

BENCHMARKS:

BENCHMARK #4 BOX CUT IN CONCRETE HEADWALL ON NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 100, APPROXIMATELY 814 FEET WEST OF THE INTERSECTION OF COUNTY ROAD 100 AND COUNTY ROAD 130.

GRID NORTHING: 10,187,470.33
 GRID EASTING: 3,171,860.39
 ELEVATION: 701.68 FEET NAVD-88

BENCHMARK #3 BOX CUT IN CONCRETE HEADWALL ON SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 100, APPROXIMATELY 1,908 FEET WEST OF THE INTERSECTION OF COUNTY ROAD 100 AND COUNTY ROAD 130.

GRID NORTHING: 10,186,939.66
 GRID EASTING: 3,170,608.65
 ELEVATION: 709.02 FEET NAVD-88

OWNERS: LTL PETERSON, LLC.
 13620 N. FM 620, BLDG. B, SUITE 150
 AUSTIN, TEXAS 78717

ACREAGE: 44.810 ACRES
SURVEY: JOHN DYKES SURVEY, ABSTRACT NO. 186

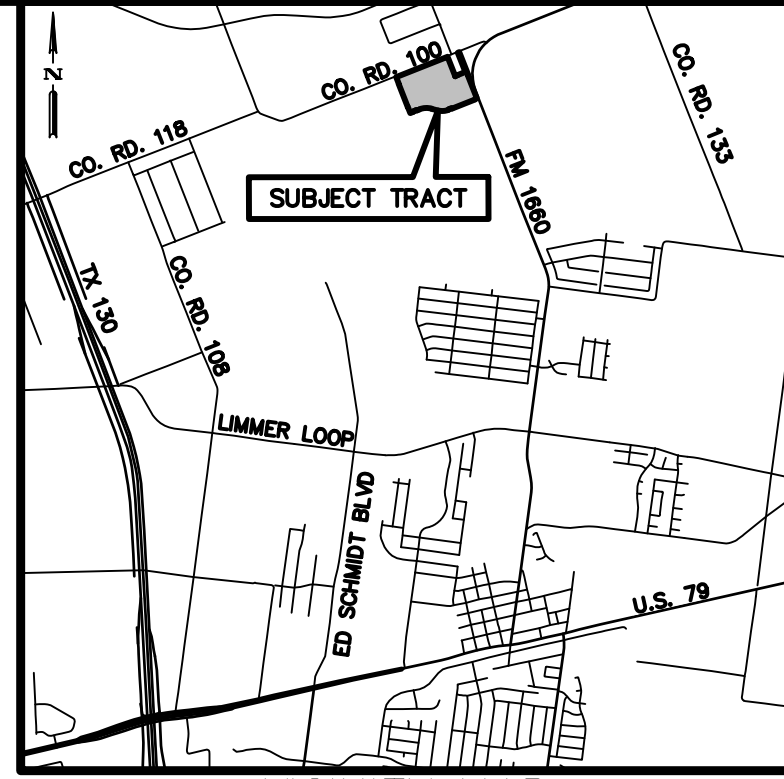
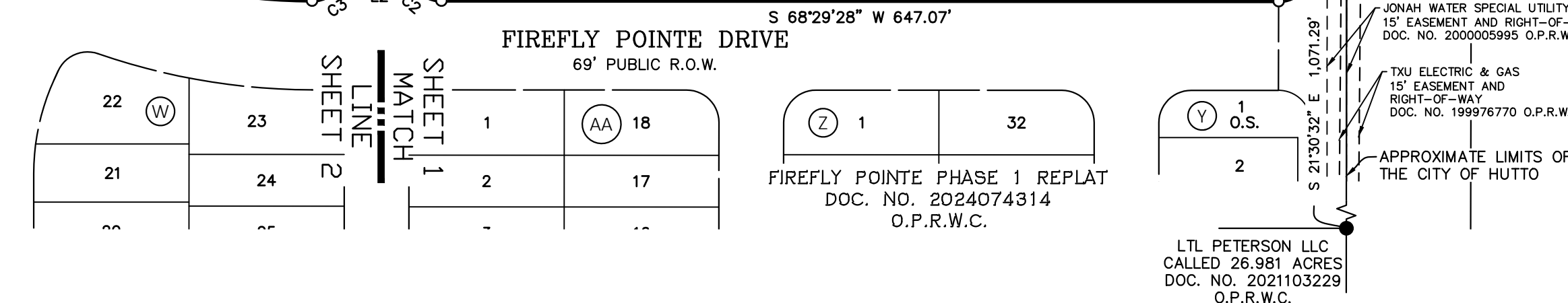
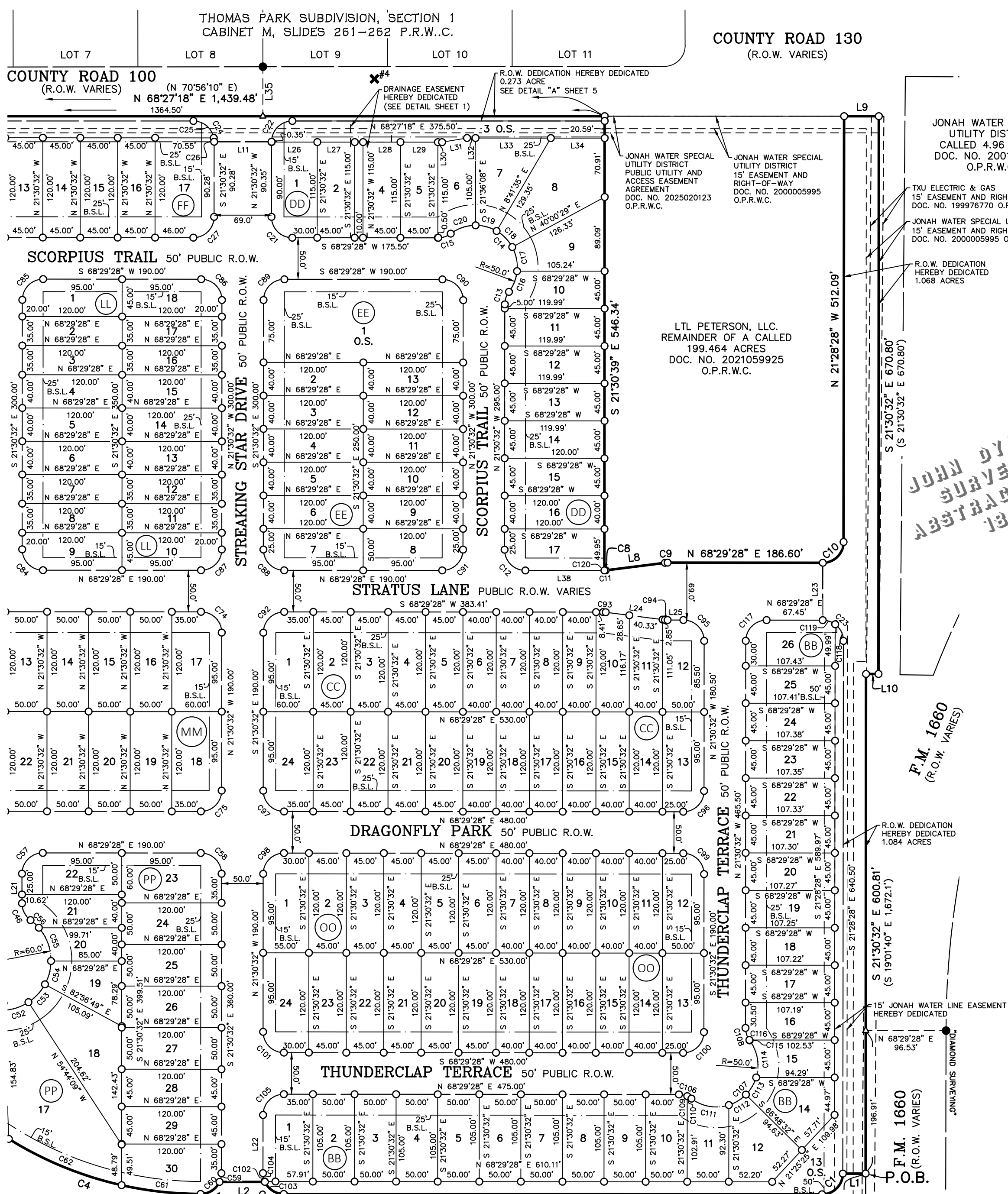
PLAT SUBMITTED: 11/04/2024

SURVEYOR: BGE, INC. - JONATHAN O. NOBLES, RPLS
 PHONE: (512) 879-0400

ENGINEER: BGE, INC. - RICHARD PHAM, PE
 PHONE: (512) 879-0400

FINAL PLAT FIREFLY POINTE PHASE 2

A SUBDIVISION OF 44.810 ACRES OF LAND
 LOCATED IN THE
 JOHN DYKES SURVEY, ABSTRACT NO. 186,
 WILLIAMSON COUNTY, TEXAS



LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	253	31.281 AC.
OPEN SPACE	5	1.652 AC.
RIGHT-OF-WAY	-	10.535 AC.
RIGHT-OF-WAY DEDICATION	-	1.342 AC.
TOTAL	258	44.810 AC.

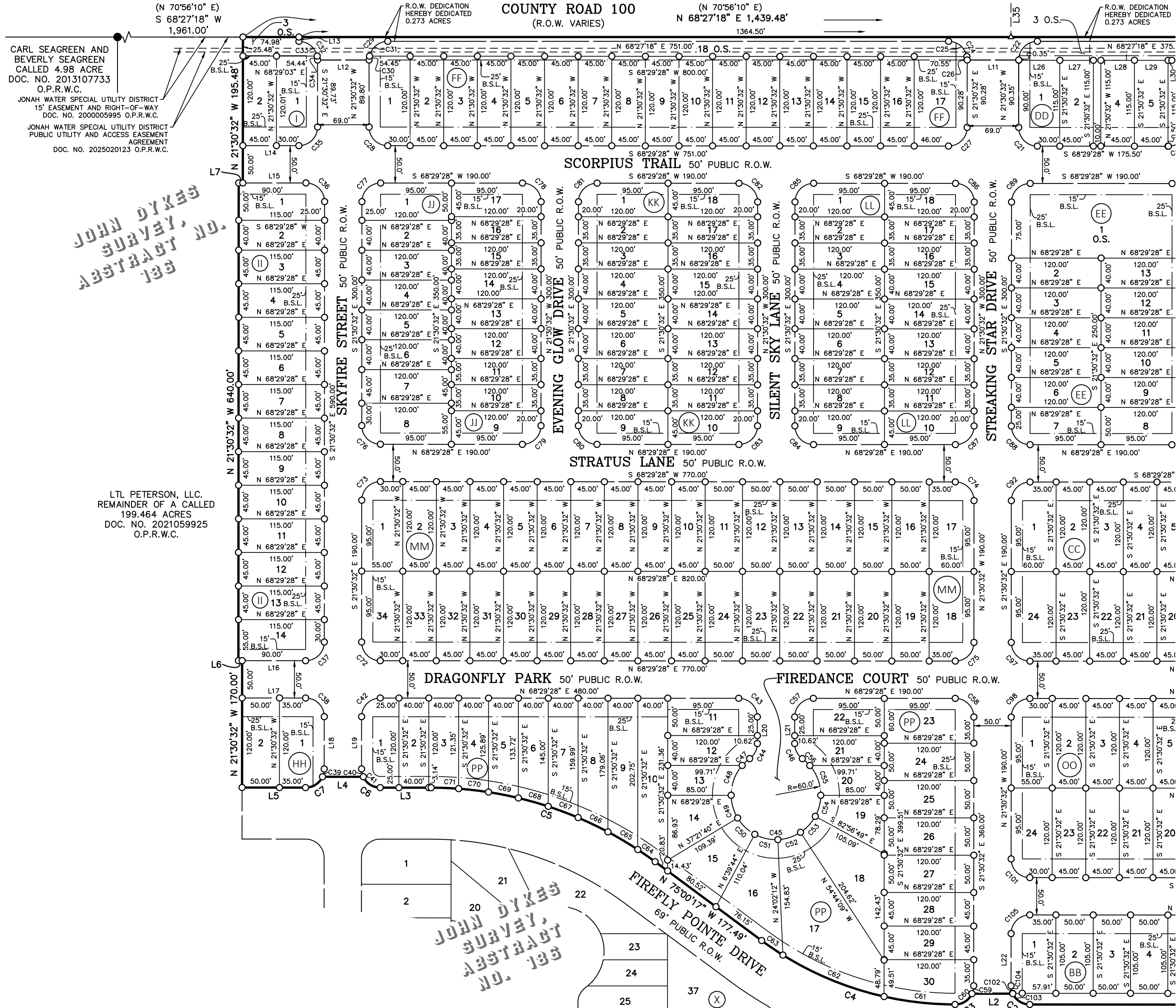
- LEGEND**
- B.S.L. BUILDING SETBACK LINE
 - DOC. DOCUMENT
 - ESMT. EASEMENT
 - NO. NUMBER
 - O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
 - P.R.W.C. PLAT RECORD WILLIAMSON COUNTY
 - O.S. OPEN SPACE
 - PG. PAGE
 - R.O.W. RIGHT-OF-WAY
 - S.S.E. STORM SEWER EASEMENT
 - VOL. VOLUME
 - W.L.E. WATER LINE EASEMENT
 - W.W.L.E. WASTEWATER LINE EASEMENT
 - () RECORD INFORMATION FOR DOC. NO. 2018022732 O.P.R.W.C.
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/ "BGE, INC." CAP
 - △ FOUND TxDOT TYPE I MONUMENT
 - × CALCULATED POINT
 - SCALE BREAK SYMBOL
 - BENCHMARK



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. 10106500

THOMAS PARK SUBDIVISION, SECTION 1
CABINET M, SLIDES 261-262
P.R.W.C.

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10



CARL SEAGREEN AND BEVERLY SEAGREEN CALLED 4.98 ACRE DOC. NO. 2013107733 O.P.R.W.C.
JONAH WATER SPECIAL UTILITY DISTRICT 15' EASEMENT AND RIGHT-OF-WAY DOC. NO. 2000005995 O.P.R.W.C.
JONAH WATER SPECIAL UTILITY DISTRICT PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT DOC. NO. 2025020123 O.P.R.W.C.

JOHN DYKES SURVEY, ABSTRACT NO. 183

L.T. PETERSON, LLC. REMAINDER OF A CALLED 199.464 ACRES DOC. NO. 2021059925 O.P.R.W.C.

JOHN DYKES SURVEY, ABSTRACT NO. 183

FINAL PLAT
FIREFLY POINTE
PHASE 2

A SUBDIVISION OF 44.810 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

FIREFLY POINTE PHASE 1 REPLAT DOC. NO. 2024074314 O.P.R.W.C.

22	(W)	23	SHEET 1	(AA)	18
21		24	SHEET 2		17



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\\bgeinc\data\TDC\Projects\Lenmar\10213-02-Peterson_Ph_2\SV\04_Finals\Drawings\Plat\10213-02_Firefly_Pointe_P2.dwg, 4/01/2025 11:38 AM, mmisak, 1:100

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH	PAVEMENT WIDTH	CLASSIFICATION	DESIGN SPEED
DRAGONFLY PARK	50 FT.	1,585 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
EVENING GLOW DRIVE	50 FT.	400 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
FIRE DANCE COURT	50 FT.	154 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
SKYFIRE STREET	50 FT.	821 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
SKYFIRE STREET	69 FT.	140 FT.	48 FT.	COLLECTOR (PUBLIC)	35 MPH
SCORPIUS TRAIL	50 FT.	1,695 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
SILENT SKY LANE	50 FT.	400 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
STRATUS LANE	50 FT.	1,295 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
STRATUS LANE	69 FT.	273 FT.	48 FT.	COLLECTOR (PUBLIC)	35 MPH
STREAKING STAR DRIVE	50 FT.	1,111 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
STREAKING STAR DRIVE	69 FT.	140 FT.	48 FT.	COLLECTOR (PUBLIC)	35 MPH
THUNDERCLAP TERRACE	50 FT.	1,160 FT.	33 FT.	LOCAL (PUBLIC)	25 MPH
TOTAL LINEAR FEET		9,174 FT.			

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.25'	25.00'	89°57'56"	S 23°30'30" W	35.34'
C2	28.43'	25.00'	65°09'55"	N 78°55'35" W	26.93'
C3	28.43'	25.00'	65°09'55"	S 35°54'30" W	26.93'
C4	277.46'	435.50'	36°30'15"	S 86°44'35" W	272.80'
C5	321.43'	504.50'	36°30'15"	S 86°44'35" W	316.02'
C6	28.43'	25.00'	65°09'48"	N 78°55'35" W	26.93'
C7	28.43'	25.00'	65°09'54"	S 35°54'30" W	26.93'
C8	1.59'	25.00'	3°38'02"	N 63°01'31" E	1.59'
C9	3.18'	25.00'	7°16'58"	N 64°50'59" E	3.18'
C10	39.25'	25.00'	89°57'56"	N 23°30'30" E	35.34'
C11	3.18'	25.00'	7°16'58"	N 64°50'59" E	3.18'
C12	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C13	16.09'	25.00'	36°52'12"	S 03°04'26" E	15.81'
C14	142.89'	50.00'	163°44'23"	N 66°30'32" W	98.99'
C15	16.09'	25.00'	36°52'12"	N 50°03'22" E	15.81'
C16	27.17'	50.00'	31°07'51"	N 00°12'16" W	26.83'
C17	29.86'	50.00'	34°13'20"	N 32°52'51" W	29.42'
C18	27.33'	50.00'	31°18'53"	N 65°38'58" W	26.99'
C19	26.44'	50.00'	30°17'44"	S 83°32'44" W	26.13'
C20	32.09'	50.00'	36°46'36"	S 50°00'34" W	31.55'
C21	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C22	39.25'	25.00'	89°57'50"	S 23°28'23" W	35.34'
C23	39.28'	25.00'	90°02'04"	N 66°29'30" W	35.37'
C24	39.29'	25.00'	90°02'10"	N 66°31'37" W	35.37'
C25	34.54'	25.00'	79°08'56"	N 71°58'14" W	31.85'
C26	4.75'	25.00'	10°53'14"	N 26°57'09" W	4.74'
C27	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C28	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C29	39.25'	25.00'	89°57'50"	S 23°28'23" W	35.34'
C30	5.23'	25.00'	11°59'38"	S 15°30'43" E	5.22'
C31	34.02'	25.00'	77°58'12"	S 29°28'12" W	31.46'
C32	39.29'	25.00'	90°02'10"	N 66°31'37" W	35.37'
C33	33.96'	25.00'	77°50'18"	N 72°37'33" W	31.41'
C34	5.32'	25.00'	12°11'52"	N 27°36'28" W	5.31'
C35	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C36	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C37	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C38	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C39	10.84'	25.00'	24°50'13"	N 09°05'30" W	10.75'
C40	10.84'	25.00'	24°50'07"	S 33°55'35" E	10.75'
C41	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C42	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C43	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C44	23.55'	25.00'	53°58'05"	N 05°28'30" E	22.69'
C45	301.53'	60.00'	287°56'10"	N 68°29'28" E	70.59'
C46	23.55'	25.00'	53°58'05"	S 48°29'35" E	22.69'
C47	13.58'	60.00'	12°58'18"	S 25°58'24" W	13.55'
C48	43.57'	60.00'	41°36'25"	S 01°18'58" E	42.62'
C49	31.96'	60.00'	30°31'10"	S 37°22'45" E	31.58'
C50	32.15'	60.00'	30°41'56"	S 67°59'18" E	31.76'
C51	32.15'	60.00'	30°41'56"	N 81°18'46" E	31.76'
C52	32.15'	60.00'	30°41'56"	N 50°36'50" E	31.76'
C53	29.54'	60.00'	28°12'41"	N 21°09'31" E	29.25'
C54	29.27'	60.00'	27°57'05"	N 06°55'22" W	28.98'
C55	43.57'	60.00'	41°36'25"	N 41°42'07" W	42.62'
C56	13.58'	60.00'	12°58'18"	N 68°59'28" W	13.55'
C57	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C58	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C59	10.84'	25.00'	24°50'05"	N 09°05'30" W	10.75'
C60	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C61	95.77'	435.50'	12°35'59"	N 74°47'27" E	95.58'
C62	147.16'	435.50'	19°21'38"	S 89°13'44" E	146.46'
C63	34.54'	435.50'	4°32'37"	S 77°16'36" E	34.53'
C64	28.36'	504.50'	3°13'16"	N 76°36'56" W	28.36'
C65	46.51'	504.50'	5°16'55"	N 80°52'01" W	46.49'
C66	44.33'	504.50'	5°02'02"	N 86°01'30" W	44.31'
C67	42.73'	504.50'	4°51'10"	S 89°01'54" W	42.72'
C68	41.57'	504.50'	4°43'17"	S 84°14'41" W	41.56'
C69	40.77'	504.50'	4°37'49"	S 79°34'08" W	40.76'
C70	40.27'	504.50'	4°34'23"	S 74°58'02" W	40.26'
C71	36.89'	504.50'	4°11'22"	S 70°35'09" W	36.88'
C72	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C73	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C74	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C75	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C76	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C77	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C78	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C79	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C80	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C81	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C82	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C83	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C84	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C85	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C86	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C87	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C88	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C89	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C90	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C91	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C92	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C93	3.18'	25.00'	7°16'58"	S 72°07'57" W	3.18'
C94	3.19'	25.00'	7°18'38"	N 72°07'07" E	3.19'
C95	39.28'	25.00'	90°01'40"	N 66°31'22" W	35.36'
C96	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C97	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C98	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C99	39.27'	25.00'	90°00'00"	N 66°30'32" W	35.36'
C100	39.27'	25.00'	90°00'00"	N 23°29'28" E	35.36'
C101	39.27'	25.00'	90°00'00"	S 66°30'32" E	35.36'
C102	10.84'	25.00'	24°50'05"	S 33°55'35" E	10.75'
C103	28.98'	25.00'	66°25'19"	S 78°17'53" E	27.39'
C104	10.29'	25.00'	23°34'41"	S 33°17'53" E	10.22'
C105	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C106	16.09'	25.00'	36°52'12"	S 86°55'34" W	15.81'
C107	142.89'	50.00'	163°44'23"	N 23°29'28" E	98.99'
C108	16.09'	25.00'	36°52'12"	S 39°56'38" E	15.81'
C109	10.29'	25.00'	23°34'41"	S 80°16'48" W	10.22'
C110	5.80'	25.00'	13°17'30"	N 81°17'06" W	5.79'
C111	47.41'	50.00'	54°19'39"	N 78°11'50" E	45.65'
C112	24.30'	50.00'	27°50'32"	N 37°06'44" E	24.06'
C113	24.30'	50.00'	27°50'32"	N 09°16'12" E	24.06'
C114	46.89'	50.00'	53°43'40"	N 31°30'54" W	45.19'
C115	0.62'	25.00'	1°25'10"	S 57°40'09" E	0.62'
C116	15.47'	25.00'	35°27'02"	S 39°14'03" E	15.22'
C117	39.27'	25.00'	90°00'00"	S 23°29'28" W	35.36'
C118	23.18'	25.00'	53°07'48"	N 48°02'22" W	22.36'
C119	16.10'	25.00'	36°54'16"	S 86°56'36" W	15.83'
C120	1.59'	25.00'	3°38'56"	N 66°40'00" E	1.59'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 68°29'28" W	27.50'
L2	S 68°29'28" W	54.62'
L3	S 68°29'28" W	68.14'
L4	S 68°29'28" W	54.62'
L5	S 68°29'28" W	85.00'
L6	S 68°29'28" W	5.00'
L7	N 68°29'28" E	5.50'
L8	N 61°12'30" E	71.76'
L9	N 68°27'18" E	41.74'
L10	S 68°29'28" W	15.00'
L11	S 68°25'44" W	69.00'
L12	S 68°25'44" W	69.00'
L13	S 21°32'42" E	5.80'
L14	S 68°29'28" W	75.00'
L15	N 68°29'28" E	84.50'
L16	S 68°29'28" W	85.00'
L17	N 68°29'28" E	85.00'
L18	S 21°30'32" E	70.00'
L19	N 21°30'32" W	70.00'
L20	S 21°30'32" E	35.62'

LINE TABLE

NUMBER	BEARING	DISTANCE
L21	N 21°30'32" W	35.62'
L22	N 21°30'32" W	70.00'
L23	N 21°26'58" W	69.00'
L24	S 75°46'26" W	71.83'
L25	S 68°27'47" W	18.98'
L26	N 68°29'28" E	55.00'
L27	N 68°29'28" E	45.00'
L28	N 68°29'28" E	45.00'
L29	N 68°29'28" E	45.00'
L30	N 68°29'28" E	5.00'
L31	N 59°01'43" E	30.41'
L32	N 68°29'28" E	10.25'
L33	N 68°29'28" E	90.47'
L34	N 68°29'28" E	64.76'
L35	N 21°32'42" W	59.43'
L36	N 21°30'33" W	25.43'
L37	N 68°29'28" E	29.35'
L38	S 68°29'28" W	93.41'

RECORD LINE TABLE

NUMBER	BEARING	DISTANCE
L9	(N 70°56'10" E)	-
L10	(S 70°58'20" W)	(15.0')

FINAL PLAT
FIREFLY POINTE
PHASE 2

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\\bgeinc\data\TDC\Projects\Lemar\10213-02-Peterson_Ph_2\SV\04_Finals\Drawings\Plot\10213-02_Firefly_Pointe_P2.dwg, 4/01/2025 11:38 AM, mmsiak, 1:100

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	BB	6,159	R
2	BB	5,250	R
3	BB	5,250	R
4	BB	5,250	R
5	BB	5,250	R
6	BB	5,250	R
7	BB	5,250	R
8	BB	5,250	R
9	BB	5,250	R
10	BB	5,243	R
11	BB	4,665	R
12	BB	6,132	R
13	BB	19,854	O.S.
14	BB	6,077	R
15	BB	4,258	R
16	BB	4,801	R
17	BB	4,824	R
18	BB	4,825	R
19	BB	4,827	R
20	BB	4,828	R
21	BB	4,829	R
22	BB	4,830	R
23	BB	4,832	R
24	BB	4,833	R
25	BB	4,834	R
26	BB	5,752	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	CC	7,066	R
2	CC	5,400	R
3	CC	5,400	R
4	CC	5,400	R
5	CC	5,400	R
6	CC	4,800	R
7	CC	4,800	R
8	CC	4,800	R
9	CC	4,800	R
10	CC	4,742	R
11	CC	4,544	R
12	CC	5,392	R
13	CC	5,866	R
14	CC	4,800	R
15	CC	4,800	R
16	CC	4,800	R
17	CC	4,800	R
18	CC	4,800	R
19	CC	4,800	R
20	CC	5,400	R
21	CC	5,400	R
22	CC	5,400	R
23	CC	5,400	R
24	CC	7,066	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	DD	6,191	R
2	DD	5,175	R
3	DD	10,313	O.S.
4	DD	5,175	R
5	DD	5,175	R
6	DD	4,964	R
7	DD	6,351	R
8	DD	9,831	R
9	DD	6,421	R
10	DD	5,096	R
11	DD	5,400	R
12	DD	5,400	R
13	DD	5,400	R
14	DD	5,400	R
15	DD	5,400	R
16	DD	4,800	R
17	DD	5,866	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	EE	23,732	O.S.
2	EE	4,800	R
3	EE	4,800	R
4	EE	4,800	R
5	EE	4,800	R
6	EE	4,800	R
7	EE	5,866	R
8	EE	5,866	R
9	EE	4,800	R
10	EE	4,800	R
11	EE	4,800	R
12	EE	4,800	R
13	EE	4,800	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	FF	6,465	R
2	FF	5,400	R
3	FF	5,400	R
4	FF	5,400	R
5	FF	5,400	R
6	FF	5,400	R
7	FF	5,400	R
8	FF	5,400	R
9	FF	5,400	R
10	FF	5,400	R
11	FF	5,400	R
12	FF	5,400	R
13	FF	5,400	R
14	FF	5,400	R
15	FF	5,400	R
16	FF	5,400	R
17	FF	8,385	R
18	FF	15,787	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	HH	6,932	R
2	HH	6,000	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	I	6,465	R
2	I	5,400	R
3	I	2,272	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	II	5,616	R
2	II	4,600	R
3	II	5,175	R
4	II	5,175	R
5	II	5,175	R
6	II	5,175	R
7	II	5,175	R
8	II	5,175	R
9	II	5,175	R
10	II	5,175	R
11	II	5,175	R
12	II	5,175	R
13	II	5,175	R
14	II	6,191	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	JJ	5,866	R
2	JJ	4,800	R
3	JJ	4,800	R
4	JJ	4,800	R
5	JJ	4,800	R
6	JJ	4,800	R
7	JJ	5,400	R
8	JJ	6,466	R
9	JJ	5,266	R
10	JJ	4,200	R
11	JJ	4,200	R
12	JJ	4,800	R
13	JJ	4,800	R
14	JJ	4,800	R
15	JJ	4,200	R
16	JJ	4,200	R
17	JJ	5,266	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	KK	5,266	R
2	KK	4,200	R
3	KK	4,200	R
4	KK	4,800	R
5	KK	4,800	R
6	KK	4,800	R
7	KK	4,200	R
8	KK	4,200	R
9	KK	5,266	R
10	KK	5,266	R
11	KK	4,200	R
12	KK	4,200	R
13	KK	4,800	R
14	KK	4,800	R
15	KK	4,800	R
16	KK	4,200	R
17	KK	4,200	R
18	KK	5,266	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	LL	5,266	R
2	LL	4,200	R
3	LL	4,200	R
4	LL	4,800	R
5	LL	4,800	R
6	LL	4,800	R
7	LL	4,200	R
8	LL	4,200	R
9	LL	5,266	R
10	LL	5,266	R
11	LL	4,200	R
12	LL	4,200	R
13	LL	4,800	R
14	LL	4,800	R
15	LL	4,800	R
16	LL	4,200	R
17	LL	4,200	R
18	LL	5,266	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	MM	6,466	R
2	MM	5,400	R
3	MM	5,400	R
4	MM	5,400	R
5	MM	5,400	R
6	MM	5,400	R
7	MM	5,400	R
8	MM	5,400	R
9	MM	5,400	R
10	MM	5,400	R
11	MM	6,000	R
12	MM	6,000	R
13	MM	6,000	R
14	MM	6,000	R
15	MM	6,000	R
16	MM	6,000	R
17	MM	7,066	R
18	MM	7,066	R
19	MM	6,000	R
20	MM	6,000	R
21	MM	6,000	R
22	MM	6,000	R
23	MM	6,000	R
24	MM	6,000	R
25	MM	5,400	R
26	MM	5,400	R
27	MM	5,400	R
28	MM	5,400	R
29	MM	5,400	R
30	MM	5,400	R
31	MM	5,400	R
32	MM	5,400	R
33	MM	5,400	R
34	MM	6,466	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	OO	6,466	R
2	OO	5,400	R
3	OO	5,400	R
4	OO	5,400	R
5	OO	5,400	R
6	OO	5,400	R
7	OO	4,800	R
8	OO	4,800	R
9	OO	4,800	R
10	OO	4,800	R
11	OO	4,800	R
12	OO	5,866	R
13	OO	5,866	R
14	OO	4,800	R
15	OO	4,800	R
16	OO	4,800	R
17	OO	4,800	R
18	OO	4,800	R
19	OO	5,400	R
20	OO	5,400	R
21	OO	5,400	R
22	OO	5,400	R
23	OO	5,400	R
24	OO	6,466	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	PP	5,732	R
2	PP	4,800	R
3	PP	4,817	R
4	PP	4,934	R
5	PP	5,181	R
6	PP	5,563	R
7	PP	6,087	R
8	PP	6,767	R
9	PP	7,620	R
10	PP	8,670	R
11	PP	5,866	R
12	PP	4,594	R
13	PP	3,582	R
14	PP	5,317	R
15	PP	6,855	R
16	PP	8,421	R
17	PP	17,460	R
18	PP	9,440	R
19	PP	4,771	R
20	PP	3,582	R
21	PP	4,594	R
22	PP	5,866	R
23	PP	7,066	R
24	PP	6,000	R
25	PP	6,000	R
26	PP	6,000	R
27	PP	6,000	R
28	PP	5,400	R
29	PP	5,400	R
30	PP	6,735	R

FINAL PLAT
FIREFLY POINTE
PHASE 2

A SUBDIVISION OF 44.810 ACRES OF LAND
 LOCATED IN THE
 JOHN DYKES SURVEY, ABSTRACT NO. 186,
 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. 10106500

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 44.810 ACRE TRACT OF LAND IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A REMAINDER OF A CALLED 199.464 ACRE TRACT OF LAND AS CONVEYED TO LTL PETERSON LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021059925, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 44.810 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) at the southeast corner of the above described LTL PETERSON LLC 199.464-acre remainder tract for the southeast corner and POINT OF BEGINNING of the herein described tract, from which a 1/2-inch iron rod found on the westerly right-of-way line of said F.M. 1660, on the east line of a called 1.038 acre right-of-way dedication to the REPLAT OF FIREFLY POINTE PHASE 1 as recorded in Document Number 2024074314 of the Official Public Records of Williamson County, Texas bears, S 21°30'32" E a distance of 1,071.29 feet;

THENCE, departing the westerly right-of-way line of said F.M. 1660, with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, S 68°29'28" W a distance of 27.50 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 with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, along said curve to the right, an arc distance of 39.25 feet, having a radius of 25.00 feet, a central angle of 89°57'56" and chord which bears S 23°30'30" W a distance of 35.34 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for a point of tangency;

THENCE, continuing with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, S 68°29'28" W 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 right;

THENCE, continuing with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, along said curve to the right, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'55" and chord which bears N 78°55'35" W a distance of 26.93 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 with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, S 68°29'28" W a distance of 54.62 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 with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, along said curve to the right, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'55" and chord which bears S 35°54'30" W a distance of 26.93 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a point of compound curvature;

THENCE, continuing with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, along said curve to the right, an arc distance of 277.46 feet, having a radius of 435.50 feet, a central angle of 36°30'15" and chord which bears S 86°44'35" W a distance of 272.80 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a point of tangency;

THENCE, continuing with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, N 75°00'17" W a distance of 177.49 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 with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, along said curve to the left, an arc distance of 321.43 feet, having a radius of 504.50 feet, a central angle of 36°30'15" and chord which bears S 86°44'35" W a distance of 316.02 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a point of tangency;

THENCE, continuing with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, S 68°29'28" W 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, continuing with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, along said curve to the right, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'48" and chord which bears N 78°55'35" W a distance of 26.93 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 with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, S 68°29'28" W a distance of 54.62 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 with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, along said curve to the right, an arc distance of 28.43 feet, having a radius of 25.00 feet, a central angle of 65°09'54" and chord which bears S 35°54'30" W 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 with the south line of said 199.464-acre remainder tract and the north line of said REPLAT OF FIREFLY POINTE PHASE 1, S 68°29'28" W a distance of 85.00 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for the southwest corner of the herein described tract;

THENCE, departing the north line of said REPLAT OF FIREFLY POINTE PHASE 1, continuing over and across said 199.464-acre tract, N 21°30'32" W a distance of 170.00 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 199.464-acre remainder tract, S 68°29'28" W a distance of 5.00 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 199.464-acre remainder tract, N 21°30'32" W a distance of 640.00 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 199.464-acre remainder tract, N 68°29'28" E a distance of 5.50 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 199.464-acre remainder tract, N 21°30'32" W, a distance of 195.48 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of County Road 100 (variable width right-of-way) on the northwest line of said 199.464-acre remainder tract, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod found on the southerly right-of-way line of said County Road 100, at the northwest corner of said 199.464-acre tract and at the northeast corner of a called 4.98 acre tract of land as conveyed to Carl Seagreen and Beverly Seagreen by warranty deed with vendor's lien as recorded in Document Number 2013107733 of the Official Public Records of Williamson County, Texas bears S 68°27'18" W a distance of 1,961.00 feet;

THENCE, with the southerly right-of-way line of said County Road 100 and the northwest line of said 199.464-acre remainder tract, N 68°27'18" E a distance of 1,439.48 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set

THENCE, departing the southerly right-of-way line of said County Road 100, over and across said 199.464-acre tract, S 21°30'39" E a distance of 546.34 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said 199.464-acre tract, along said curve to the left, an arc distance of 1.59 feet, having a radius of 25.00 feet, a central angle of 03°38'02" and chord which bears N 63°01'31" E a distance of 1.59 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set;

THENCE, continuing over and across said 199.464-acre tract, N 61°12'30" E a distance of 71.76 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 199.464-acre tract, along said curve to the right, an arc distance of 3.18 feet, having a radius of 25.00 feet, a central angle of 07°16'58" and chord which bears N 64°50'59" E a distance of 3.18 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set;

THENCE, continuing over and across said 199.464-acre tract, N 68°29'28" E a distance of 186.60 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 199.464-acre tract, along said curve to the left, an arc distance of 39.25 feet, having a radius of 25.00 feet, a central angle of 89°57'56" and 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 at a point of tangency;

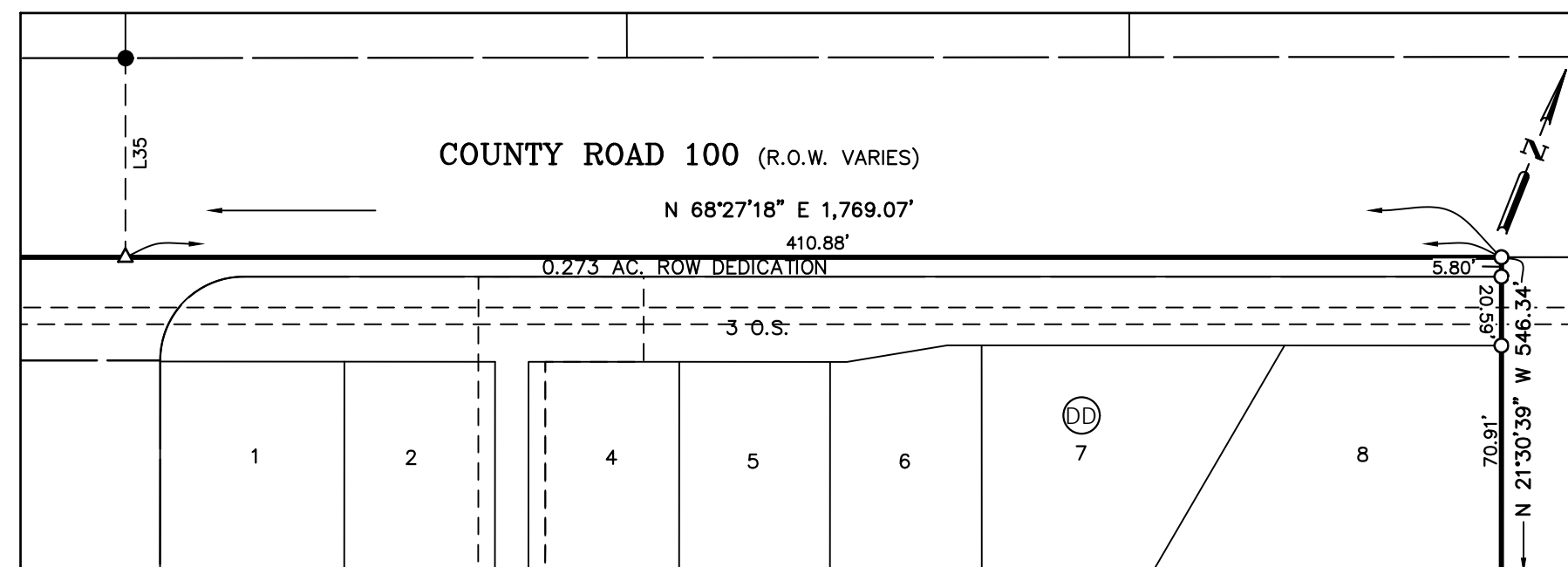
THENCE, continuing over and across said 199.464-acre tract, N 21°28'28" W a distance of 512.09 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the southerly right-of-way line of said County Road 100 for a northerly exterior corner of the herein described tract;

THENCE, with the southerly right-of-way line of said County Road 100 and the northwest line of said 199.464-acre tract, N 68°27'18" E a distance of 41.74 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at the southwest intersection of County Road 100 and the above described F.M. 1660, at the northeast corner of said 199.464-acre tract, for the northeast corner of the herein described tract;

THENCE, with the westerly right of way line of said F.M. 1660, and the northeast line of said 199.464-acre remainder tract, S 21°30'32" E a distance of 670.80 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 with the westerly right of way line of said F.M. 1660, and the northeast line of said 199.464-acre tract, S 68°29'28" W, a distance of 15.00 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 with the westerly right of way line of said F.M. 1660, and the northeast line of said 199.464-acre tract, S 21°30'32" E, a distance of 600.81 feet to the POINT OF BEGINNING and containing 44.810 acres of land, more or less.



DETAIL "A"
NOT TO SCALE

**FINAL PLAT
FIREFLY POINTE
PHASE 2**

A SUBDIVISION OF 44.810 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186,
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. 10106500

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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT LTL PETERSON, LLC., THE SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021059925 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, 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 IS TO BE KNOWN AS:

FIREFLY POINTE PHASE 2

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE 31st DAY OF March, 2025.

LTL PETERSON, LLC, A TEXAS LIMITED COMPANY, ITS MANAGING MEMBER

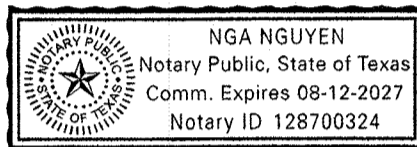
BY: LENNAR LTL MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: Charlie Coleman
CHARLIE COLEMAN, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF HAYS §

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

Nga Nguyen
NOTARY PUBLIC, STATE OF TEXAS



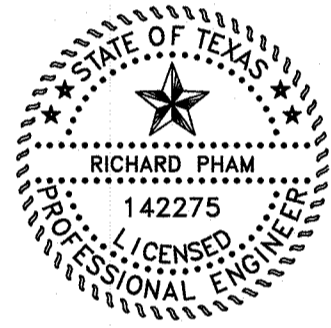
Nga Nguyen
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 08-12-2027

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

3/31/2025
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
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

3/31/2025
DATE



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = .99987893
2. MONUMENTATION AS SHOWN HEREON.
3. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY WILLIAMSON COUNTY.
4. WATER SERVICE IS PROVIDED BY: JONAH SPECIAL UTILITY DISTRICT
WASTEWATER SERVICE IS PROVIDED BY: CITY OF HUTTO
5. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
6. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
7. 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)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
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.

FINAL PLAT FIREFLY POINTE PHASE 2

A SUBDIVISION OF 44.810 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. NO PORTION OF THIS TRACT IS ENCRONCHED 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.
16. 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.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. ALL LOTS WITH LESS THAN 50 FT OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
20. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO FM 1660, THE ADJACENT ROADWAY.
21. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
22. 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.
23. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
24. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
25. 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.
26. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
27. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 21st DAY OF April, 2025 A.D.

Jerusa Bak
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, STEVEN SNELL, 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.

STEVEN SNELL, 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.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
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TBPELS Licensed Surveying Firm No. 10106500

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