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REPLAT OF FIREFLY POINTE PHASE 1

A SUBDIVISION OF 42.193 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

LEGEND

- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- F.F.E. FINISHED FLOOR ELEVATION
- NO. NUMBER
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- S.S.E. STORM SEWER EASEMENT
- VOL. VOLUME
- W.L.E. WATER LINE EASEMENT
- W.W.L.E. WASTEWATER LINE EASEMENT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/ "BGE, INC." CAP
- △ FOUND TxDOT TYPE I MONUMENT
- △ CALCULATED POINT
- △ PROPOSED SIDEWALK
- △ SCALE BREAK SYMBOL

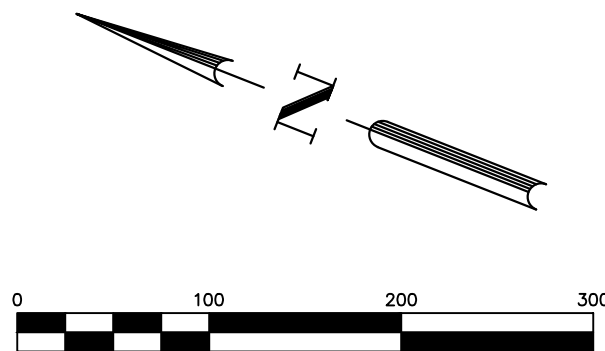
MATCHLINE—SHEET 1
MATCHLINE—SHEET 2

JOHN DYKES
SURVEY,
ABSTRACT NO.
186

LTL PETERSON, LLC.
CALLED 199.464 ACRES
DOC. NO. 2021059925
O.P.R.W.C.

LTL PETERSON LLC
CALLED 26.981 ACRES
DOCUMENT NO. 202103229
O.P.R.W.C.

MARVIN STURM AND IOLA STURM
CALLED 62.956 ACRES
VOLUME 1174, PAGE 282
O.R.W.C.



STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH	PAVEMENT WIDTH	CLASSIFICATION	DESIGN SPEED
BRIGHT NIGHT LANE	50 FT.	351 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
FIREFLY POINTE DRIVE	69 FT.	1,830 FT.	48 FT.	COLLECTOR (PUBLIC)	35 MPH
GHOST STORIES WAY	50 FT.	755 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
KITEFLYER LANE	50 FT.	49 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
LITTLE SPARKLERS LOOP	50 FT.	1,411 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
PAINTED NIGHT ROAD	50 FT.	755 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
TWILIGHT BREEZE WAY	VARIES	1,187 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
STREAKING STAR DRIVE	50 FT.	50 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
TOTAL LINEAR FEET		6,388 FT.			



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

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FINISHED FLOOR ELEVATIONS		
LOT	BLOCK	MINIMUM F.F.E.
2	W	690.05'
3	W	689.75'
4	W	689.55'
5	W	689.00'
6	W	688.40'
8	W	684.58'
9	W	684.31'
10	W	684.25'
11	W	684.25'
12	W	684.25'
13	W	684.25'
14	W	684.25'
15	W	684.25'
16	W	684.25'
17	W	685.00'
31	W	683.95
32	W	683.95
33	W	682.96'
34	W	682.80'
35	W	682.47'
36	W	682.17'
39	W	680.30'
40	W	680.30'
41	W	680.30'
42	W	680.60'
43	W	680.50'
44	W	680.30'
45	W	680.30'
46	W	680.30'
47	W	680.72'
48	W	681.52'
49	W	682.13'
50	W	682.20'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	119°17'01"	104.09'	N 88°44'13" W	86.29'
C2	25.00'	36°52'12"	16.09'	S 50°03'22" W	15.81'
C3	25.00'	65°09'54"	28.43'	N 35°54'30" E	26.93'
C4	25.00'	65°09'48"	28.43'	S 78°55'35" E	26.93'
C5	504.50'	36°30'44"	321.50'	N 86°44'49" E	316.08'
C6	435.50'	36°30'15"	277.46'	N 86°44'35" E	272.80'
C7	25.00'	65°09'55"	28.43'	N 35°54'30" E	26.93'
C8	25.00'	65°09'55"	28.43'	S 78°55'35" E	26.93'
C9	25.00'	90°05'10"	39.31'	N 66°27'57" W	35.38'
C10	25.00'	90°00'00"	39.27'	S 23°29'28" W	35.36'
C11	25.00'	90°00'00"	39.27'	S 66°30'32" E	35.36'
C12	25.00'	7°16'58"	3.18'	N 72°07'57" E	3.18'
C13	25.00'	7°16'58"	3.18'	S 72°07'57" W	3.18'
C14	25.00'	36°52'12"	16.09'	S 50°03'22" W	15.81'
C15	50.00'	163°44'23"	142.89'	S 66°30'32" E	98.99'
C16	25.00'	36°52'12"	16.09'	N 3°04'26" W	15.81'
C17	25.00'	90°00'00"	39.27'	N 66°30'32" W	35.36'
C18	25.00'	36°52'12"	16.09'	S 50°03'22" W	15.81'
C19	50.00'	163°44'23"	142.89'	S 66°30'32" E	98.99'
C20	25.00'	36°52'12"	16.09'	N 3°04'26" W	15.81'
C21	25.00'	90°00'00"	39.27'	N 66°30'32" W	35.36'
C22	504.50'	19°06'54"	168.31'	N 78°02'55" E	167.53'
C23	25.00'	84°34'54"	36.91'	S 45°18'55" W	33.64'
C24	175.00'	24°32'13"	74.94'	S 9°14'39" E	74.37'
C25	25.00'	36°52'12"	16.09'	S 39°56'51" E	15.81'
C26	50.00'	163°44'23"	142.89'	N 23°29'15" E	98.99'
C27	25.00'	36°52'12"	16.09'	S 86°55'21" W	15.81'
C28	25.00'	36°51'58"	16.09'	S 50°03'16" W	15.81'
C29	50.00'	163°44'22"	142.89'	S 66°30'32" E	98.99'
C30	25.00'	36°52'12"	16.09'	N 3°04'26" W	15.81'
C31	25.00'	9°00'16"	3.93'	S 65°24'55" W	3.92'
C32	25.00'	90°00'00"	39.27'	N 23°29'28" E	35.36'
C33	25.00'	90°00'00"	39.27'	N 66°30'32" W	35.36'
C34	25.00'	90°00'00"	39.27'	S 23°29'28" W	35.36'
C35	25.00'	90°00'00"	39.27'	S 66°30'32" E	35.36'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C36	25.00'	7°16'58"	3.18'	N 64°50'59" E	3.18'
C37	25.00'	90°00'00"	39.27'	S 66°30'32" E	35.36'
C38	25.00'	90°00'00"	39.27'	S 23°29'28" W	35.36'
C39	25.00'	90°00'00"	39.27'	N 66°30'32" W	35.36'
C40	25.00'	90°00'00"	39.27'	N 23°29'28" E	35.36'
C41	25.00'	90°05'31"	39.31'	S 23°26'42" W	35.38'
C42	25.00'	90°00'13"	39.27'	S 66°30'39" E	35.36'
C43	25.00'	90°00'00"	39.27'	N 23°29'15" E	35.36'
C44	25.00'	53°58'05"	23.55'	N 48°29'47" W	22.69'
C45	60.00'	287°56'10"	301.53'	S 68°29'15" W	70.59'
C46	25.00'	53°58'05"	23.55'	S 5°28'18" W	22.69'
C47	25.00'	90°00'00"	39.27'	S 66°30'45" E	35.36'
C48	25.00'	90°00'00"	39.27'	N 23°29'15" E	35.36'
C49	225.00'	24°32'13"	96.36'	S 9°14'39" E	95.62'
C50	25.00'	84°34'54"	36.91'	N 39°15'59" W	33.64'
C51	504.50'	6°33'08"	57.69'	S 78°16'52" E	57.66'
C52	435.50'	36°30'15"	277.46'	S 86°44'35" W	272.80'
C53	25.00'	3°38'02"	1.59'	N 63°01'31" E	1.59'
C54	25.00'	3°38'56"	1.59'	N 66°40'00" E	1.59'
C55	225.00'	4°17'35"	16.86'	S 0°52'41" W	16.85'
C56	225.00'	7°34'07"	29.72'	S 5°03'11" E	29.70'
C57	225.00'	10°17'18"	40.40'	S 13°58'53" E	40.35'
C58	225.00'	2°23'13"	9.37'	S 20°19'09" E	9.37'
C59	60.00'	3°11'10"	3.34'	N 30°51'45" E	3.34'
C60	60.00'	39°44'48"	41.62'	N 9°23'46" E	40.79'
C61	60.00'	34°06'33"	35.72'	N 27°31'55" W	35.19'
C62	60.00'	93°20'27"	97.75'	S 88°44'35" W	87.29'
C63	60.00'	23°45'44"	24.88'	S 30°11'29" W	24.71'
C64	60.00'	23°47'38"	24.92'	S 6°24'48" W	24.74'
C65	60.00'	27°03'50"	28.34'	S 19°00'56" E	28.08'
C66	60.00'	39°44'48"	41.62'	S 52°25'16" E	40.79'
C67	60.00'	3°11'10"	3.34'	S 73°53'15" E	3.34'
C68	435.50'	22°45'12"	172.95'	N 86°22'53" W	171.81'
C69	435.50'	10°12'55"	77.65'	S 77°08'03" W	77.54'
C70	435.50'	3°32'08"	26.87'	S 70°15'32" W	26.87'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C71	25.00'	13°17'25"	5.80'	N 8°42'57" E	5.79'
C72	25.00'	23°34'47"	10.29'	N 9°43'09" W	10.22'
C73	25.00'	3°38'02"	1.59'	N 73°57'24" E	1.59'
C74	25.00'	3°38'56"	1.59'	N 70°18'55" E	1.59'
C75	50.00'	36°52'12"	32.18'	S 3°04'26" E	31.62'
C76	50.00'	35°34'59"	31.05'	S 39°18'02" E	30.56'
C77	50.00'	65°10'43"	56.88'	S 89°40'53" E	53.86'
C78	50.00'	26°06'29"	22.78'	N 44°40'30" E	22.59'
C79	50.00'	6°12'22"	5.42'	S 12°15'28" W	5.41'
C80	50.00'	53°37'06"	46.79'	S 17°39'15" E	45.10'
C81	50.00'	36°28'20"	31.83'	S 62°41'59" E	31.29'
C82	50.00'	53°36'45"	46.79'	N 72°15'29" E	45.10'
C83	50.00'	13°49'51"	12.07'	N 38°32'11" E	12.04'
C84	50.00'	31°07'13"	27.16'	N 89°47'50" E	26.82'
C85	50.00'	44°10'47"	38.55'	N 52°08'50" E	37.61'
C86	50.00'	34°54'55"	30.47'	N 12°35'59" E	30.00'
C87	50.00'	44°41'22"	39.00'	N 27°12'09" W	38.02'
C88	50.00'	8°50'06"	7.71'	N 53°57'54" W	7.70'
C89	50.00'	48°24'27"	42.24'	S 8°50'34" E	41.00'
C90	50.00'	115°19'55"	100.65'	N 89°17'15" E	84.49'
C91	175.00'	17°01'39"	52.01'	S 5°29'22" E	51.82'
C92	175.00'	7°30'34"	22.94'	S 17°45'28" E	22.92'
C93	504.50'	8°15'40"	72.74'	N 83°28'32" E	72.68'
C94	504.50'	10°51'14"	95.57'	N 73°55'05" E	95.43'
C95	25.00'	89°57'56"	39.25'	N 23°30'30" E	35.34'
C96	25.00'	90°02'04"	39.28'	N 66°29'30" W	35.37'
C97	25.00'	89°57'56"	39.25'	N 23°30'30" E	35.34'
C98	25.00'	90°02'04"	39.28'	N 66°29'30" W	35.37'
C99	25.00'	53°07'44"	23.18'	N 5°05'28" E	22.36'
C100	25.00'	36°50'08"	16.07'	N 50°04'24" E	15.80'
C101	50.00'	51°22'07"	44.83'	N 54°46'47" W	43.34'
C102	50.00'	49°18'56"	43.04'	S 56°16'44" W	41.72'
C103	50.00'	18°35'58"	16.23'	N 89°45'49" W	16.16'
C104	50.00'	17°16'32"	15.08'	N 71°22'45" E	15.02'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S68°42'06"W	105.28'
L2	N31°43'28"W	62.18'
L3	N41°08'04"W	62.08'
L4	N49°27'55"W	62.32'
L5	N71°06'18"W	118.28'
L6	S86°49'46"W	90.84'
L7	S82°31'38"W	41.23'
L8	S68°29'28"W	105.44'
L9	N21°30'32"W	69.00'
L10	N68°29'28"E	85.00'
L11	N68°29'28"E	54.62'
L12	N68°29'28"E	68.14'
L13	N68°29'28"E	54.62'
L14	N68°29'28"E	93.41'
L15	N68°29'28"E	88.41'

LINE DATA		
NUMBER	BEARING	DISTANCE
L16	N68°31'08"E	18.32'
L17	N75°46'26"E	71.76'
L18	N61°12'30"E	71.76'
L19	N3°01'28"E	7.40'
L20	N3°01'28"E	7.40'
L21	N21°30'45"W	95.63'
L22	S68°29'28"W	68.14'
L23	N21°30'45"W	90.63'
L24	N68°29'28"E	85.00'
L25	S68°29'28"W	67.05'
L26	N68°29'28"E	67.43'
L27	S74°12'06"W	50.25'
L28	N68°29'28"E	27.50'
L29	S21°26'58"E	69.00'
L30	N21°26'58"W	69.00'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	AA	5,926
2	AA	4,800
3	AA	4,800
4	AA	4,800
5	AA	5,400
6	AA	5,400
7	AA	5,400
8	AA	5,400
9	AA	6,466
10	AA	6,442
11	AA	5,381
12	AA	5,381
13	AA	5,381
14	AA	5,381
15	AA	4,783
16	AA	4,783
17	AA	4,783
18	AA	5,904

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	W	58,232
2	W	5,400
3	W	5,400
4	W	5,400
5	W	5,393
6	W	4,882
7	W	574,245
8	W	5,400
9	W	5,400
10	W	5,400
11	W	5,400
12	W	5,400
13	W	5,400
14	W	5,400
15	W	5,096
16	W	9,219
17	W	10,138
18	W	5,743
19	W	5,330
20	W	5,400
21	W	5,389
22	W	6,865
23	W	6,151
24	W	4,800
25	W	4,800

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
26	W	4,800
27	W	5,400
28	W	5,400
29	W	5,400
30	W	5,400
31	W	5,347
32	W	4,808
33	W	4,808
34	W	5,290
35	W	5,400
36	W	5,400
37	W	5,400
38	W	6,466
39	W	5,400
40	W	5,400
41	W	5,022
42	W	5,507
43	W	5,759
44	W	6,125
45	W	6,212
46	W	5,935
47	W	5,775
48	W	5,197
49	W	5,197
50	W	5,197

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	X	7,118
2	X	5,400
3	X	5,400
4	X	5,400
5	X	5,400
6	X	5,40

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REPLAT OF
FIREFLY POINTE
PHASE 1

A SUBDIVISION OF 42.193 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

FIELD NOTES FOR A 42.193 ACRE TRACT OF LAND IN THE JOHN DYES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE CALLED 199.464 ACRE TRACT OF LAND AS CONVEYED TO LTL PETERSON LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021059925, AND A PORTION OF A CALLED 26.981 ACRE TRACT OF LAND AS CONVEYED TO LTL PETERSON LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021103229, BOTH IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 42.193 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod set with cap stamped "BGE INC" in the westerly right-of-way line of F.M. 1660 (variable width right-of-way) on the easterly line of the above described LTL PETERSON LLC 199.464-acre tract for the northeast corner and POINT OF BEGINNING of the herein described tract, from which a 1/2-inch iron rod set with cap stamped "BGE INC" bears N 21°30'32" W a distance of 600.81 feet;

THENCE, with the easterly line of said LTL PETERSON LLC 199.464-acre tract and the westerly right-of-way line of said F.M. 1660, S 21°30'32" E a distance of 1,071.29 feet to a 1/2-inch iron rod found at the southeast corner of said LTL PETERSON LLC 199.464-acre tract and the northeast corner of the above described LTL PETERSON LLC 26.981-acre tract for an angle point of the herein described tract;

THENCE, with the easterly line of said LTL PETERSON LLC 26.981-acre tract and the westerly right-of-way line of said F.M. 1660, S 21°06'38" E a distance of 426.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southeast corner of the herein described tract, from which a broken TxDOT Type 1 concrete monument bears S 21°06'38" E a distance of 1,684.10 feet;

THENCE, departing the westerly right-of-way line of said F.M. 1660, over and across said LTL PETERSON LLC 26.981-acre tract, S 68°42'06" W a distance of 290.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 26.981-acre tract S 62°36'55" W a distance of 150.90 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 26.981-acre tract S 68°42'06" W a distance of 105.28 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 LTL PETERSON LLC 26.981-acre tract N 21°17'54" W a distance of 372.51 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 26.981-acre tract, N 31°43'28" W a distance of 62.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, partially over and across said LTL PETERSON LLC 26.981-acre tract, and said LTL PETERSON LLC 199.464-acre tract, N 41°08'04" W a distance of 62.08 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract N 49°27'55" W a distance of 62.32 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract N 63°02'33" W a distance of 428.70 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract N 71°06'18" W a distance of 118.28 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract S 86°49'46" W a distance of 90.84 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract S 68°29'28" W a distance of 366.66 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract S 82°31'38" W a distance of 41.23 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract S 68°29'28" W a distance of 105.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

THENCE, along a curve to the left, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 104.09 feet, having a radius of 50.00 feet, a central angle of 119°17'01" and a chord which bears N 88°44'13" W a distance of 86.29 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of reverse curvature;

THENCE, along said curve to the right, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 16.09 feet, having a radius of 25.00 feet, a central angle of 36°52'12" and a chord which bears N 50°03'22" E a distance of 15.81 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 LTL PETERSON LLC 199.464-acre tract, S 68°29'28" W a distance of 226.70 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly exterior corner of the herein described tract;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract, N 27°07'56" W a distance of 698.86 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract, N 68°29'28" E a distance of 215.90 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 LTL PETERSON LLC 199.464-acre tract, N 21°30'32" W a distance of 69.00 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 LTL PETERSON LLC 199.464-acre tract, N 68°29'28" E a distance of 85.00 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, along said curve to the left, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'54" and a chord which bears N 35°54'36" E a distance of 26.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an exterior corner of the herein described tract;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract, N 68°29'28" E a distance of 54.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a non-tangent point of curvature of a curve to the left;

THENCE, along said curve to the left, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'48" and a chord which bears S 78°55'33" E a distance of 26.93 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 LTL PETERSON LLC 199.464-acre tract, N 68°29'28" E a distance of 68.14 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, along said curve to the right, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 321.50 feet, having a radius of 504.50 feet, a central angle of 36°30'44" and a chord which bears S 8644'49" W a distance of 316.08 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 LTL PETERSON LLC 199.464-acre tract, S 75°00'17" E a distance of 177.42 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, along said curve to the left, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 277.46 feet, having a radius of 435.50 feet, a central angle of 36°30'15" and a chord which bears N 86°44'35" E a distance of 272.80 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature;

THENCE, along said curve to the left, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'55" and a chord which bears N 35°54'30" E a distance of 26.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

THENCE, continuing over and across said LTL PETERSON LLC 199.464-acre tract, N 68°29'28" E a distance of 54.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a non-tangent point of curvature of a curve to the left;

THENCE, along said curve to the left, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'55" and a chord which bears S 78°55'35" E a distance of 26.93 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 LTL PETERSON LLC 199.464-acre tract, N 68°29'28" E a distance of 647.07 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, along said curve to the left, continuing over and across said LTL PETERSON LLC 199.464-acre tract, an arc distance of 39.25 feet, having a radius of 25.00 feet, a central angle of 89°57'56" and a chord which bears N 23°30'30" E a distance of 35.34 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 LTL PETERSON LLC 199.464-acre tract, N 68°29'28" E a distance of 27.50 feet to the POINT OF BEGINNING and containing 42.193 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 §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT LTL PETERSON, LLC., THE SOLE OWNER OF ALL LOTS WITHIN FIREFLY POINTE PHASE 1, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2024048376 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND SHOWN HEREON BEING 42.193 ACRES OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBERS 2021059925 AND 2021103229 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE, AND DOES HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES 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 DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS

REPLAT OF FIREFLY POINTE PHASE 1

TO CERTIFY WHICH, WNESS BY MITY HAND, THIS THE 21st DAY OF August, 2024.

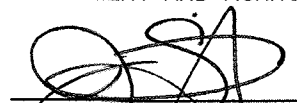
LTL PETERSON, LLC, A TEXAS LIMITED LIABILITY COMPANY

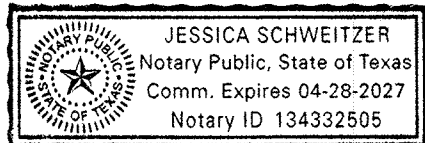
BY: LENNAR LTL MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: 
CHARLIE COLEMAN, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED CHARLIE COLEMAN, 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.


NOTARY PUBLIC, STATE OF TEXAS

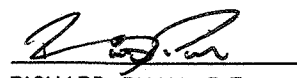


Jessica Schweitzer

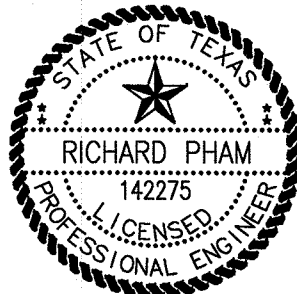
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 4-28-2027

STATE OF TEXAS §
COUNTY OF §

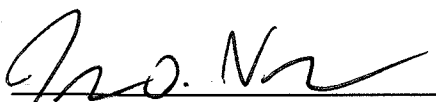
I, RICHARD PHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


RICHARD PHAM, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 142275
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

8/16/2024
DATE



I, JONATHAN O. NOBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE TO BE CORRECTLY SET OR FOUND 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

8/16/2024
DATE



GENERAL NOTES:

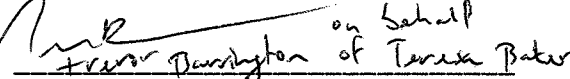
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
- MONUMENTATION AS SHOWN HEREON.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
- WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT
WASTEWATER SERVICE IS PROVIDED BY: CITY OF HUTTO
- A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 - D103.6.2)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 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.

REPLAT OF FIREFLY POINTE PHASE 1

A SUBDIVISION OF 42.193 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

- 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.
- 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.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- MAXIMUM OF 60% IMPERVIOUS COVER PER LOT. OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
- THIS TRACT IS WITHIN WATER CON SERVICE AREA 10970. WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LOTS WITH LESS THAN 50 FT OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO FM 1660, THE ADJACENT ROADWAY.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY BGE DATED FEBRUARY 2023.
- 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.
- EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF FIREFLY POINTE PH 1, AS RECORDED IN DOCUMENT 2024048376, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 20th DAY OF August, 2024 A.D.


Tara B. Bunting, of Tara B. Bunting
WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS 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 STREETS, 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 AND STREETS.

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.

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, 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 §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

THAT 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 ON THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

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

BY: _____
DEPUTY



BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
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TBPELS Licensed Surveying Firm No. 10106502