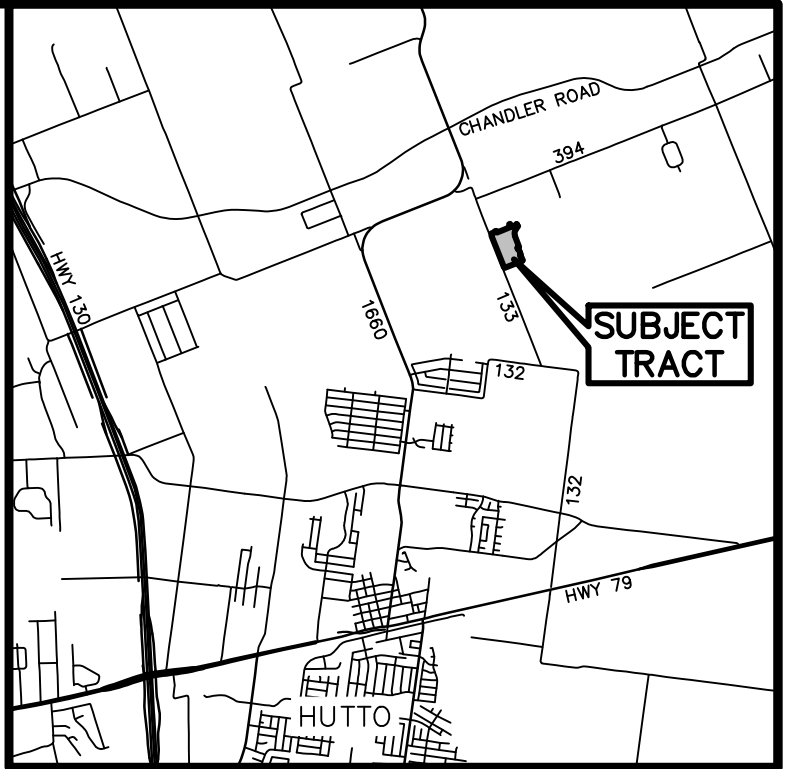
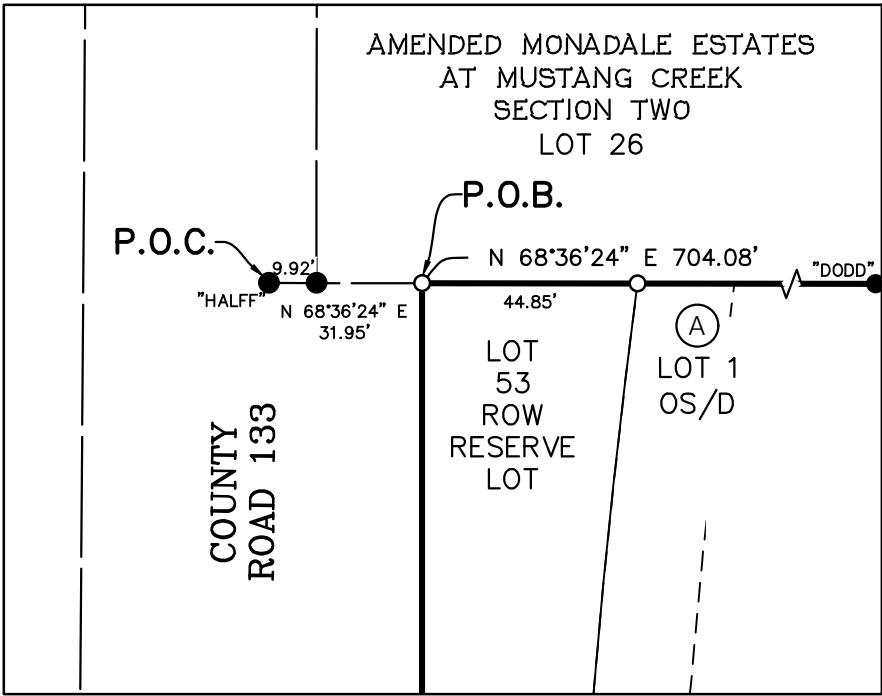
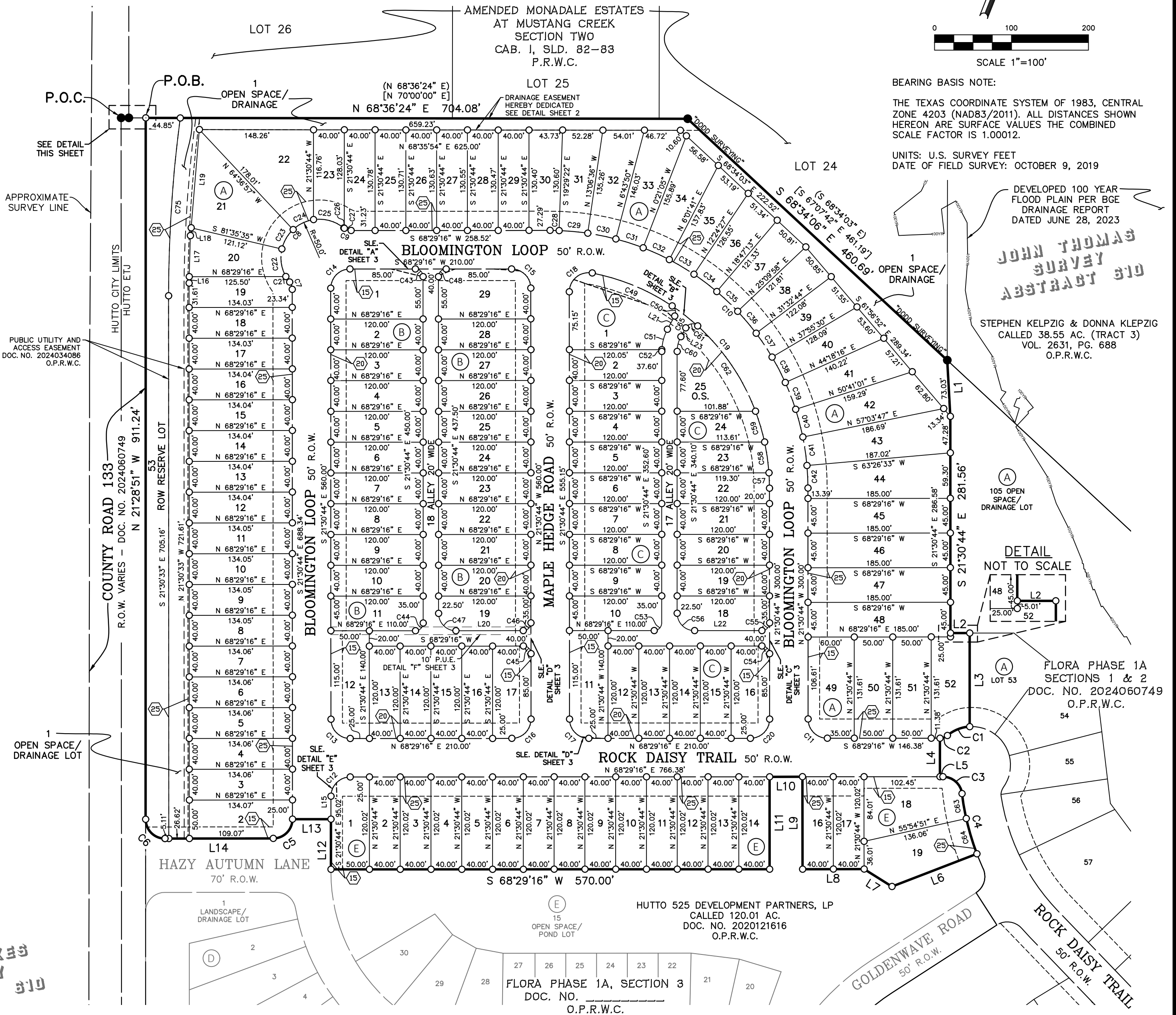


LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	120	15.587 AC.
OPEN SPACE/DRAINAGE LOT	1	1.075 AC.
OPEN SPACE	1	0.177 AC.
ALLEY	2	0.609 AC.
ROW RESERVE LOT	1	0.666 AC.
RIGHT-OF-WAY	-	3.808 AC.
TOTAL	125	21.922 AC.



STREET NAMES							
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	TYPE	DESIGN SPEED	PAVEMENT WIDTH (EOP - EOP)	URBAN/RURAL	CLASSIFICATION
BLOOMINGTON LOOP	50 FT.	1,887 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
ROCK DAISY TRAIL	50 FT.	816 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
MAPLE HEDGE ROAD	50 FT.	660 FT.	PUBLIC	25 MPH	30 FT.	URBAN	LOCAL
TOTAL		3,363 FT.					



SUBMITTAL DATE: JANUARY 4, 2024

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

FINAL PLAT

FLORA PHASE 1A SECTION 4

A SUBDIVISION OF 21.922 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS

- LEGEND
- CAB. CABINET
 - DOC. DOCUMENT
 - D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
 - ETJ EXTRATERRITORIAL JURISDICTION
 - NO. NUMBER
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
 - PG. PAGE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SLD. SLIDE
 - VOL. VOLUME
 - () RECORD INFORMATION DOCUMENT NUMBER 2020121616 O.P.R.W.C.
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - FOUND CONCRETE MONUMENT
 - SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
 - △ CALCULATED POINT
 - (A) BLOCK IDENTIFIER
 - (25) BUILDING SETBACK LINE (DISTANCE AS NOTED)



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
C1	31.74'	50.00'	36°22'26"	S 46°50'14" W	31.21'
C2	10.43'	15.00'	39°50'14"	S 48°34'09" W	10.22'
C3	36.31'	25.00'	83°12'48"	S 69°54'20" E	33.20'
C4	80.71'	325.00'	14°13'44"	S 35°24'48" E	80.50'
C5	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C6	39.28'	25.00'	90°01'54"	N 66°29'47" W	35.37'
C7	10.31'	15.00'	39°22'02"	N 41°11'45" W	10.10'
C8	147.25'	50.00'	168°44'04"	N 23°29'16" E	99.52'
C9	10.31'	15.00'	39°22'02"	N 88°10'17" E	10.10'
C10	526.22'	335.00'	90°00'00"	N 66°30'44" W	473.76'
C11	39.27'	25.00'	89°59'56"	S 66°30'42" E	35.35'
C12	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C13	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C14	39.27'	25.00'	90°00'00"	S 23°29'16" W	35.36'
C15	39.27'	25.00'	90°00'00"	N 66°30'44" W	35.36'
C16	39.27'	25.00'	90°00'00"	N 23°29'16" E	35.36'
C17	39.27'	25.00'	90°00'00"	S 66°30'44" E	35.36'
C18	44.11'	25.00'	101°05'15"	S 29°01'53" W	38.61'
C19	392.53'	285.00'	78°54'45"	N 60°58'07" W	362.23'
C20	39.27'	25.00'	90°00'00"	N 23°29'16" E	35.36'
C21	8.67'	50.00'	9°55'51"	S 55°54'51" E	8.66'
C22	37.12'	50.00'	42°32'31"	S 29°40'40" E	36.28'
C23	29.49'	50.00'	33°47'28"	S 08°29'19" W	29.06'
C24	30.04'	50.00'	34°25'34"	S 42°35'50" W	29.59'
C25	41.93'	50.00'	48°02'40"	S 83°49'58" W	40.71'
C26	0.94'	15.00'	3°34'39"	S 73°56'02" E	0.94'
C27	9.37'	15.00'	35°47'23"	N 86°22'57" E	9.22'
C28	11.83'	335.00'	2°01'23"	S 69°29'57" W	11.83'
C29	37.30'	335.00'	6°22'46"	S 73°42'01" W	37.28'
C30	37.30'	335.00'	6°22'46"	S 80°04'47" W	37.28'
C31	37.30'	335.00'	6°22'46"	S 86°27'33" W	37.28'
C32	37.30'	335.00'	6°22'46"	N 87°09'42" W	37.28'
C33	37.30'	335.00'	6°22'46"	N 80°46'56" W	37.28'
C34	37.30'	335.00'	6°22'46"	N 74°24'10" W	37.28'
C35	37.30'	335.00'	6°22'46"	N 68°01'24" W	37.28'
C36	37.30'	335.00'	6°22'46"	N 61°38'39" W	37.28'
C37	37.30'	335.00'	6°22'46"	N 55°15'53" W	37.28'
C38	37.30'	335.00'	6°22'46"	N 48°53'07" W	37.28'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C39	37.30'	335.00'	6°22'46"	N 42°30'22" W	37.28'
C40	37.30'	335.00'	6°22'46"	N 36°07'36" W	37.28'
C41	37.30'	335.00'	6°22'46"	N 29°44'50" W	37.28'
C42	29.50'	335.00'	5°02'43"	N 24°02'06" W	29.49'
C43	15.71'	10.00'	90°00'00"	N 66°30'44" W	14.14'
C44	15.71'	10.00'	90°00'00"	N 23°29'16" E	14.14'
C45	15.71'	10.00'	90°00'00"	N 66°30'44" W	14.14'
C46	15.71'	10.00'	89°59'55"	N 23°29'18" E	14.14'
C47	35.34'	22.50'	90°00'00"	S 66°30'44" E	31.82'
C48	15.71'	10.00'	89°59'57"	S 23°29'14" W	14.14'
C49	113.10'	285.00'	22°44'16"	N 89°03'21" W	112.36'
C50	14.83'	10.00'	84°59'15"	N 35°11'36" W	13.51'
C51	27.77'	60.00'	26°31'18"	S 05°57'37" E	27.53'
C52	2.40'	60.00'	2°17'28"	S 20°22'00" E	2.40'
C53	15.71'	10.00'	90°00'00"	N 23°29'16" E	14.14'
C54	15.71'	10.00'	90°00'00"	N 66°30'44" W	14.14'
C55	15.71'	10.00'	90°00'00"	N 23°29'16" E	14.14'
C56	35.34'	22.50'	90°00'00"	S 66°30'44" E	31.82'
C57	20.01'	285.00'	4°01'23"	N 23°31'26" W	20.01'
C58	40.44'	285.00'	8°07'45"	N 29°36'00" W	40.40'
C59	41.72'	285.00'	8°23'16"	N 37°51'31" W	41.68'
C60	20.12'	40.00'	28°48'46"	S 07°06'21" E	19.90'
C61	18.06'	10.00'	103°27'49"	S 59°01'56" W	15.70'
C62	135.22'	285.00'	27°11'01"	N 55°38'39" W	133.95'
C63	32.83'	325.00'	5°47'13"	S 31°11'33" E	32.81'
C64	47.89'	325.00'	8°26'31"	S 38°18'25" E	47.84'
C65	42.04'	285.00'	8°27'04"	N 73°27'41" W	42.00'
C66	11.34'	25.00'	25°59'32"	S 81°29'02" W	11.24'
C67	27.93'	25.00'	64°00'28"	N 53°30'58" W	26.50'
C68	17.42'	25.00'	39°55'50"	N 01°32'49" W	17.07'
C69	26.68'	25.00'	61°09'25"	S 48°59'48" W	25.44'
C70	19.93'	285.00'	4°00'24"	N 67°13'57" W	19.93'
C71	10.27'	25.00'	23°31'33"	S 80°15'02" W	10.19'
C72	29.00'	25.00'	66°28'27"	N 54°44'58" W	27.41'
C73	19.38'	25.00'	44°24'53"	N 00°41'42" E	18.90'
C74	19.89'	25.00'	45°35'07"	N 45°41'42" E	19.37'
C75	231.67'	1,764.05'	7°31'28"	S 17°44'49" E	231.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 24°37'59" E	73.03'
L2	N 68°29'27" E	25.00'
L3	S 21°30'44" E	121.62'
L4	S 21°30'44" E	50.00'
L5	N 68°29'16" E	3.76'
L6	S 47°28'19" W	118.19'
L7	N 79°39'03" W	42.73'
L8	S 68°29'16" W	80.00'
L9	N 21°30'44" W	120.02'
L10	S 68°29'16" W	42.69'
L11	S 21°30'44" E	120.02'
L12	N 21°30'44" W	65.20'
L13	S 68°29'16" W	50.00'
L14	S 68°29'16" W	140.80'
L15	N 21°30'44" W	29.82'
L16	S 19°52'37" E	8.39'
L17	S 19°52'37" E	53.29'
L18	S 16°39'06" E	10.14'
L19	S 16°39'06" E	128.14'
L20	S 68°29'16" W	87.50'
L21	N 07°18'02" E	19.54'
L22	N 68°29'16" E	87.50'
L23	S 07°18'02" W	13.03'
L24	N 21°23'36" W	15.06'
L25	S 68°29'16" W	25.00'

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	A	46,827	OS/D
2	A	6,569	R
3	A	5,363	R
4	A	5,363	R
5	A	5,362	R
6	A	5,362	R
7	A	5,362	R
8	A	5,362	R
9	A	5,362	R
10	A	5,362	R
11	A	5,362	R
12	A	5,362	R
13	A	5,362	R
14	A	5,362	R
15	A	5,362	R
16	A	5,361	R
17	A	5,361	R
18	A	5,361	R
19	A	5,307	R
20	A	5,956	R
21	A	10,113	R
22	A	11,127	R
23	A	4,770	R
24	A	5,225	R
25	A	5,230	R
26	A	5,227	R
27	A	5,224	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
28	A	5,221	R
29	A	5,217	R
30	A	5,401	R
31	A	5,917	R
32	A	6,319	R
33	A	7,039	R
34	A	6,647	R
35	A	5,877	R
36	A	5,453	R
37	A	5,333	R
38	A	5,352	R
39	A	5,512	R
40	A	5,978	R
41	A	6,802	R
42	A	8,078	R
43	A	9,086	R
44	A	9,473	R
45	A	8,325	R
46	A	8,325	R
47	A	8,325	R
48	A	8,325	R
49	A	7,762	R
50	A	6,580	R
51	A	6,580	R
52	A	6,375	R
53	A	29,019	ROW

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	B	7,644	R
2	B	4,800	R
3	B	4,800	R
4	B	4,800	R
5	B	4,800	R
6	B	4,800	R
7	B	4,800	R
8	B	4,800	R
9	B	4,800	R
10	B	4,800	R
11	B	5,379	R
12	B	6,866	R
13	B	4,800	R
14	B	4,800	R
15	B	4,800	R
16	B	4,800	R
17	B	5,844	R
18	B	13,816	ALLEY
19	B	5,270	R
20	B	4,800	R
21	B	4,800	R
22	B	4,800	R
23	B	4,800	R
24	B	4,800	R
25	B	4,800	R
26	B	4,800	R
27	B	4,800	R
28	B	4,800	R
29	B	7,644	R

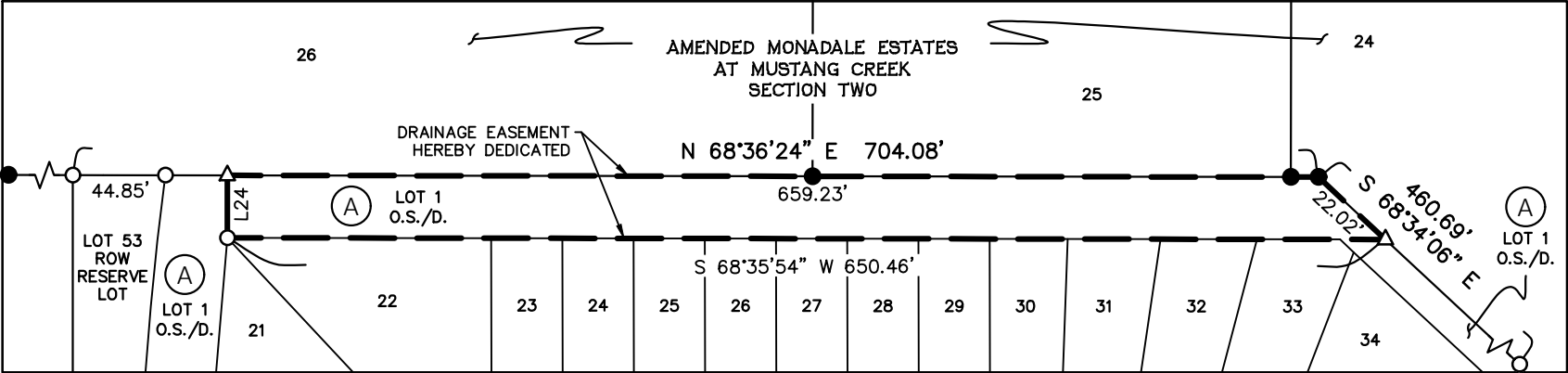
LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	C	11,120	R
2	C	4,800	R
3	C	4,800	R
4	C	4,800	R
5	C	4,800	R
6	C	4,800	R
7	C	4,800	R
8	C	4,800	R
9	C	4,800	R
10	C	5,379	R
11	C	6,866	R
12	C	4,800	R
13	C	4,800	R
14	C	4,800	R
15	C	4,800	R
16	C	5,844	R
17	C	12,722	ALLEY
18	C	5,270	R
19	C	4,800	R
20	C	4,800	R
21	C	4,800	R
22	C	4,795	R
23	C	4,678	R
24	C	4,331	R
25	C	7,714	OS

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	E	5,867	R
2	E	4,801	R
3	E	4,801	R
4	E	4,801	R
5	E	4,801	R
6	E	4,801	R
7	E	4,801	R
8	E	4,801	R
9	E	4,801	R
10	E	4,801	R
11	E	4,801	R
12	E	4,801	R
13	E	4,801	R
14	E	4,801	R
16	E	4,801	R
17	E	4,801	R
18	E	8,839	R
19	E	7,871	R

LOT TYPE LEGEND	
ALLEY	ALLEY
R	RESIDENTIAL
OS	OPEN SPACE
ROW	ROW RESERVE LOT
OS/D	OPEN SPACE/DRAINAGE

FINAL PLAT
FLORA PHASE 1A
SECTION 4

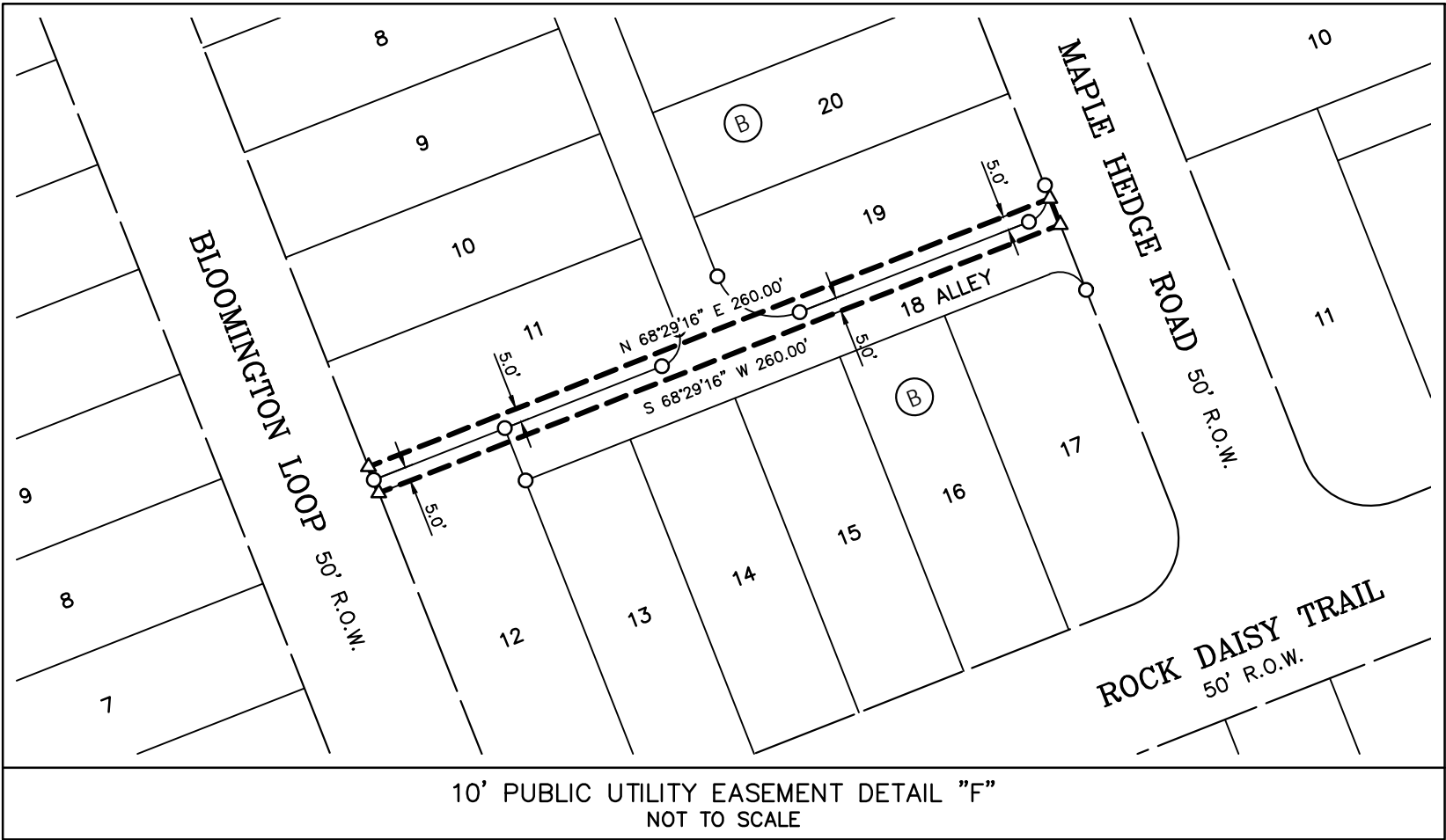
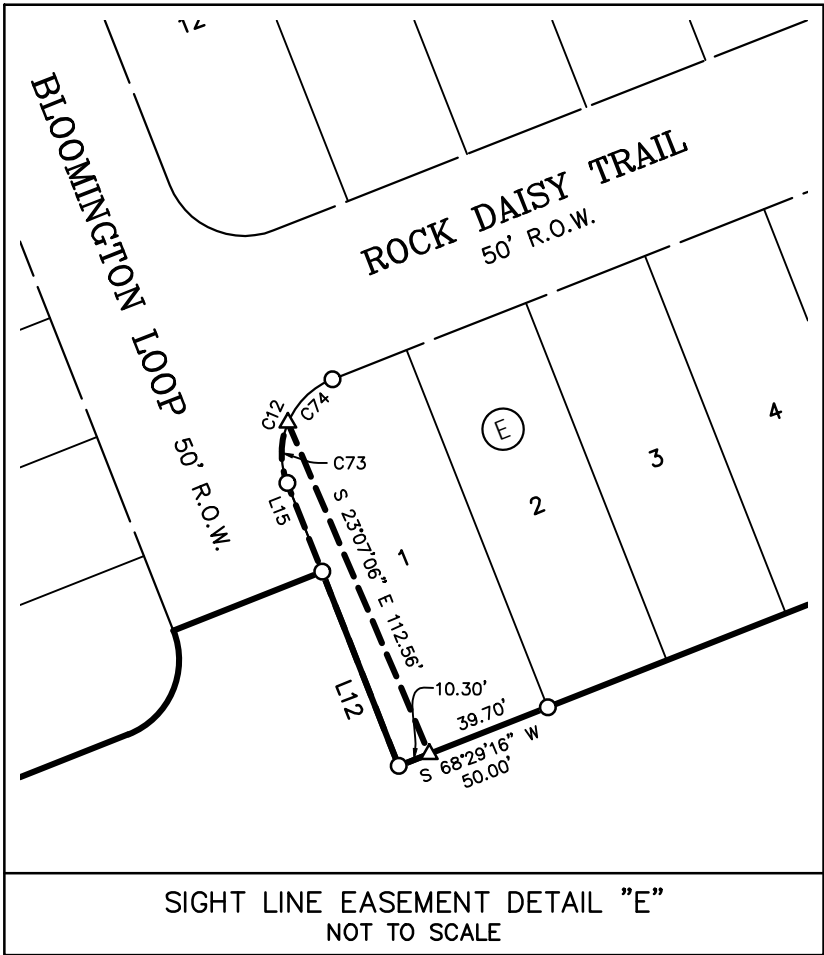
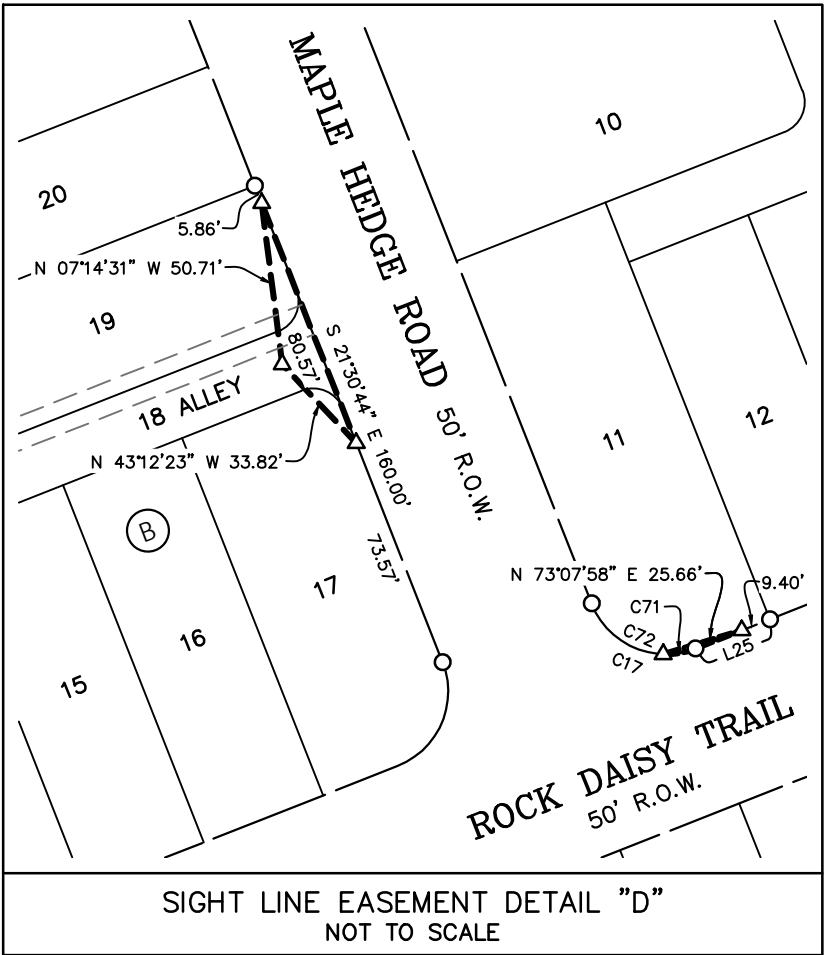
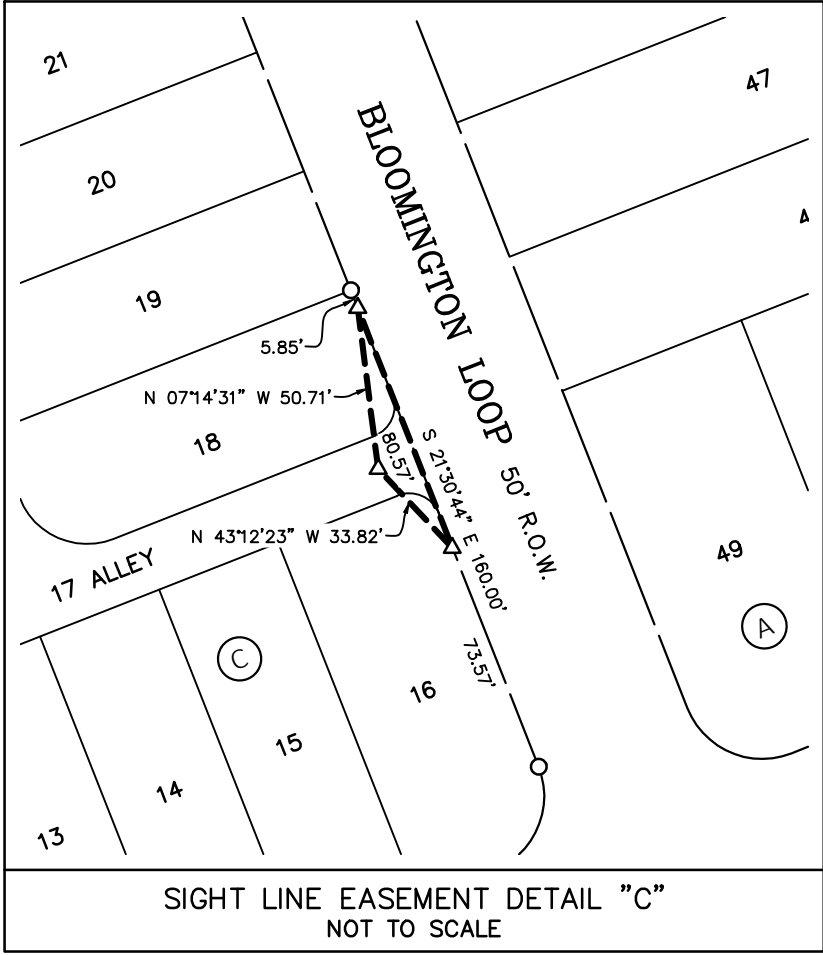
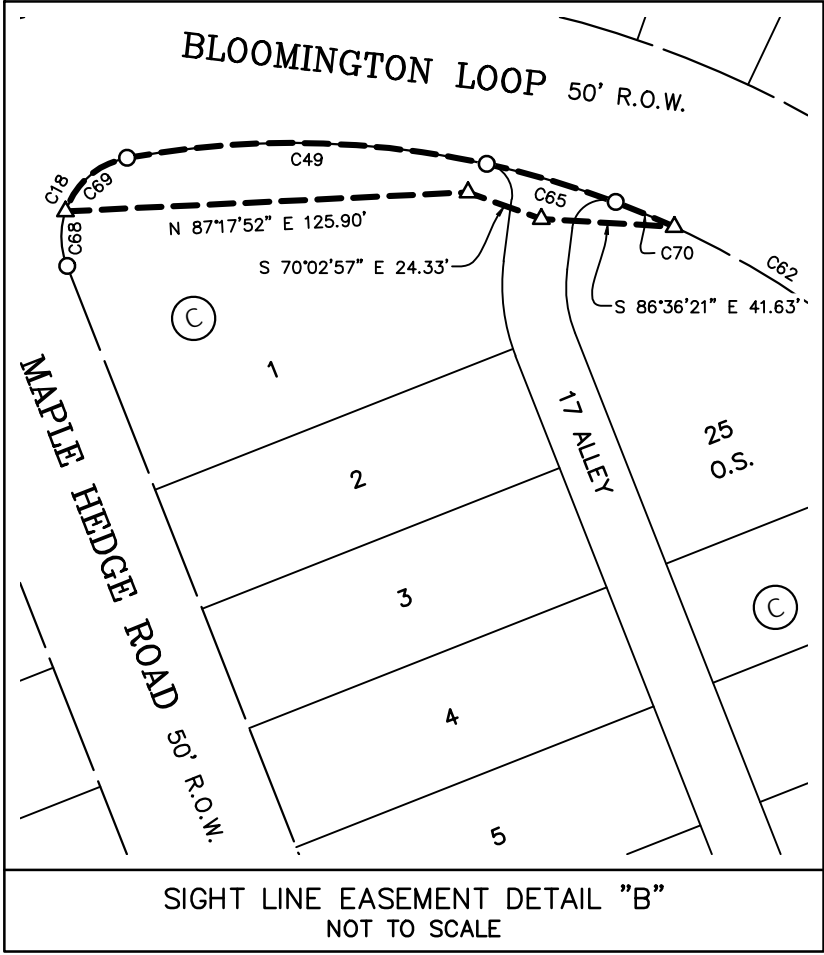
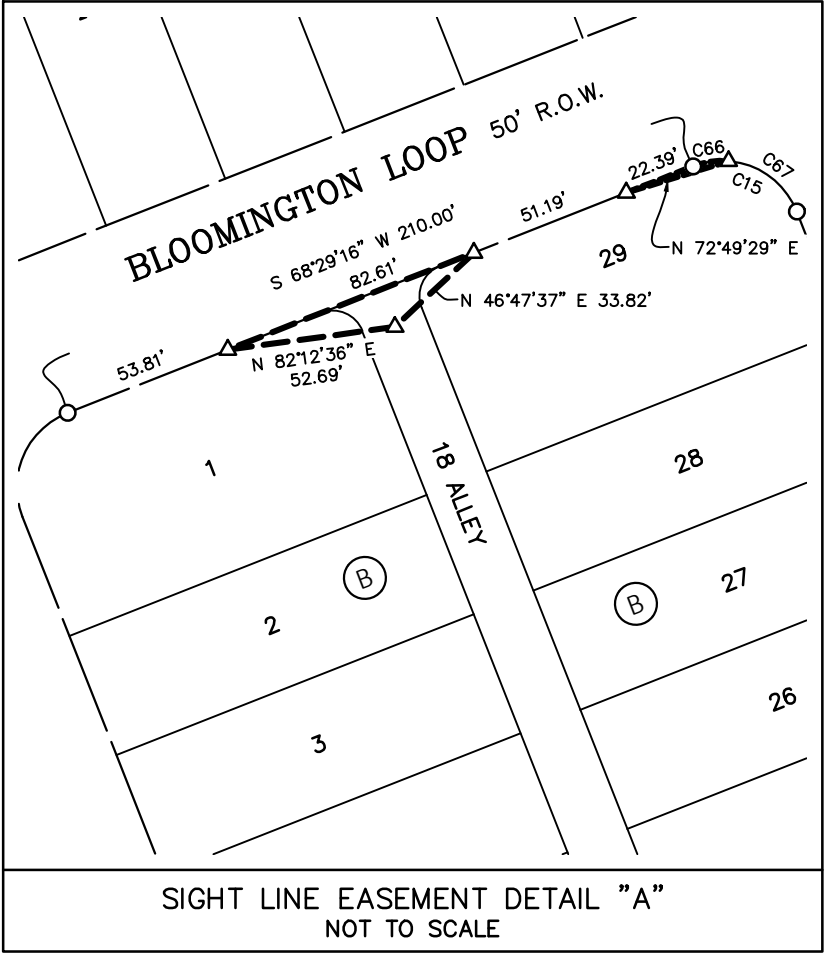
A SUBDIVISION OF 21.922 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS



DETAIL
NOT TO SCALE



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FINAL PLAT
FLORA PHASE 1A
SECTION 4

A SUBDIVISION OF 21.922 ACRES OF LAND LOCATED IN
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DESCRIPTION OF A 21.922 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, THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133, AND THE NORTHWEST LINE OF SAID 120.01-ACRE TRACT, 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 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, 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 ON THE SOUTHEAST LINE OF SAID LOT 26, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE NORTHWEST LINE OF SAID 120.01-ACRE TRACT AND WITH THE SOUTHEAST LINE OF SAID AMENDED MONADALE ESTATES AT MUSTANG CREEK SECTION TWO, N 68°36'24" E A DISTANCE OF 704.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'DODD SURVEYING"FOUND AT AN INTERIOR CORNER OF LOT 24, OF SAID AMENDED MONADALE ESTATES AT MUSTANG CREEK SECTION TWO, AT THE MOST NORTHERN CORNER OF SAID 120.01-ACRE TRACT, FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NORTHEAST LINE OF SAID 120.01-ACRE TRACT AND THE SOUTHWEST LINE OF SAID LOT 24, S 68°34'06" E A DISTANCE OF 460.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'DODD SURVEYING"FOUND 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 THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 120.01-ACRE TRACT, S 24°37'59" E A DISTANCE OF 73.03 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 21°30'44" E A DISTANCE OF 281.56 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°29'27" E 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, S 21°30'44" E A DISTANCE OF 121.62 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 AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, ALONG SAID CURVE TO THE LEFT, 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 S 46°50'14" W A DISTANCE OF 31.21 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 10.43 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 39°50'14" AND CHORD WHICH BEARS S 48°34'09" W, A DISTANCE OF 10.22 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 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 3.76 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 36.31 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°12'48" AND CHORD WHICH BEARS S 69°54'20" E, A DISTANCE OF 33.20 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 80.71 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 14°13'44" AND CHORD WHICH BEARS S 35°24'48" E, A DISTANCE OF 80.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC"SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, S 47°28'19" W A DISTANCE OF 118.19 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 79°39'03" W A DISTANCE OF 42.73 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 68°29'16" W A DISTANCE OF 80.00 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 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, S 68°29'16" W A DISTANCE OF 42.69 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 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, S 68°29'16" W A DISTANCE OF 570.00 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 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, 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 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 23°29'16" W, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC"SET A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 120.01-ACRE TRACT, S 68°29'16" W 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 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°01'54" AND CHORD WHICH BEARS N 66°29'47" W, 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 21°28'51" W A DISTANCE OF 911.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.922 ACRES OF LAND, MORE OR LESS.



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

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 21.922 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 4

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

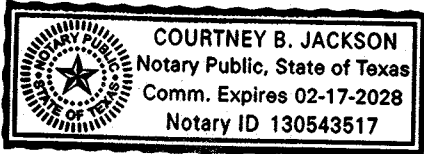
HUTTO 525 DEVELOPMENT PARTNERS, LP
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TEXAS 77040

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



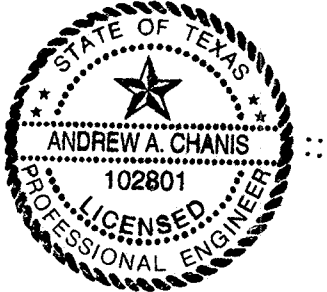
Courtney B. Jackson
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 2-17-2028

NO LOT IN THIS SUBDIVISION IS ENCRONCHED 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

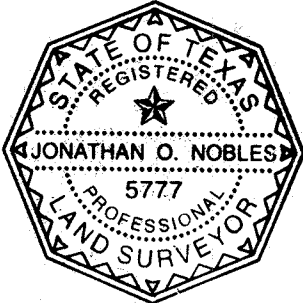
8/8/24
DATE



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

5/8/2024
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 ENSURE 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 B LOT 18 AND BLOCK C LOT 17 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 THEREWITH. 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. STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET
19. 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.
20. 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.
21. THE ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH SECTION 8348.105 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 §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

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

DATE

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

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 4**

A SUBDIVISION OF 21.922 ACRES OF LAND LOCATED IN
THE JOHN THOMAS SURVEY, ABSTRACT 610,
WILLIAMSON COUNTY, TEXAS