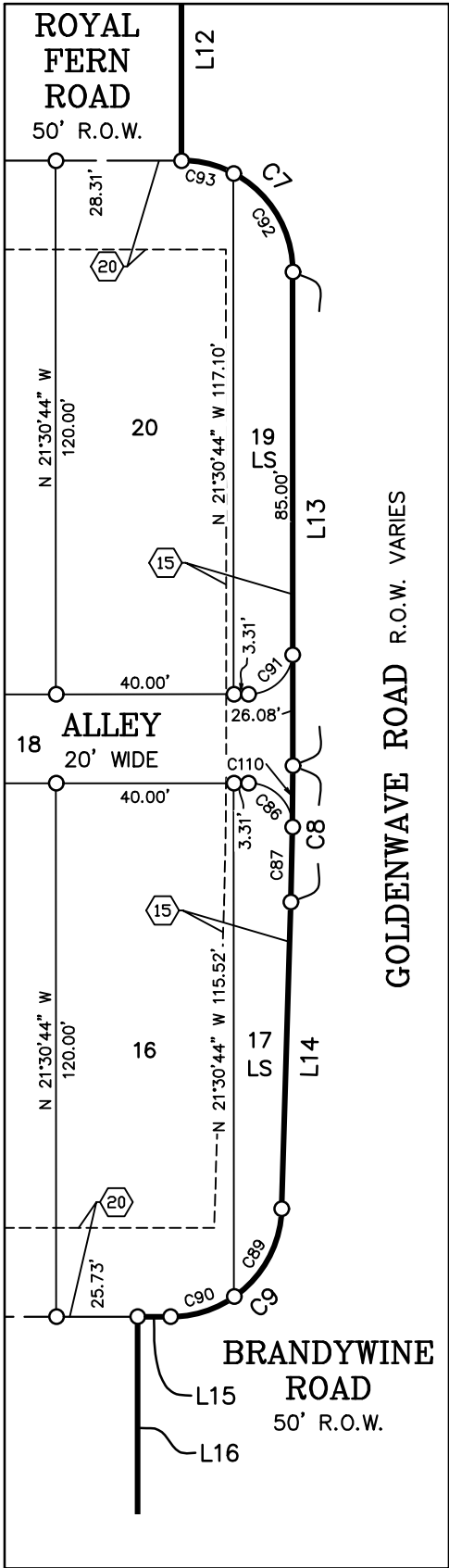
LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	H	5,844	R
2	H	4,800	R
3	H	4,800	R
4	H	4,800	R
5	H	4,800	R
6	H	6,866	R
7	H	4,779	R
8	H	4,800	R
9	H	4,800	R
10	H	4,800	R
11	H	4,800	R
12	H	4,800	R
13	H	4,800	R
14	H	4,800	R
15	H	4,800	R
16	H	4,780	R
17	H	1,288	LS
18	H	12,683	ALLEY
19	H	1,452	LS
20	H	4,789	R
21	H	4,800	R
22	H	4,800	R
23	H	4,800	R
24	H	4,800	R
25	H	4,800	R
26	H	4,800	R
27	H	4,800	R
28	H	4,800	R
29	H	4,670	R



DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE



DETAIL "C"  
NOT TO SCALE

FINAL PLAT

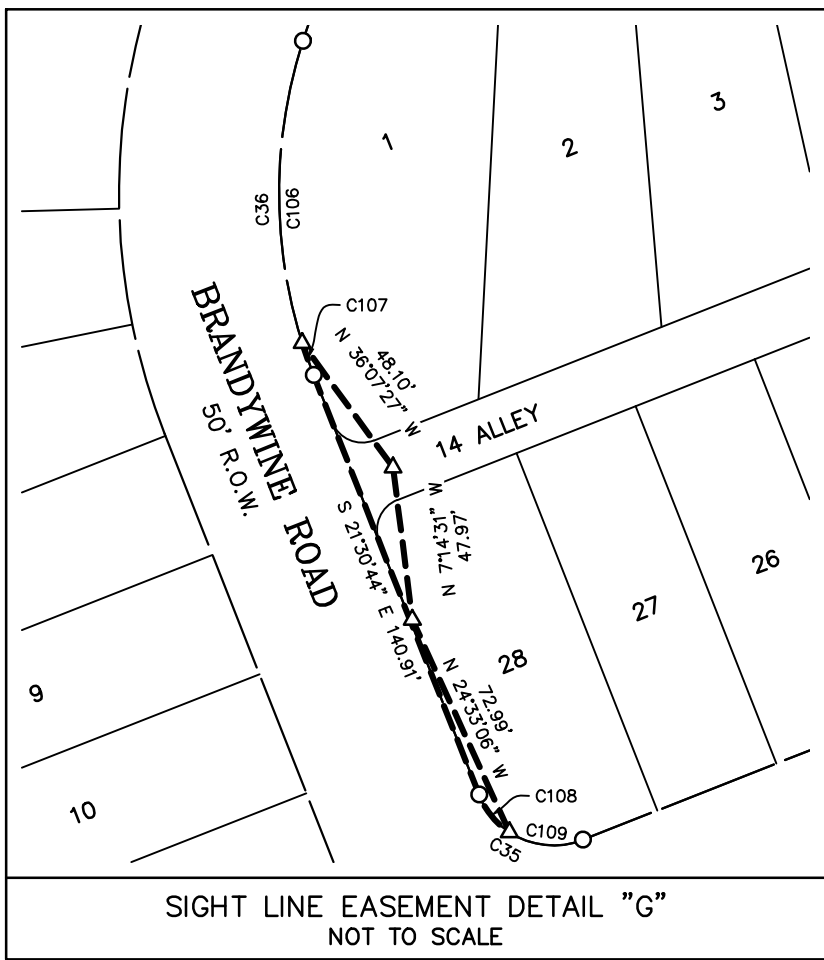
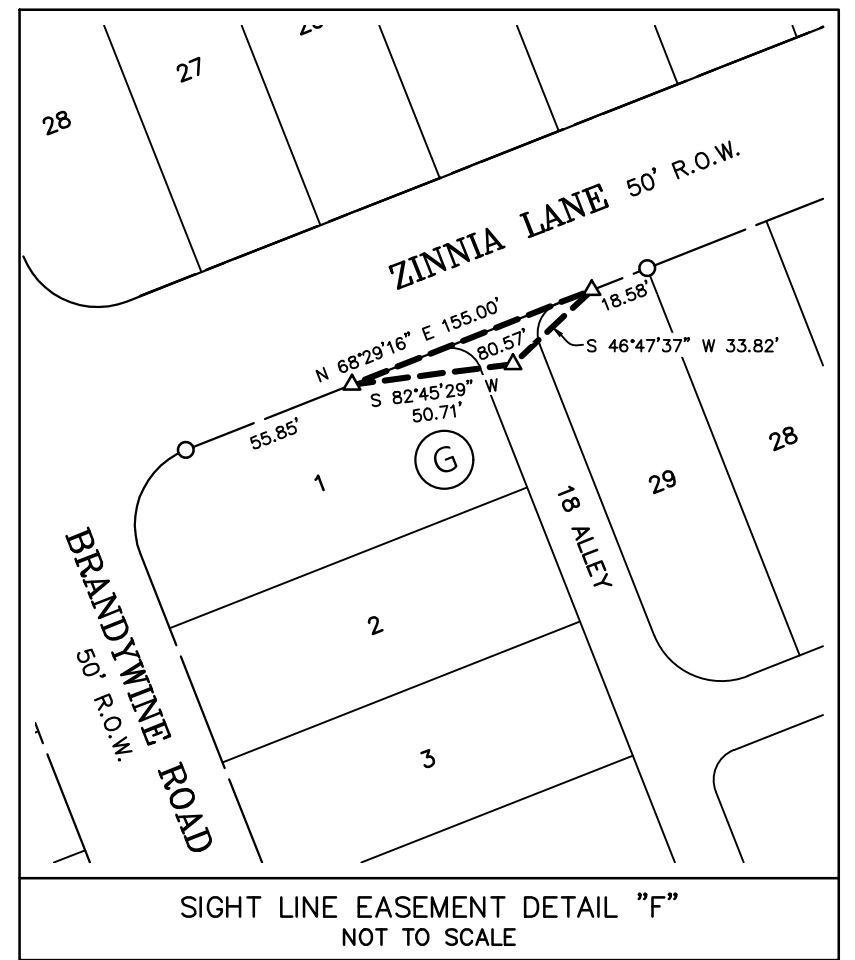
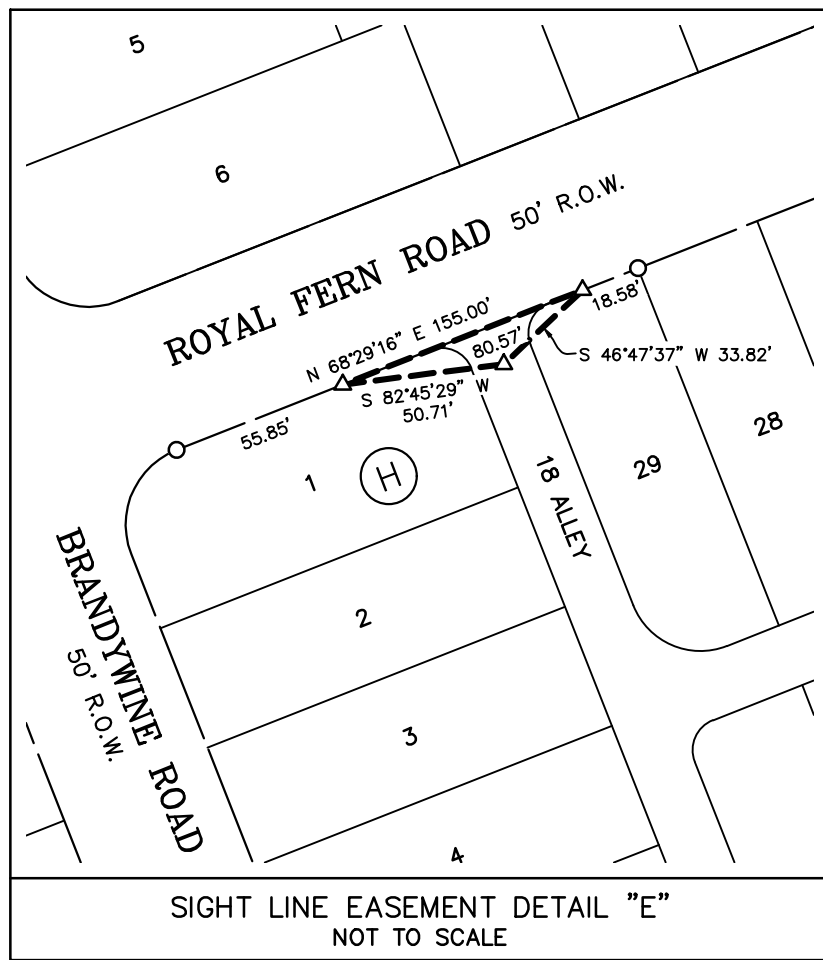
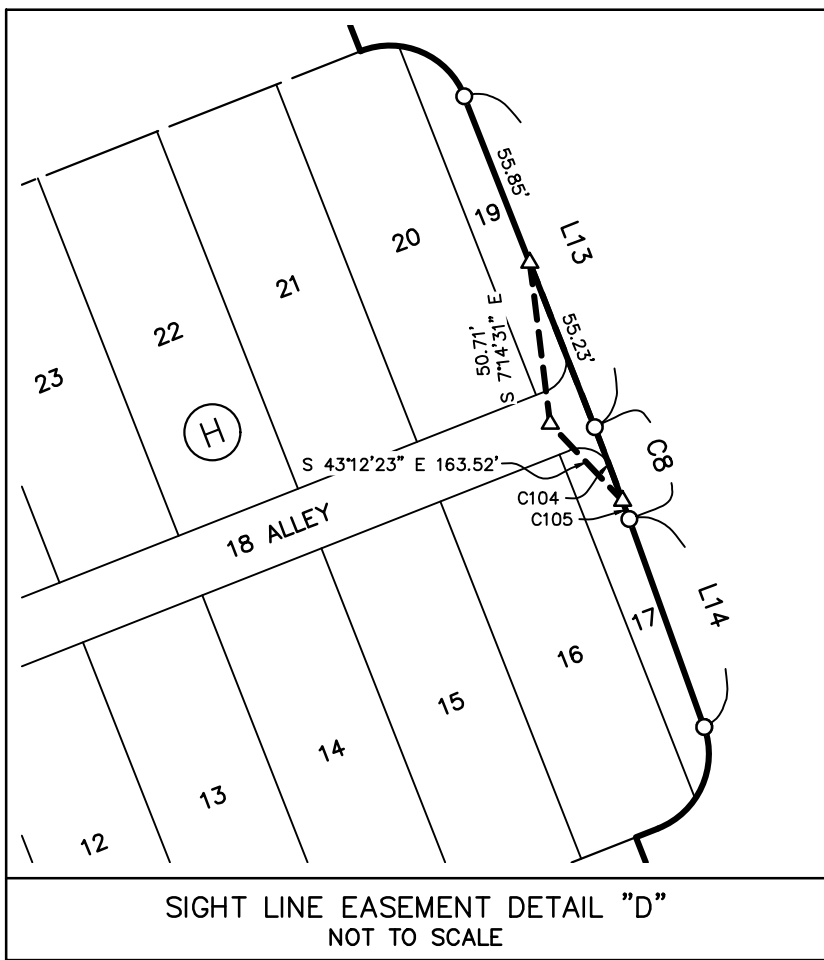
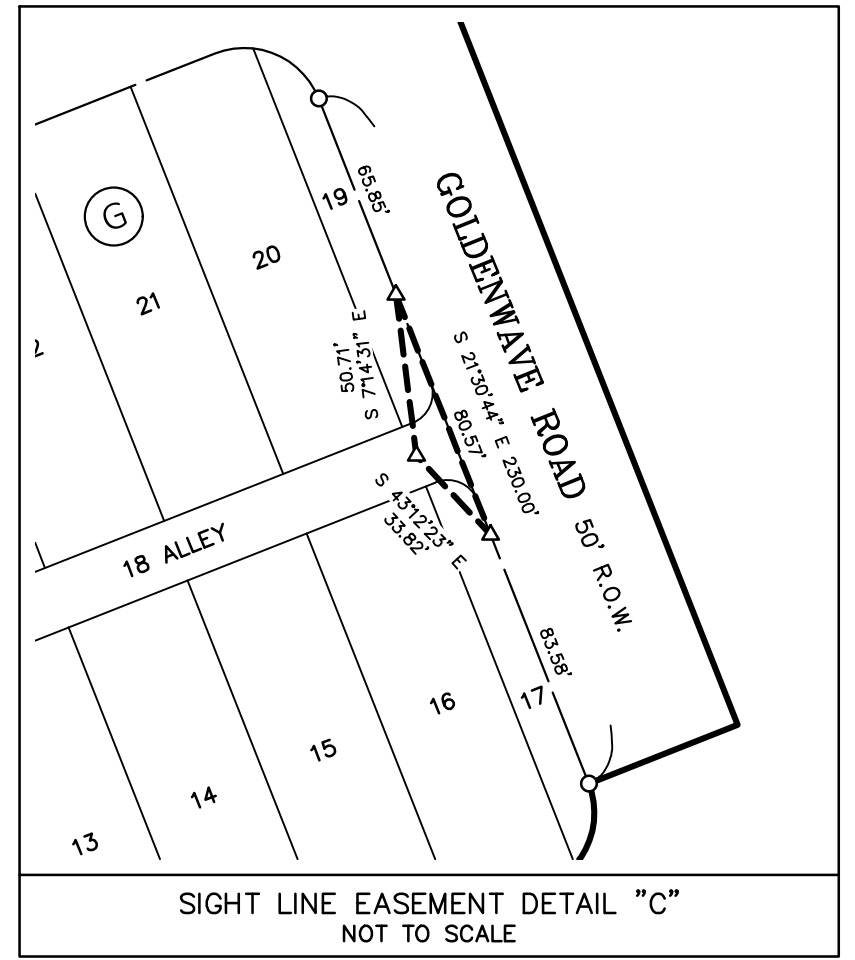
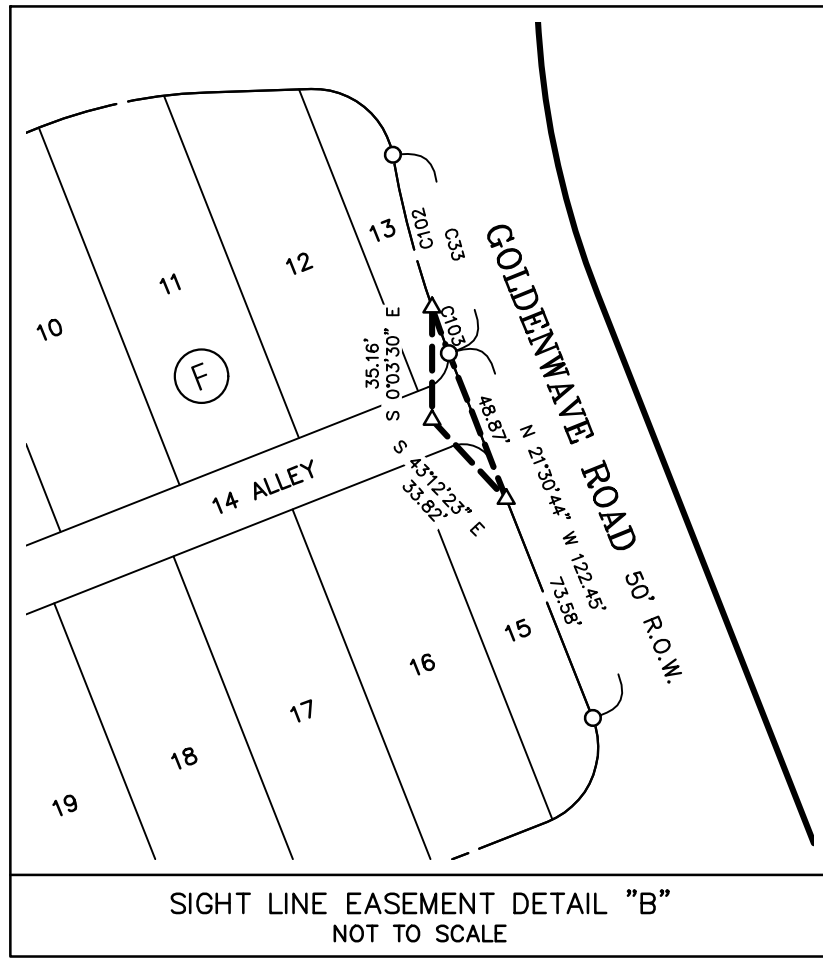
FLORA PHASE 1A

SECTION 3

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DESCRIPTION OF A 27.895 ACRE TRACT OF LAND  
WILLIAMSON COUNTY, TEXAS

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 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR A POINT OF REFERENCE 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, FROM WHICH A 2-INCH PIPE BEARS S 21°30'46" E A DISTANCE OF 2,416.13 FEET; THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133, OVER AND ACROSS SAID 120.01-ACRE TRACT, S 23°29'19" E A DISTANCE OF 911.85 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, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 39.28 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'54" AND A CHORD WHICH BEARS S 66°29'47" E, A DISTANCE OF 35.37 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°29'16" E A DISTANCE OF 140.80 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 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 EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, S 21°30'44" E A DISTANCE OF 65.20 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 68°29'16" E A DISTANCE OF 570.00 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 120.02 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 42.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "DODD SURVEYING" FOUND ON THE NORTH LINE OF SAID 120.01-ACRE TRACT, AT THE SOUTHEAST CORNER OF LOT 24 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 BEARS N 21°19'18" W A DISTANCE OF 572.94 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, S 21°30'44" E A DISTANCE OF 120.02 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 68°29'16" E A DISTANCE OF 80.00 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, S 79°39'03" E A DISTANCE OF 42.73 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 47°28'19" E A DISTANCE OF 118.19 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, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 20.64 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 03°38'19" AND A CHORD WHICH BEARS S 44°20'50" E, A DISTANCE OF 20.64 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR 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 35.69 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°47'12" AND A CHORD WHICH BEARS S 05°16'23" E, A DISTANCE OF 32.73 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 54°22'47" E 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, S 35°37'13" W A DISTANCE OF 162.20 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 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 274.22 FEET, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 57°07'57" AND CHORD WHICH BEARS S 07°03'14" W, 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, S 21°30'44" E A DISTANCE OF 452.45 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, S 68°29'16" 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 RIGHT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND CHORD WHICH BEARS S 23°29'16" W, A CHORD 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, S 21°30'44" E 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 RIGHT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND CHORD WHICH BEARS S 66°30'44" E, AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, S 21°30'44" E A DISTANCE OF 111.08 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 120.01-ACRE TRACT, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 30.73 FEET, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 01°45'39" AND CHORD WHICH BEARS S 20°37'55" E, AND A CHORD 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, S 19°45'05" E A DISTANCE OF 69.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR 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 38.50 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°14'21" AND CHORD WHICH BEARS S 24°22'05" W, A CHORD 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, S 68°29'16" W A DISTANCE OF 7.42 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 21°30'44" E 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 RIGHT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND CHORD WHICH BEARS S 66°30'44" E, A CHORD 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, S 21°30'44" E A DISTANCE OF 129.88 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 120.01-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.28 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'31" AND CHORD WHICH BEARS S 23°30'01" W, AND A CHORD DISTANCE OF 35.36 FEET TO THE 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°30'46" W A DISTANCE OF 734.90 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 120.01-ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'23" AND CHORD WHICH BEARS N 66°29'02" W, A CHORD DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY, FROM WHICH A 2-INCH PIPE FOUND AT THE COMMON WEST CORNER OF SAID 120.01-ACRE TRACT AND 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 BEARS S 07°09'40" W A DISTANCE OF 63.83 FEET;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, N 21°28'51" W, A DISTANCE OF 1,448.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.895 ACRES OF LAND, MORE OR LESS;

FINAL PLAT  
FLORA PHASE 1A  
SECTION 3  
A SUBDIVISION OF 27.895 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

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, BY 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 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 27.895 ACRES AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND 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 SECTION 3

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS 30<sup>th</sup> DAY OF July, 2024 A.D.

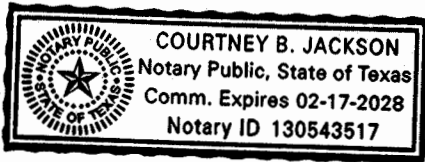
HUTTO 525 DEVELOPMENT PARTNERS, LP  
10235 WEST LITTLE YORK, SUITE 300  
HOUSTON, TEXAS 77040

BY: Stephen T. Sellers  
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



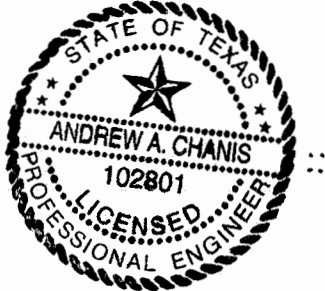
Courtney B. Jackson  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES 2-17-2028

NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

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

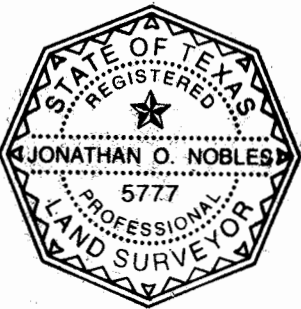
8/8/24  
DATE



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  
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

8/8/2024  
DATE



GENERAL NOTES:

1. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
3. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
4. 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.
5. 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 INSURE THE PROPER FUNDING FOR MAINTENANCE.
6. 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.
7. WATER SERVICE IS PROVIDED BY: JONAH WATER SPECIAL UTILITY DISTRICT
8. WASTEWATER SERVICE IS PROVIDED BY: SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT
9. 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.
10. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
11. LOTS WITH LESS THAN 50' OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
12. BLOCK F LOT 14, BLOCK G LOT 18 AND BLOCK H LOT 18 ARE ALLEYS AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
14. 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.
15. 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 PLACED 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 ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITHIN. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
16. 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.
17. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 133, THE ADJACENT COUNTY ROADWAY.
18. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
19. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
20. STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
21. 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 31 DAY OF July, 2024 A.D.

Cindy Bridges  
WILLIAMSON COUNTY ADDRESS COORDINATOR  
Cindy Bridges

Scott Pike  
JONAH WATER SPECIAL UTILITY DISTRICT  
SCOTT PIKE

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, FOR 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 THAT THIS 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  
SECTION 3

A SUBDIVISION OF 27.895 ACRES OF LAND LOCATED IN  
THE JOHN THOMAS SURVEY, ABSTRACT 610,  
WILLIAMSON COUNTY, TEXAS