

# FINAL PLAT OF FLORA PHASE 2 SECTION 1

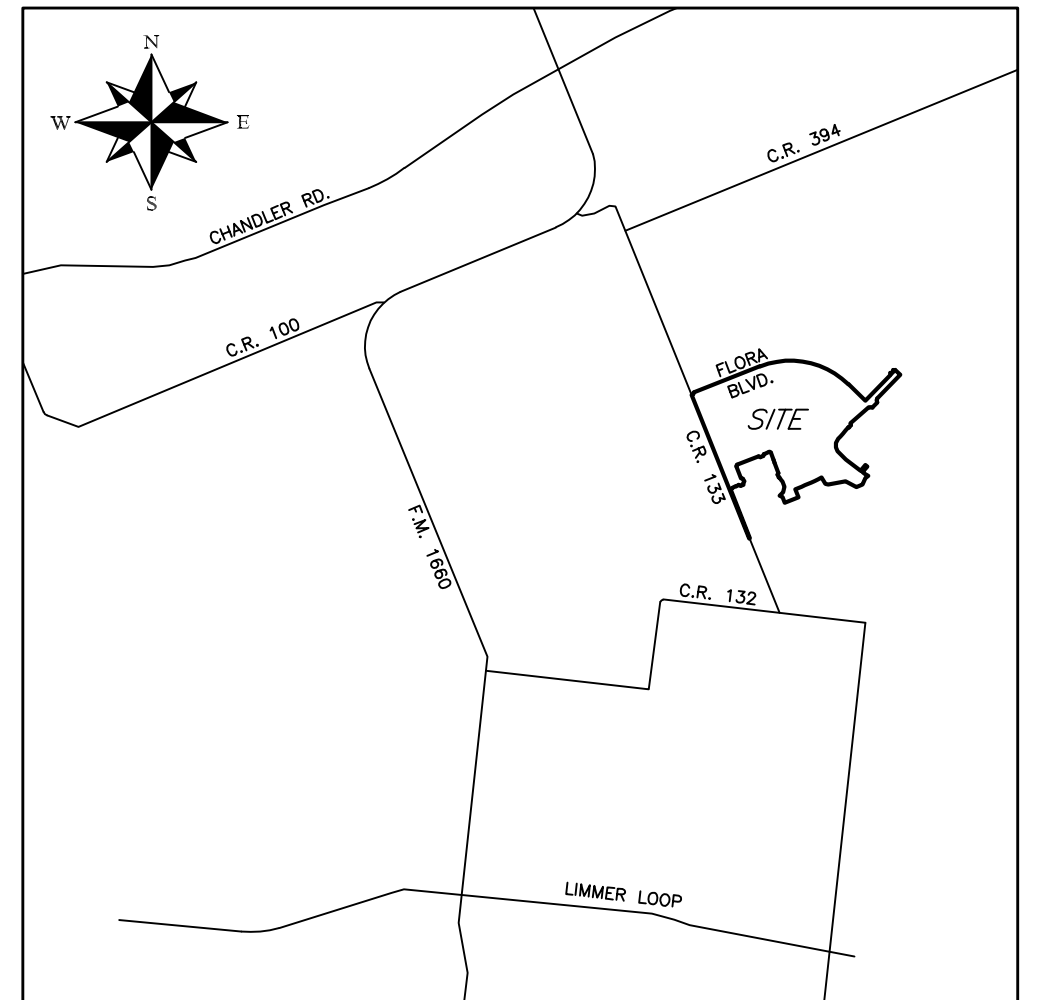
LOT AREA TABLE								
BLOCK/LOT	SQ. FT.	TYPE	BLOCK/LOT	SQ. FT.	TYPE	BLOCK/LOT	SQ. FT.	TYPE
A/1	138162	OS/LS	D/15	4800	R	L/8	5625	R
A/2	5579	R	D/16	4800	R	L/9	5625	R
A/3	5625	R	D/17	5863	R	L/10	5678	R
A/4	5625	R	D/18	5203	R	L/11	5694	R
A/5	5625	R	D/19	5200	R	L/12	5651	R
A/6	5625	R	D/20	5200	R	L/13	5686	R
A/7	5625	R	D/21	5200	R	L/14	5716	R
A/8	5625	R	D/22	5200	R	L/15	5714	R
A/9	5625	R	D/23	5200	R	L/16	26666	OS/LS
A/10	5625	R	D/24	5200	R	M/1	6200	R
A/11	5625	R	D/25	5200	R	M/2	6385	R
A/12	5625	R	D/26	5200	R	M/3	6523	R
A/13	5240	R	D/27	5200	R	M/4	6545	R
A/14	8175	R	D/28	5198	R	M/5	6509	R
A/15	6668	R	G/1	10471	R	M/6	6487	R
A/16	6220	R	G/2	8336	R	M/7	8680	R
A/17	5592	R	G/3	9818	R	M/8	8692	R
A/18	5625	R	G/4	8659	R	M/9	6500	R
A/19	5625	R	G/5	13081	R	M/10	6512	R
A/20	5625	R	G/6	8029	R	M/11	6524	R
A/21	6699	R	G/7	15137	R	M/12	6523	R
A/22	6699	R	G/8	6298	OS/LS	M/13	6509	R
A/23	5000	R	G/9	9184	R	M/14	6510	R
A/24	5000	R	G/10	7852	R	M/15	6527	R
A/25	5000	R	G/11	7886	R	M/16	6512	R
A/26	5000	R	G/12	7760	R	M/17	6415	R
A/27	5000	R	G/13	9805	R	M/18	39858	OS/LS
A/28	5000	R	H/1	9531	R	N/1	9011	R
A/29	5000	R	H/2	8229	R	N/2	6733	R
A/30	5000	R	H/3	8218	R	N/3	6817	R
A/31	5000	R	H/4	8126	R	N/4	6811	R
A/32	5000	R	H/5	11856	R	N/5	6827	R
A/33	5000	R	H/6	11857	R	N/6	6729	R
A/34	5000	R	H/7	10864	R	N/7	6693	R
A/35	5000	R	H/8	7752	R	N/8	6719	R
A/36	4992	R	H/9	7843	R	N/9	6632	R
A/37	4813	R	H/10	8009	R	N/10	6623	R
A/38	7441	R	H/11	8369	R	N/11	6693	R
A/39	10702	R	H/12	8127	R	N/12	6650	R
A/40	6575	R	H/13	11776	R	N/14	6694	R
A/41	8635	OS/DL	H/14	11478	R	N/15	6623	R
A/42	5200	R	H/15	12215	R	N/16	6305	R
A/43	5200	R	H/16	10792	R	N/17	8302	R
A/44	5200	R	H/17	13877	R	N/18	6816	R
A/45	5200	R	H/18	12268	R	N/19	6163	R
A/46	5200	R	H/19	12984	R	N/20	6093	R
A/47	5200	R	H/20	13654	R	N/21	6251	R
A/48	5200	R	H/21	11426	R	N/22	6283	R
A/49	5200	R	I/1	10085	R	N/23	8559	R
A/50	5200	R	I/2	8752	R	N/24	8529	R
A/51	5200	R	I/3	7795	R	N/25	6454	R
A/52	5200	R	I/4	7417	R	N/26	6486	R
A/53	5200	R	I/5	7533	R	N/27	6599	R
A/54	5334	R	I/6	7523	R	N/28	6690	R
A/55	5668	R	I/7	8607	R	N/29	6529	R
A/56	5593	R	I/8	8431	R	N/30	8582	R
A/57	3880	OS/LS	I/9	7168	R	N/31	6749	R
A/58	6083	R	I/10	7475	R	N/32	6661	R
A/59	5387	R	I/11	6880	R	N/33	6665	R
A/60	5311	R	I/12	10294	R	N/34	6739	R
A/61	5200	R	I/13	16247	R	N/35	6695	R
A/62	5200	R	I/14	10642	R	N/36	6799	R
A/63	5200	R	I/15	9364	R	N/37	6804	R
A/64	5200	R	I/16	9701	R	N/38	6750	R
A/65	5200	R	I/17	7029	R	N/39	6828	R
A/66	5200	R	I/18	7597	R	N/40	6742	R
A/67	5200	R	I/19	7175	R	N/41	6741	R
A/68	5200	R	I/20	6696	R	N/42	6810	R
A/69	5200	R	I/21	6696	R	N/43	6808	R
A/70	5200	R	I/22	6696	R	N/44	8592	R
A/71	5200	R	I/23	6308	R	O/1	8334	R
A/72	5200	R	I/24	6487	R	O/2	7404	R
A/73	6589	R	I/25	17887	OS/LS	O/3	7396	R
A/74	10716	R	I/26	9774	R	O/4	7459	R
A/75	7686	R	I/27	9517	R	O/5	7560	R
A/76	4559	R	I/28	15808	R	O/6	7495	R
A/77	4993	R	I/29	11897	R	O/7	7519	R
A/78	5000	R	I/30	10087	R	O/8	7631	R
A/79	5000	R	I/31	9315	R	O/9	7579	R
A/80	5000	R	I/32	9800	R	O/10	7697	R
A/81	5000	R	I/33	8451	R	O/11	10688	R
A/82	4945	R	I/34	8344	R	O/12	8791	R
B/1	6928	OS/LS	I/35	9403	R	O/13	7809	R
B/2	5850	R	I/36	6857	R	O/14	7493	R
B/3	5850	R	I/37	6098	R	O/15	8215	R
B/4	5850	R	I/38	6932	R	O/16	8159	R
B/5	5850	R	I/39	7494	R	O/17	7659	R
B/6	5850	R	I/40	6577	R	O/18	7762	R
B/7	5850	R	I/41	7128	R	O/19	7494	R
B/8	5850	R	I/42	8489	R	O/20	8542	R
B/9	5850	R	I/43	8020	R	P/1	6578	R
B/10	5850	R	I/44	8991	R	P/2	6515	R
B/11	7124	R	J/1	13534	OS/LS	P/3	6461	R
B/12	6003	R	J/2	7490	R	P/4	6394	R
B/13	6002	R	J/3	6064	R	P/5	6470	R
B/14	6002	R	J/4	6038	R	P/6	6337	R
B/15	7114	R	J/5	6012	R	P/7	7100	R
B/16	5850	R	J/6	6156	R	P/8	8691	R
B/17	5850	R	J/7	6022	R	P/9	6376	R
B/18	5850	R	J/8	7204	R	P/10	6373	R
B/19	5850	R	J/9	9109	R	P/11	6593	R
B/20	5850	R	J/10	60643	PARK	P/12	6543	R
B/21	5850	R	J/11	5838	R	P/13	6610	R
B/22	5850	R	J/12	6514	R	P/14	6712	R
B/23	5850	R	J/13	7905	R	P/15	40691	OS/LS
B/24	5850	R	J/14	6578	R	Q/1	8262	R
C/1	3868	OS/LS	J/15	6578	R	Q/2	6182	R
C/2	5807	R	J/16	6700	R	Q/3	6209	R
C/3	5850	R	J/17	6945	R	Q/4	6177	R
C/4	5850	R	J/18	6445	R	Q/5	6153	R
C/5	5850	R	J/19	5588	R	Q/6	6419	R
C/6	5850	R	J/20	5812	R	Q/7	8784	R
C/7	5850	R	J/21	5722	R	Q/8	9576	R
C/8	5850	R	J/22	6726	R	Q/9	9022	R
C/9	5850	R	J/23	7248	R	Q/10	9118	R
C/10	5850	R	J/24	7082	R	Q/11	8843	R
C/11	6123	R	J/25	6859	R	Q/12	9244	R
C/12	5003	R	J/26	6637	R	Q/13	9387	R
C/13	5002	R	J/27	7677	R	Q/14	10500	R
C/14	5002	R	K/1	5844	R	Q/15	9351	R
C/15	5001	R	K/2	5850	R	Q/16	8458	R
C/16	6114	R	K/3	5850	R	Q/17	8651	R
C/17	5545	R	K/4	5850	R	Q/18	13785	R
C/18	5545	R	K/5	5850	R	Q/19	12192	R
C/19	5545	R	K/6	5850	R	Q/20	7120	R
C/20	5545	R	K/7	6902	R	Q/21	7897	R
C/21	5545	R	K/8	7272	R	Q/22	10363	R
C/22	5545	R	K/9	5569	R	U/29	100051	PARK
C/23	5545	R	K/10	5945	R	U/30	8121	R
C/24	5545	R	K/11	5766	R	U/31	7802	R
C/25	6696	R	K/12	7861	R	U/32	8593	R
D/1	7635	OS/LS	K/13	7686	R	U/33	8423	R
D/2	7800	R	K/14	6120	R	U/34	8518	R
D/3	5200	R	K/15	6120	R	U/35	8669	R
D/4	5200	R	K/16	6120	R	U/36	8670	R
D/5	5200	R	K/17	6120	R	U/37	8676	R
D/6	5200	R	K/18	6704	R	U/38	8436	R
D/7	5200	R	K/19	4666	OS/LS	U/39	9246	R
D/8	5200	R	L/1	5575	R	U/40	10395	R
D/9	5200	R	L/2	5625	R	U/41	10192	R
D/10	5200	R	L/3	5625	R	U/42	10229	R
D/11	5210	R	L/4	5625	R	U/43	267274	OS/DL
D/12	5869	R	L/5	5625	R	U/44	10237	R
D/13	4800	R	L/6	5625	R	U/45	11063	R
D/14	4800	R	L/7	5625	R	TOTAL	3667081	

- LEGEND**
- IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
  - 1/2" IRON ROD FOUND
  - IRON ROD WITH G&R CAP SET
  - OS/LS OPEN SPACE/LANDSCAPE LOT
  - OS/DL OPEN SPACE/DRAINAGE LOT
  - WW ESMT. WASTEWATER EASEMENT
  - ESMT. EASEMENT
  - BUILDING SETBACK LINE (SEE SHEET 6 FOR DETAIL)

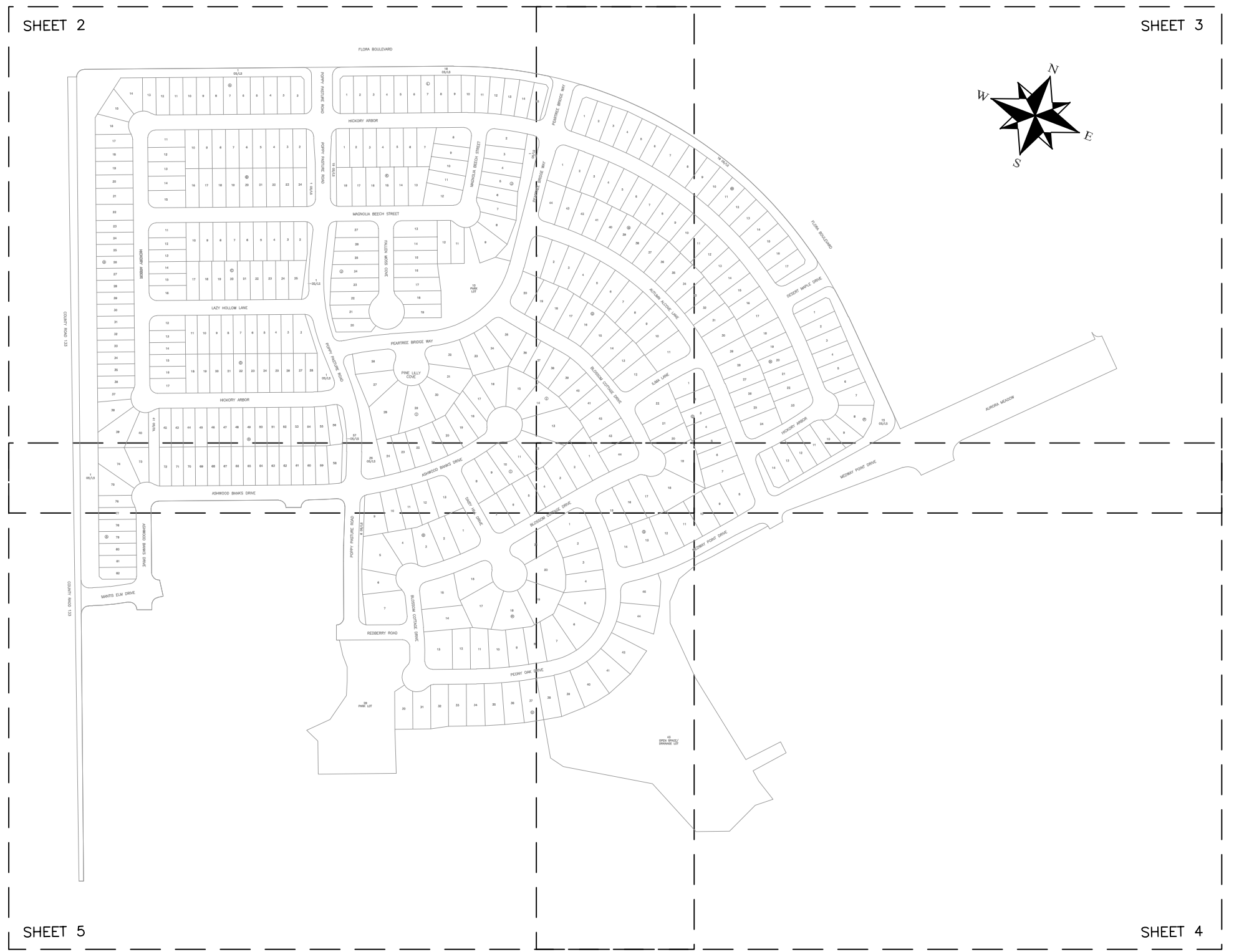
BENCHMARK: CHISELED SQUARE CUT IN NE CORNER OF CURB INLET.  
 GRID COORDINATES: (N)10186624.54, (E) 3181866.97  
 ELEVATION = 663.61  
 VERTICAL DATUM: NAVD 88 (GEOID 18)

BEARING BASIS: TEXAS CENTRAL ZONE,  
 STATE PLANE COORDINATES (NAD 83)  
 DISTANCES SHOWN HEREON ARE SURFACE VALUES  
 COMBINED SCALE FACTOR IS 1.00012

SUBMITTAL DATE: MAY 28, 2025

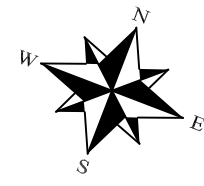


LOCATION MAP  
(NOT TO SCALE)



STREET DESIGN TABLE

STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LENGTH (L.F.)	DESIGN SPEED	CLASSIFICATION	OWNERSHIP
POPPY PASTURE ROAD	70'	40' F.-F. (MIN.)	180	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
	50'	33' F.-F.	1,729	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
PEARTREE BRIDGE WAY	70'	40' F.-F. (MIN.)	182	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
	60'	33' F.-F.	1,201	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
DESERT MAPLE DRIVE	70'	40' F.-F. (MIN.)	184	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
MANTIS ELM DRIVE	60'	40' F.-F. (MIN.)	270	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
MEDWAY POINT DRIVE	70'	40' F.-F. (MIN.)	575	35	MINOR COLLECTOR (URBAN RESIDENTIAL)	PUBLIC
	50'	33' F.-F.	572	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
PINE LILY COVE	50'	33' F.-F.	94	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
MAGNOLIA BEECH STREET	50'	33' F.-F.	1,399	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
LAZY HOLLOW LANE	50'	33' F.-F.	589	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
ILIMA LANE	50'	33' F.-F.	321	25	LOCAL (URBAN RESIDENTIAL)	PUBLIC
HICKORY ARBOR	50'	33' F.-F.	4,651			



1"=100'



FLORA PHASE 1A  
SECTION 3  
DOC. NO. 2024066494

FLORA PHASE 1A  
SECTIONS 1 & 2  
DOC. NO. 2024060749

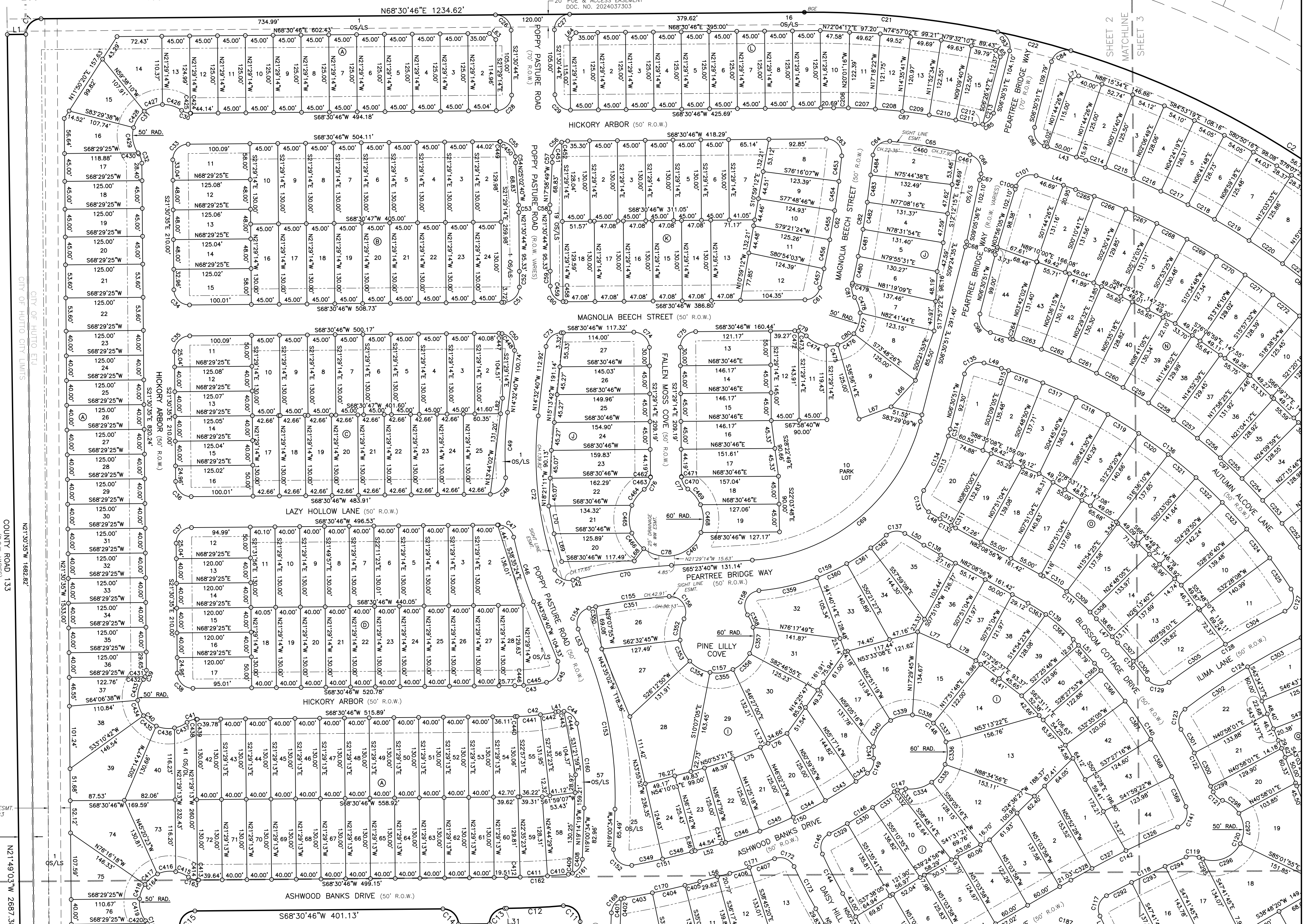
# FINAL PLAT OF FLORA PHASE 2 SECTION 1

ABS. NO. 610

FLORA BOULEVARD  
(120' R.O.W.)

20' EASEMENT AND RIGHT-OF-WAY  
AND  
20' PUE & ACCESS EASEMENT  
DOC. NO. 2024037303

SHEET 2  
MATCHLINE  
SHEET 3



263.021 AC.  
GRBK EDGEWOOD LLC  
AND MERITAGE HOMES  
DOC. NO. 2023089401

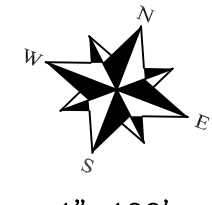
20' UTILITY & ACCESS ESMT.  
DOC. NO. 2025049593

1.406 AC. R.O.W.  
HEREBY DEDICATED

SHEET 2  
MATCHLINE  
SHEET 5

FINAL PLAT OF  
FLORA PHASE 2 SECTION 1

JOHN THOMAS SURVEY,  
ABS. NO. 610



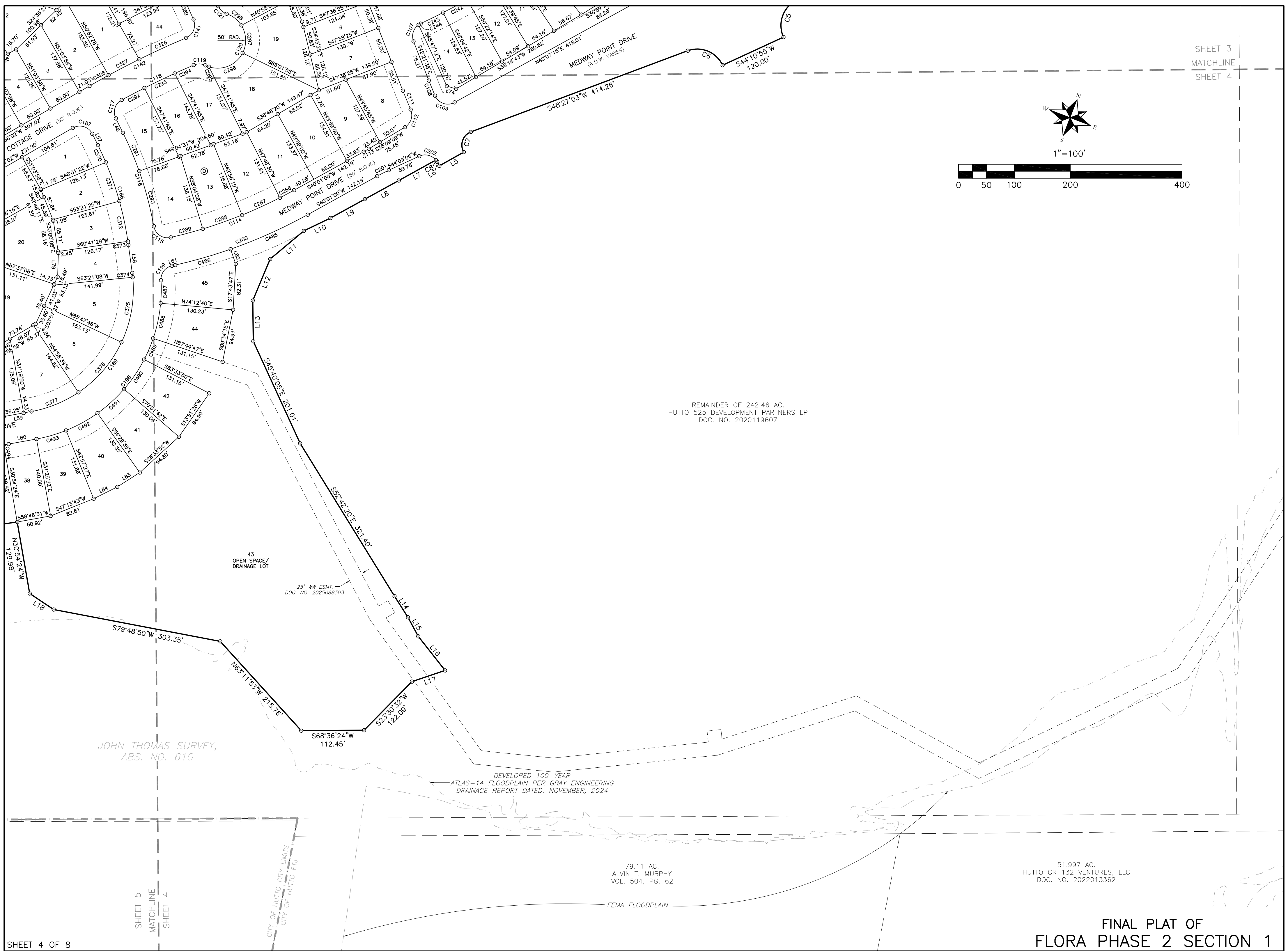
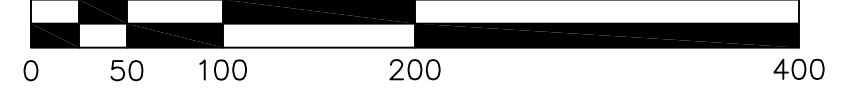
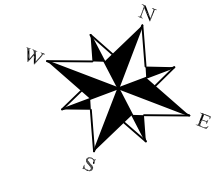
1"=100'



FLORA PHASE 1A  
SECTIONS 1 & 2  
DOC. NO. 2024060749

T.B.M. = CHISELED SQUARE CUT  
IN NE CORNER OF INLET  
ELEV= 663.61

SHEET 3  
MATCHLINE  
SHEET 4



REMAINDER OF 242.46 AC.  
HUTTO 525 DEVELOPMENT PARTNERS LP  
DOC. NO. 2020119607

43  
OPEN SPACE/  
DRAINAGE LOT

25' WW ESMT.  
DOC. NO. 2025088303

DEVELOPED 100-YEAR  
ATLAS-14 FLOODPLAIN PER GRAY ENGINEERING  
DRAINAGE REPORT DATED: NOVEMBER, 2024

79.11 AC.  
ALVIN T. MURPHY  
VOL. 504, PG. 62

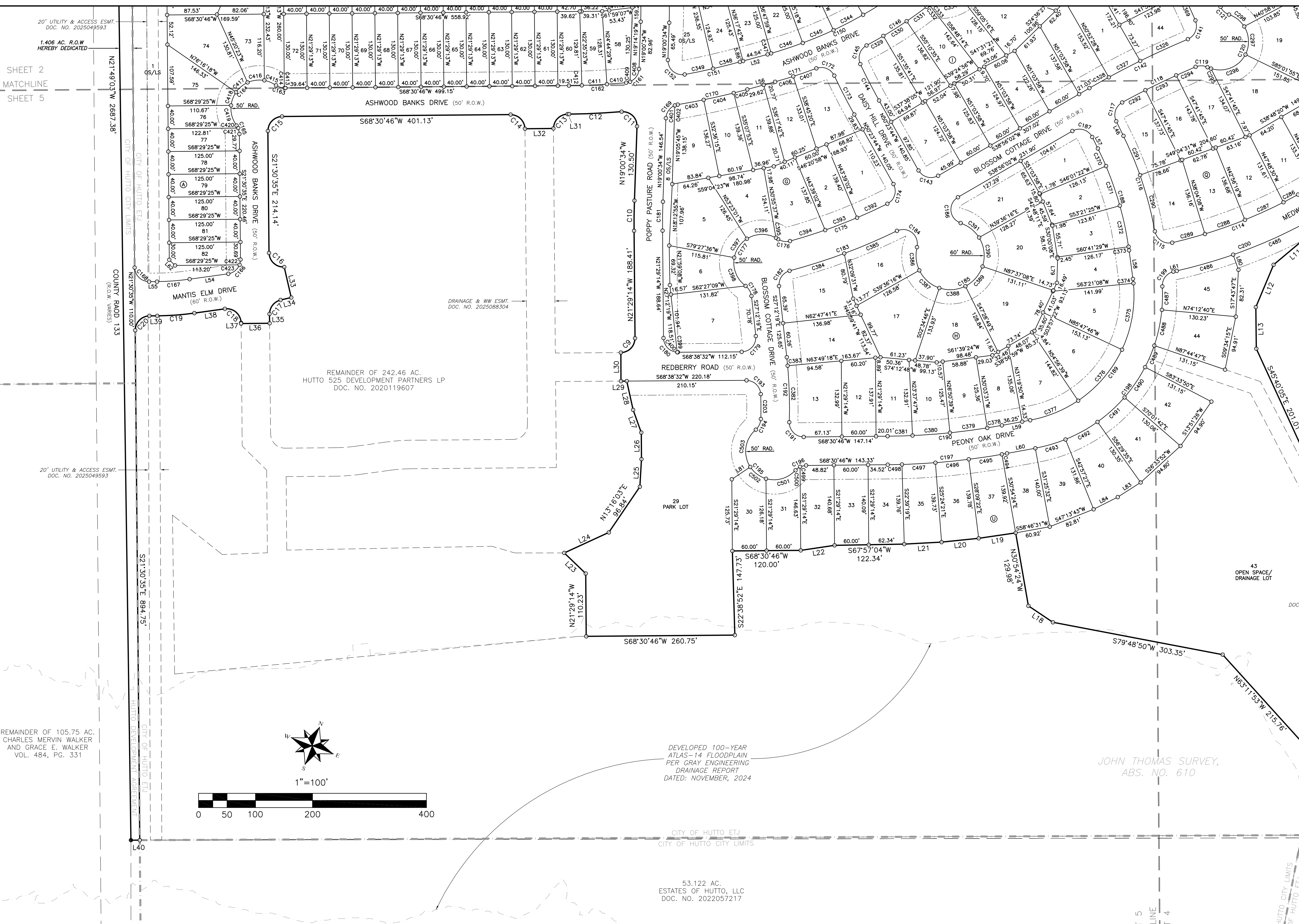
51.997 AC.  
HUTTO CR 132 VENTURES, LLC  
DOC. NO. 2022013362

JOHN THOMAS SURVEY,  
ABS. NO. 610

CITY OF HUTTO CITY LIMITS  
CITY OF HUTTO ECU

FEMA FLOODPLAIN

FINAL PLAT OF  
FLORA PHASE 2 SECTION 1

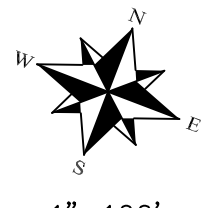


SHEET 2  
MATCHLINE  
SHEET 5

SHEET 5  
MATCHLINE  
SHEET 4

FINAL PLAT OF  
FLORA PHASE 2 SECTION 1

REMAINDER OF 105.75 AC.  
CHARLES MERVIN WALKER  
AND GRACE E. WALKER  
VOL. 484, PG. 331



DEVELOPED 100-YEAR  
ATLAS-14 FLOODPLAIN  
PER GRAY ENGINEERING  
DRAINAGE REPORT  
DATED: NOVEMBER, 2024

JOHN THOMAS SURVEY,  
ABS. NO. 610

CITY OF HUTTO ETJ  
CITY OF HUTTO CITY LIMITS

53.122 AC.  
ESTATES OF HUTTO, LLC  
DOC. NO. 2022057217

20' UTILITY & ACCESS ESMT.  
DOC. NO. 2025049593

1.406 AC. R.O.W  
HEREBY DEDICATED

DRAINAGE & WW ESMT.  
DOC. NO. 2025088304

20' UTILITY & ACCESS ESMT.  
DOC. NO. 2025049593

REMAINDER OF 242.46 AC.  
HUTTO 525 DEVELOPMENT PARTNERS LP  
DOC. NO. 2020119607

DOC.

# FINAL PLAT OF FLORA PHASE 2 SECTION 1

## METES AND BOUNDS

DESCRIPTION OF 111.160 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, BEING A PORTION OF THAT CERTAIN 242.46 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO HUTTO 525 DEVELOPMENT PARTNERS, LP, IN DOCUMENT NO. 2020119607, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 111.160 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with G&R Cap set in the westerly line of said 242.46 Acre Tract, at the intersection of the easterly line of County Road 133 (R.O.W. varies) and the southerly line of Flora Boulevard (120' R.O.W.), dedicated by plat of Flora Park Phase 1A Sections 1 & 2, a subdivision of record in Document No. 2024060749, Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described tract;

THENCE over and across said 242.46 Acre Tract, with the southerly line of said Flora Boulevard, the following five (5) courses:

1. N68°10'57"E, a distance of 30.01 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
2. Along said curve to the right having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord which bears N23°30'06"E, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
3. N68°30'46"E, a distance of 1234.62 feet to an iron rod with BGE Cap found at the point of curvature of a curve to the right;
4. Along said curve to the right having a radius of 1440.00 feet, an arc length of 1652.60 feet, and a chord which bears S78°36'35"E, a distance of 1563.39 feet to an iron rod with BGE Cap found at the end of said curve;
5. S45°43'57"E, a distance of 412.42 feet to a 1/2" iron rod found at the southwesterly terminus corner said Flora Boulevard, same being the southwesterly corner of said Flora Park Phase 1A Sections 1 & 2;

THENCE N44°16'03"E, continuing over and across said 242.46 Acre Tract, with the southerly line of said Flora Park Phase 1A Sections 1 & 2 a distance of 716.32 feet to an iron rod with G&R Cap set at the southwesterly corner of said Flora Park Phase 1A Sections 1 & 2;

THENCE N45°42'30"W, continuing over and across said 242.46 Acre Tract, with the easterly line of said Flora Park Phase 1A Sections 1 & 2 a distance of 25.01 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;

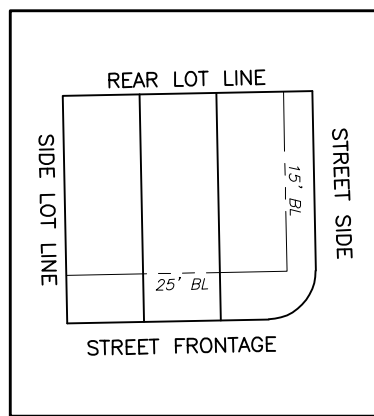
THENCE leaving the southerly line of said Flora Park Phase 1A Sections 1 & 2 and continuing over and across said 242.46 Acre Tract, the following seventy-four (74) courses:

1. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.32 feet, and a chord which bears N89°14'01"E, a distance of 35.39 feet to an iron rod with G&R Cap set at the end of said curve;
2. S45°49'21"E, a distance of 120.00 feet to an iron rod with G&R Cap set;
3. S44°16'03"W, a distance of 571.56 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
4. Along said curve to the left having a radius of 50.00 feet, an arc length of 78.54 feet, and a chord which bears S00°43'57"E, a distance of 70.71 feet to an iron rod with G&R Cap set at the end of said curve;
5. S44°10'55"W, a distance of 120.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
6. Along said curve to the left having a radius of 50.00 feet, an arc length of 74.31 feet, and a chord which bears N88°18'25"W, a distance of 67.65 feet to an iron rod with G&R Cap set at the end of said curve;
7. S48°27'03"W, a distance of 414.26 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
8. Along said curve to the left having a radius of 25.00 feet, an arc length of 43.71 feet, and a chord which bears S01°37'54"E, a distance of 38.35 feet to an iron rod with G&R Cap set at the end of said curve;
9. S39°42'21"W, a distance of 50.11 feet to an iron rod with G&R Cap set;
10. N50°49'52"W, a distance of 8.05 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
11. Along said curve to the left having a radius of 25.00 feet, an arc length of 4.14 feet, and a chord which bears N55°34'27"W, a distance of 4.13 feet to an iron rod with G&R Cap set at the end of said curve;
12. S39°59'54"W, a distance of 75.71 feet to an iron rod with G&R Cap set;
13. S40°13'53"W, a distance of 69.37 feet to an iron rod with G&R Cap set;
14. S40°13'53"W, a distance of 70.24 feet to an iron rod with G&R Cap set;
15. S43°15'19"W, a distance of 52.98 feet to an iron rod with G&R Cap set;
16. S29°04'58"W, a distance of 78.36 feet to an iron rod with G&R Cap set;
17. S01°48'28"W, a distance of 80.66 feet to an iron rod with G&R Cap set;
18. S21°46'13"E, a distance of 73.05 feet to an iron rod with G&R Cap set;
19. S45°40'05"E, a distance of 201.01 feet to an iron rod with G&R Cap set;
20. S52°42'20"E, a distance of 321.40 feet to an iron rod with G&R Cap set;
21. S53°28'07"E, a distance of 44.61 feet to an iron rod with G&R Cap set;
22. S49°22'19"E, a distance of 38.81 feet to an iron rod with G&R Cap set;
23. S59°12'22"E, a distance of 77.63 feet to an iron rod with G&R Cap set;
24. S50°23'38"W, a distance of 62.61 feet to an iron rod with G&R Cap set;
25. S23°30'32"W, a distance of 122.09 feet to an iron rod with G&R Cap set;
26. S68°36'24"W, a distance of 112.45 feet to an iron rod with G&R Cap set;
27. N63°11'53"W, a distance of 215.76 feet to an iron rod with G&R Cap set;
28. S79°48'50"W, a distance of 303.35 feet to an iron rod with G&R Cap set;
29. N77°18'06"W, a distance of 51.77 feet to an iron rod with G&R Cap set;
30. N30°54'24"W, a distance of 129.98 feet to an iron rod with G&R Cap set;

31. S60°35'35"W, a distance of 65.51 feet to an iron rod with G&R Cap set;
32. S63°16'01"W, a distance of 65.51 feet to an iron rod with G&R Cap set;
33. S65°56'27"W, a distance of 65.51 feet to an iron rod with G&R Cap set;
34. S67°57'04"W, a distance of 122.34 feet to an iron rod with G&R Cap set;
35. S60°33'17"W, a distance of 59.97 feet to an iron rod with G&R Cap set;
36. S68°30'46"W, a distance of 120.00 feet to an iron rod with G&R Cap set;
37. S22°38'52"E, a distance of 147.73 feet to an iron rod with G&R Cap set;
38. S68°30'46"W, a distance of 260.75 feet to an iron rod with G&R Cap set;
39. N21°29'14"W, a distance of 110.23 feet to an iron rod with G&R Cap set;
40. N67°08'59"W, a distance of 52.15 feet to an iron rod with G&R Cap set;
41. N44°11'58"E, a distance of 86.12 feet to an iron rod with G&R Cap set;
42. N13°16'03"E, a distance of 96.84 feet to an iron rod with G&R Cap set;
43. N17°39'52"W, a distance of 48.42 feet to an iron rod with G&R Cap set;
44. N21°30'21"W, a distance of 46.67 feet to an iron rod with G&R Cap set;
45. N40°38'04"W, a distance of 42.34 feet to an iron rod with G&R Cap set;
46. N33°34'27"W, a distance of 51.83 feet to an iron rod with G&R Cap set;
47. S68°38'32"W, a distance of 10.02 feet to an iron rod with G&R Cap set;
48. N21°21'28"W, a distance of 50.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
49. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.33 feet, and a chord which bears N23°34'39"E, a distance of 35.40 feet to an iron rod with G&R Cap set at the end of said curve;
50. N21°29'14"W, a distance of 188.41 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
51. Along said curve to the right having a radius of 1225.00 feet, an arc length of 52.97 feet, and a chord which bears N20°14'54"W, a distance of 52.97 feet to an iron rod with G&R Cap set at the end of said curve;
52. N19°00'34"W, a distance of 130.50 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
53. Along said curve to the left having a radius of 25.00 feet, an arc length of 42.23 feet, and a chord which bears N67°24'11"W, a distance of 37.39 feet to an iron rod with G&R Cap set at the point of reverse curvature of a curve to the right;
54. Along said curve to the right having a radius of 1225.00 feet, an arc length of 92.14 feet, and a chord which bears S66°21'29"W, a distance of 92.12 feet to an iron rod with G&R Cap set at the end of said curve;
55. S68°30'46"W, a distance of 2.88 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
56. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears S23°30'46"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
57. S68°30'46"W, a distance of 50.00 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
58. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears N66°29'14"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
59. S68°30'46"W, a distance of 401.13 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
60. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord which bears S23°30'06"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
61. S21°30'35"E, a distance of 214.14 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
62. Along said curve to the left having a radius of 25.00 feet, an arc length of 40.79 feet, and a chord which bears S68°15'18"E, a distance of 36.42 feet to an iron rod with G&R Cap set at the end of said curve;
63. S34°01'41"E, a distance of 54.90 feet to an iron rod with G&R Cap set;
64. S55°57'50"W, a distance of 19.30 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
65. Along said curve to the left having a radius of 25.00 feet, an arc length of 33.80 feet, and a chord which bears S17°13'37"W, a distance of 31.29 feet to an iron rod with G&R Cap set at the end of said curve;
66. S21°30'35"E, a distance of 16.28 feet to an iron rod with G&R Cap set;
67. S68°29'25"W, a distance of 50.00 feet to an iron rod with G&R Cap set;
68. N21°30'35"W, a distance of 1.30 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
69. Along said curve to the left having a radius of 25.00 feet, an arc length of 42.53 feet, and a chord which bears N70°14'24"W, a distance of 37.58 feet to an iron rod with G&R Cap set at the end of said curve;
70. S61°01'48"W, a distance of 54.14 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right;
71. Along said curve to the right having a radius of 500.00 feet, an arc length of 65.30 feet, and a chord which bears S64°46'17"W, a distance of 65.25 feet to an iron rod with G&R Cap set at the end of said curve;
72. S68°30'46"W, a distance of 13.86 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the left;
73. Along said curve to the left having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord which bears S23°30'06"W, a distance of 35.36 feet to an iron rod with G&R Cap set at the end of said curve;
74. S21°30'35"E, a distance of 894.75 feet to an iron rod with G&R Cap set in the southerly line of said 242.46 Acre Tract;

THENCE S68°45'06"W, with the southerly line of said 242.46 Acre Tract, a distance of 15.58 feet to an iron rod with G&R Cap set in the westerly line of said 242.46 Acre Tract and the easterly line of said County Road 133, for the southwesterly corner of the herein described tract;

THENCE N21°49'03"W, with the westerly line of said 242.46 Acre Tract and the easterly line of said County Road 133, a distance of 2687.38 feet to the POINT OF BEGINNING, having an area of 111.160 acres of land, more or less.



\* TYPICAL BUILDING SETBACKS APPLY TO ALL LOTS EXCEPT AS FOLLOWS:

THE 50' BUILDING SETBACK ALONG FLORA BOULEVARD.

THE 25' BUILDING SETBACK ALONG COUNTY ROAD 133, WILL BE MEASURED FROM THE EASTERLY R.O.W. DEDICATION LINE OF THE 1.406 ACRE PARCEL.

### LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N68°10'57"E	30.01	L43	N88°15'34"E	70.93
L2	S45°42'30"E	24.99	L44	N88°15'34"E	67.64
L3	N44°16'03"E	70.00	L45	S86°01'51"W	33.98
L4	N45°42'30"W	25.01	L46	N47°21'20"W	28.66
L5	S39°42'21"W	50.11	L47	N62°34'14"W	51.76
L6	N50°49'52"W	8.05	L48	N79°15'24"W	21.76
L7	S39°59'54"W	75.71	L49	N86°01'51"E	29.54
L8	S40°13'53"W	69.37	L50	N79°15'24"W	36.22
L9	S40°13'53"W	70.24	L51	N62°34'14"W	51.76
L10	S43°15'19"W	52.98	L52	S53°42'18"W	50.39
L11	S29°04'58"W	78.36	L53	N43°09'40"W	36.48
L12	S01°48'28"W	80.66	L54	S61°01'48"W	68.55
L13	S21°46'13"E	73.05	L55	S68°30'46"W	13.90
L14	S53°28'07"E	44.61	L56	N53°42'18"E	50.39
L15	S49°22'19"E	38.81	L57	S47°21'20"E	22.64
L16	S59°12'22"E	77.63	L58	S28°39'42"E	50.59
L17	S50°23'38"W	62.61	L59	S58°40'10"W	50.59
L18	N77°18'06"W	51.77	L60	N58°40'10"E	50.59
L19	S60°35'35"W	65.51	L61	N56°18'37"E	6.10
L20	S63°16'01"W	65.51	L62	N66°30'35"W	14.14
L21	S65°56'27"W	65.51	L63	S66°29'14"E	14.19
L22	S60°33'17"W	59.97	L64	N23°30'46"E	14.14
L23	N67°08'59"W	52.15	L65	S56°15'18"E	12.99
L24	N44°11'58"E	86.12	L66	S21°34'57"W	58.10
L25	N17°39'52"W	48.42	L67	S48°15'33"W	55.65
L26	N21°30'21"W	46.67	L68	S16°24'38"W	25.00
L27	N40°38'04"W	42.34	L69	N36°23'35"W	46.57
L28	N33°34'27"W	51.83	L70	N31°40'14"W	45.72
L29	S68°38'32"W	10.02	L71	N43°15'34"E	14.14
L30	N21°21'28"W	50.00	L72	S09°56'00"E	13.97
L31	S68°30'46"W	2.88	L73	N88°41'18"E	13.58
L32	S68°30'46"W	50.00	L74	S86°12'04"W	17.31
L33	S34°01'41"E	54.90	L75	N46°16'03"E	48.39
L34	S55°57'50"W	19.30	L76	N41°38'44"E	48.39
L35	S21°30'35"E	16.28	L77	S87°07'55"E	55.34
L36	S68°29'25"W	50.00	L78	S82°08'56"E	50.00
L37	N21°30'35"W	1.30	L79	S19°13'05"E	42.70
L38	S61°01'48"W	54.14	L80	S40°20'29"E	28.01
L39	S68°30'46"W	13.86	L81	S35°05'08"W	38.91
L40	S68°45'06"W	15.58	L82	S13°44'02"E	25.23
L41	S56°50'20"W	4.49	L83	S36°21'50"W	47.71
L42	S55°54'29"W	8.19	L84	S42°23'26"W	47.44

**G&R**  
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FIRM NO. 10032000

# FINAL PLAT OF FLORA PHASE 2 SECTION 1

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	90°01'21"	25.00	39.28	N23°30'06"E	35.36	25.01	C169	78°34'10"	25.00	34.28	N20°16'31"E	31.66	20.45	C337	35°21'34"	60.00	37.03	N54°27'25"W	36.44	19.12
C2	65°45'17"	1440.00	1652.60	S78°36'35"E	1563.39	930.77	C170	5°51'18"	1225.00	125.18	N56°37'57"E	125.13	62.64	C338	35°21'34"	60.00	37.03	N89°48'58"W	36.44	19.12
C3	89°58'33"	25.00	39.26	N00°43'13"W	35.35	24.99	C171	5°37'39"	775.00	76.10	S05°53'31"E	76.07	36.08	C339	35°21'34"	60.00	37.03	S74°49'28"W	36.44	19.12
C4	90°08'44"	25.00	39.32	N89°14'01"E	35.39	25.03	C172	85°02'22"	25.00	37.44	S89°00'46"E	34.04	23.24	C340	50°00'18"	60.00	32.37	S12°08'32"W	50.72	27.98
C5	90°00'00"	50.00	78.54	S00°43'57"E	70.71	50.00	C173	41°37'30"	1025.00	76.77	S48°15'00"E	76.76	38.41	C341	17°49'48"	60.00	18.67	S21°46'32"E	18.60	9.41
C6	85°08'56"	50.00	74.31	N88°18'25"W	67.65	45.94	C174	93°01'01"	25.00	40.59	S03°53'14"E	36.27	26.35	C342	148°17'	725.00	22.84	N33°48'37"E	22.84	11.42
C7	100°09'53"	25.00	43.71	S01°37'54"E	38.35	29.88	C175	10°46'14"	975.00	183.28	S48°00'24"W	183.01	91.91	C343	4°37'19"	725.00	58.48	N37°01'25"E	58.47	29.26
C8	9°29'10"	25.00	4.14	N53°34'27"W	4.13	2.07	C176	49°51'15"	25.00	21.75	S78°19'08"W	21.07	11.62	C344	4°37'19"	725.00	58.48	N41°38'44"E	58.47	29.26
C9	90°07'46"	25.00	39.33	N23°34'39"E	35.40	25.06	C177	178°38'28"	50.00	155.89	S13°55'32"E	99.99	4216.10	C345	4°37'19"	725.00	58.48	N46°16'03"E	58.47	29.26
C10	2°28'39"	1225.00	52.97	N20°14'54"W	52.97	26.49	C178	48°11'23"	25.00	21.03	S51°18'01"E	20.41	11.18	C346	4°37'19"	725.00	58.48	N50°53'21"E	58.47	29.26
C11	96°47'13"	25.00	42.23	N67°24'11"W	37.39	28.15	C179	95°50'52"	25.00	41.21	S20°43'06"W	37.11	27.69	C347	0°30'17"	725.00	6.39	N53°27'09"E	6.39	3.19
C12	4°18'34"	1225.00	92.14	S66°21'29"W	92.12	46.09	C180	89°52'14"	25.00	39.22	N66°25'14"	35.32	24.94	C348	2°30'17"	1175.00	48.48	N54°53'13"E	48.48	24.24
C13	90°00'00"	25.00	39.27	S23°30'06"W	35.36	25.00	C181	2°28'39"	1175.00	59.81	N20°14'54"W	50.81	25.41	C349	22°58'54"	1175.00	60.00	S2°37'13"E	50.89	25.40
C14	90°00'00"	25.00	39.27	N66°29'14"W	35.36	25.00	C182	81°23'33"	25.00	35.53	N43°30'27"E	32.61	21.51	C350	0°43'33"	875.00	11.09	S56°43'41"W	11.09	5.54
C15	90°01'21"	25.00	39.28	S23°30'06"W	35.36	25.01	C183	11°15'36"	1025.00	201.44	N48°35'26"E	201.11	101.04	C351	7°51'40"	875.00	120.05	S61°01'17"W	119.96	60.12
C16	93°29'25"	25.00	40.79	S68°15'18"E	36.42	26.57	C184	130°19'40"	25.00	56.87	S71°52'32"E	45.38	54.02	C352	33°47'09"	60.00	35.38	S10°33'41"E	34.87	18.22
C17	77°28'25"	25.00	33.80	S17°13'37"W	31.29	20.06	C185	266°18'49"	60.00	278.88	N40°07'53"E	87.54	63.99	C353	36°19'55"	60.00	38.05	S45°37'13"E	37.41	19.69
C18	97°27'37"	25.00	42.53	N70°14'24"W	37.58	28.49	C186	131°57'34"	25.00	57.58	N27°02'45"E	45.67	56.10	C354	36°19'55"	60.00	38.05	S81°57'08"E	37.41	19.69
C19	7°28'59"	500.00	65.30	S64°46'17"W	65.25	32.40	C187	93°42'38"	25.00	40.89	N85°47'21"E	36.48	26.07	C355	36°19'55"	60.00	38.05	N61°42'58"E	37.41	19.69
C20	90°01'21"	25.00	39.28	S23°30'06"W	35.36	25.01	C188	18°41'38"	575.00	187.61	S38°00'31"E	186.77	94.64	C356	36°19'55"	60.00	38.05	N25°23'03"E	37.41	19.69
C21	12°32'34"	1440.00	315.24	S74°47'03"W	314.61	158.25	C189	87°19'53"	222.00	338.38	S15°00'14"W	306.56	21.89	C357	41°40'22"	60.00	43.64	N13°37'06"W	42.68	22.84
C22	4°51'18"	1440.00	122.16	S82°39'09"W	122.12	61.12	C190	9°50'56"	1175.00	201.86	S63°35'26"W	201.81	101.18	C358	21°10'32"	60.00	22.18	N45°02'32"W	22.05	11.22
C23	39°32'54"	1440.00	993.96	N74°18'35"W	974.35	517.70	C191	92°12'38"	25.00	40.23	N65°22'55"W	36.03	25.98	C359	15°50'14"	350.00	96.74	N56°14'53"E	96.44	48.68
C24	4°51'51"	1440.00	122.25	N52°06'12"W	122.22	61.16	C192	7°55'43"	825.00	114.17	N23°14'28"W	114.07	57.17	C360	8°10'11"	350.00	53.07	N43°59'10"E	53.02	26.58
C25	3°56'19"	1440.00	98.99	N47°42'06"W	98.97	49.51	C193	88°32'22"	25.00	38.63	S67°05'17"E	34.90	24.37	C361	7°37'41"	350.00	46.60	N35°49'42"E	46.56	23.33
C26	89°58'29"	25.00	39.26	S66°29'59"E	35.35	24.99	C194	48°36'55"	25.00	21.21	S04°43'22"W	20.58	11.29	C362	51°57'59"	350.00	32.37	N29°21'52"E	32.36	16.20
C27	90°01'31"	25.00	39.28	N23°30'01"E	35.36	25.01	C195	188°42'27"	50.00	164.68	S65°19'23"E	99.71	656.75	C363	7°03'19"	275.00	33.86	N78°37'17"W	33.84	16.95
C28	90°01'31"	25.00	39.28	S23°30'01"W	35.36	25.01	C196	48°11'23"	25.00	21.03	N44°25'05"E	20.41	11.18	C364	12°31'23"	275.00	60.11	N68°49'56"W	59.99	30.17
C29	89°58'29"	25.00	39.26	N66°29'59"E	35.35	24.99	C197	9°50'36"	1225.00	210.45	N63°35'28"E	210.19	105.49	C365	1°02'07"	875.00	15.81	N62°03'11"W	15.81	7.91
C30	36°25'26"	25.00	15.89	S86°43'30"W	15.63	8.23	C198	83°08'04"	272.00	394.66	N17°06'08"E	360.94	24.22	C366	4°07'12"	875.00	62.92	N59°28'31"W	62.91	31.47
C31	16°25'14"	25.00	142.33	S68°24'06"W	98.98	331.99	C199	80°45'31"	25.00	35.24	N85°52'28"E	32.40	21.27	C367	4°52'11"	875.00	74.37	N45°49'45"E	74.35	37.21
C32	36°25'26"	25.00	15.89	S39°43'18"E	15.63	8.23	C200	16°17'37"	895.00	254.52	N48°09'49"	253.66	128.27	C368	43°02'06"	875.00	69.26	N50°16'41"W	69.24	34.65
C33	90°01'21"	25.00	39.28	S23°30'06"W	35.36	25.01	C201	4°08'06"	325.00	23.45	N42°05'03"E	23.45	11.73	C369	3°11'16"	875.00	53.77	N40°50'00"W	53.76	26.89
C34	89°58'39"	25.00	39.26	S66°29'54"E	35.35	24.99	C202	85°01'02"	25.00	37.10	N86°39'37"E	33.79	22.92	C370	3°22'42"	575.00	33.90	N45°39'59"W	33.90	16.96
C35	90°01'21"	25.00	39.28	S23°30'06"W	35.36	25.01	C203	3°14'01"	775.00	43.74	N21°12'05"W	43.73	21.87	C371	7°20'04"	575.00	73.61	N40°18'36"W	73.59	36.85
C36	89°58'39"	25.00	39.26	S66°29'54"E	35.35	24.99	C204	5°23'09"	1175.00	110.45	N36°02'01"E	110.41	55.27	C372	7°20'04"	575.00	73.61	N32°58'33"W	73.55	36.85
C37	90°01'21"	25.00	39.28	S23°30'06"W	35.36	25.01	C205	4°58'21"	1175.00	101.97	N41°12'46"E	101.94	51.27	C373	0°38'48"	575.00	6.49	N28°59'07"W	6.49	3.25
C38	89°58'39"	25.00	39.26	S66°29'54"E	35.35	24.99	C206	1°27'58"	925.00	43.67	S69°14'45"W	23.67	11.83	C374	2°00'50"	222.00	7.80	N27°39'17"W	7.80	3.90
C39	36°25'26"	25.00	15.89	S03°18'24"E	15.62	8.22	C207	2°42'54"	925.00	23.87	S71°20'24"W	43.83	21.92	C375	3°05'07"	222.00	11.54	N11°31'19"W	11.81	61.26
C40	16°25'14"	25.00	142.33	S68°24'06"W	98.98	331.99	C208	80°45'31"	25.00	35.24	N85°52'28"E	32.40	21.27	C376	4°52'11"	875.00	74.37	N45°49'45"E	74.35	37.21
C41	36°25'26"	25.00	15.89	N50°18'35"E	15.62	8.22	C209	2°43'07"	925.00	43.89	S76°45'53"W	43.89	21.95	C377	23°36'49"	222.00	9.49	N46°51'46"E	90.85	46.61
C42	11°40'26"	325.00	66.22	N62°40'33"E	66.10	33.22	C210	2°42'54"	925.00	43.83	S79°28'53"W	43.83	21.92	C378	11°16'18"	1175.00	26.08	N59°18'19"E	26.08	13.04
C43	10°46'25"	275.00	51.71	N63°07'34"E	51.63	25.93	C211	1°57'03"	925.00	31.49	S81°48'52"W	31.49	15.75	C379	3°12'52"	1175.00	65.92	N61°32'55"E	65.91	32.97
C44	90°25'34"	25.00	39.46	S77°56'53"E	35.49	25.19	C212	29°41'24"	25.00	12.95	N67°56'42"E	12.81	6.63	C380	3°12'52"	1175.00	65.92	N64°45'47"E	65.91	32.97
C45	100°54'01"	25.00	44.03	N07°17'21"E	38.55	30.27	C213	59°36'50"	25.00	26.01	N23°17'35"E	24.85	14.32	C381	2°08'33"	1175.00	43.94	N67°26'30"E	43.94	21.97
C46	10°00'32"	625.00	109.18	N38°09'24"W	109.04	54.73	C214	1°33'46"	1225.00	33.41	S89°02'27"W	33.41	16.71	C382	6°54'06"	825.00	99.38	N22°43'39"W	99.31	49.75
C47	78°20'05"	25.00	34.18	N72°19'11"W	31.58	20.37	C215	2°17'29"	1225.00	48.99	N89°01'56"W	48.99	24.50	C383	1°01'38"	825.00	14.79	N26°41'31"W	14.79	7.40
C48	92°46'16"	25.00	40.48	S22°04'58"W	36.20	26.24	C216	2°17'29"	1225.00	48.99	N84°33'26"W									

# FINAL PLAT OF FLORA PHASE 2 SECTION 1

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

THAT HUTTO 525 DEVELOPMENT PARTNERS, LP, ACTING HEREIN BY AND THROUGH STEPHEN T. SELLERS, ITS AUTHORIZED SIGNATORY, BEING THE OWNER OF 111.160 ACRES OF LAND, BEING A PORTION OF THAT CERTAIN 242.46 ACRE TRACT, OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020121607, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION TO BE KNOWN AS: FLORA PHASE 2 SECTION 1

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS 7 DAY OF January, 2026, A.D.

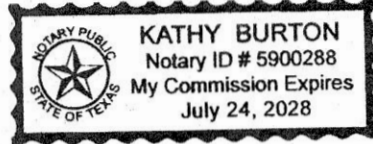
HUTTO 525 DEVELOPMENT PARTNERS, LP  
10235 WEST LITTLE YORK, SUITE 300  
HOUSTON, TEXAS 77040

BY: [Signature]  
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.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS



[Signature]  
KATHY BURTON  
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES 7/24/28

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

I, NATHAN KELLY, 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.

[Signature]  
NATHAN KELLY, P.E. NO. 141451  
GRAY ENGINEERING, INC. F-2946  
8834 N. CAPITAL OF TEXAS HWY., SUITE 140  
AUSTIN, TEXAS 78759  
(512) 452-0371

12/2/2025  
DATE



GENERAL NOTES CONTINUED:

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 FLORA BOULEVARD OR CR 133, THE ADJACENT COUNTY ROADWAYS.
18. LOTS WITH LESS THAN 50' OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
19. STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
20. 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.
21. THE ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH SECTION 8345.105 OF HB 4803. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
22. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
23. 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.
24. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
25. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) 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.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE 80<sup>th</sup> DAY OF January, 2026 A.D.

[Signature]  
CINDY BRIDGES  
WILLIAMSON COUNTY ADDRESS COORDINATOR  
[Signature]  
JONAH WATER SPECIAL UTILITY DISTRICT

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

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

I, PHILLIP L. McLAUGHLIN, 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 ON THE GROUND SURVEY UNDER MY SUPERVISION, AND THAT ALL SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

[Signature]  
PHILLIP L. McLAUGHLIN, R.P.L.S. NO. 5300  
C&R SURVEYING, LLC  
1805 OUIDA DRIVE  
AUSTIN, TX 78728  
(512) 267-7430

12-02-2025  
DATE



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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE

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

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

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

BY:       
DEPUTY

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 MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
6. 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.
7. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
8. 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.
9. WATER SERVICE IS PROVIDED BY: JONAH WATER SPECIAL UTILITY DISTRICT.
10. WASTEWATER SERVICE IS PROVIDED BY: SOUTH FORK RANCH MUNICIPAL UTILITY DISTRICT.
11. 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.
12. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
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 THEREWITHIN. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

