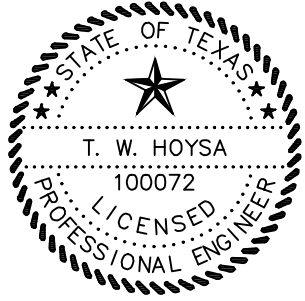


FLORENCE MEADOWS PRELIMINARY PLAT


LJA ENGINEERING, INC.
T.W. HOYSA, P.E.

05/15/2026
DATE



AREA: SINGLE FAMILY LOTS	161.67 ACRES 758
1 LOT PRIVATE AMENITY	1.61 ACRES
13 LS/OS	3.90 ACRES
1 LS/WQ/PUE/OS/DE	22.81 ACRES
2 DE/OS	1.42 ACRES
1 DE/OS/LS	2.41 ACRES
1 LP/DE	0.08 ACRES
TOTAL LOTS BLOCKS	777 16

FLOODPLAIN INFORMATION:

THE TRACT SHOWN IS NOT ENCUMBERED BY ZONE AE OR A ACCORDING TO FEMA FIRM PANEL 48491C0100E, DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

WATER SHED : SALADO CREEK

JURISDICTION : UNINCORPORATED WILLIAMSON COUNTY & CITY OF FLORENCE ETJ

EDWARDS AQUIFER : EDWARDS AQUIFER CONTRIBUTING ZONE

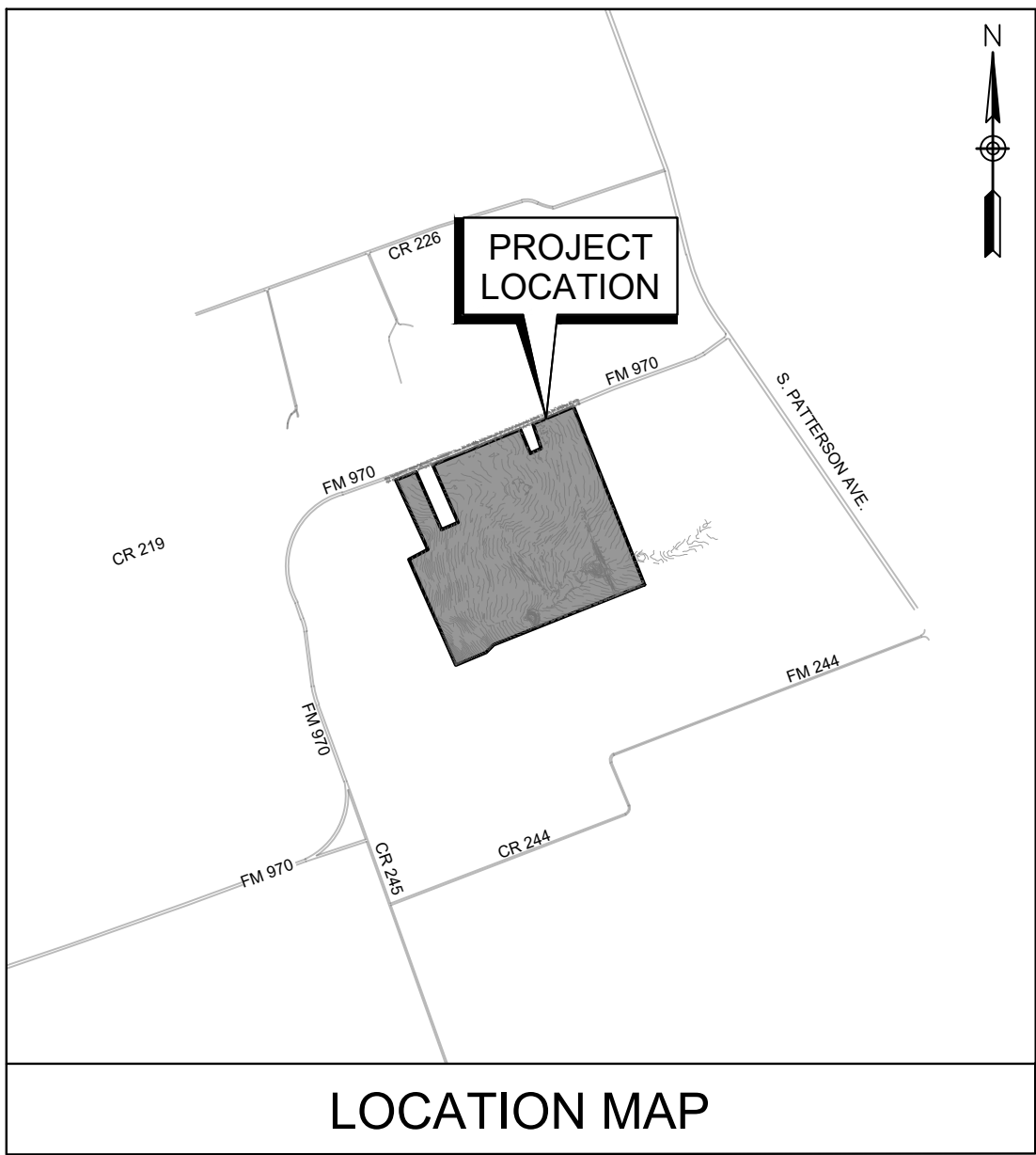
LEGAL DESCRIPTION :

TRACT 1: BEING 77.269 ACRES, MORE OR LESS, OUT OF THE WASHINGTON P. REESE SURVEY, ABSTRACT NO. 523, IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

TRACT 2: BEING 84.451 ACRES, MORE OR LESS, OUT OF THE WASHINGTON P. REESE SURVEY, ABSTRACT NO. 523, IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B" ATTACHED HERETO.

Street Name	Classification	Public/Private	Urban/Rural	ROW Width (ft)	Pavement Dimension (FOC-FOC, ft)	LENGTH (FT)	Design Speed (mph)
Basset Way	Local	MUD	Urban	50	33	1337	25
Beehive Road	Local	MUD	Urban	50	33	1876	25
Blue Lacy Drive	Local	MUD	Urban	50	33	114	25
Blue Lacy Drive	Minor Collector	MUD	Urban	60	40	2155	35
Duckling Lane	Local	MUD	Urban	50	33	1135	25
Fair Sparrow Path	Local	MUD	Urban	50	33	840	25
Grey Perch Path	Local	MUD	Urban	50	33	1629	25
Hay Bale Bend	Local	MUD	Urban	50	33	1030	25
Hopper Sand Street	Local	MUD	Urban	50	33	365	25
Kingbird Bend	Local	MUD	Urban	50	33	1042	25
Meadow Lake Drive	Collector	MUD	Urban	60	48	956	35
Meadow Lake Drive	Minor Collector	MUD	Urban	60	40	120	35
Muscadine Pass	Local	MUD	Urban	50	33	450	25
Prairie Sky Pass	Local	MUD	Urban	50	33	1047	25
River Springs Drive	Minor Collector	MUD	Urban	60	40	840	35
Rustic Barn Loop	Local	MUD	Urban	50	33	1706	25
Scarlet Cactus Cove	Local	MUD	Urban	50	33	259	25
Scarlet Cactus Lane	Local	MUD	Urban	50	33	972	25
Steer Hedge Trail	Local	MUD	Urban	50	33	1550	25
Steer Hedge Trail	Minor Collector	MUD	Urban	60	40	663	35
Vineyard Dusk Cove	Local	MUD	Urban	50	33	104	25
Vineyard Dusk Lane	Local	MUD	Urban	50	33	1126	25
Wheelbarrow Road	Local	MUD	Urban	50	33	828	25
Wooden Oak Trail	Local	MUD	Urban	50	33	2334	25
				Total:		24478	

All roads to be maintained by Northwest Williamson County MUD No. 3 pursuant to the Consent & Development Agreement executed January 2, 2026.



SCALE: 1"=2500'
SUBMITTAL DATE: JUNE 23, 2025

OWNER:
FLORENCE FM 970 VENTURES LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
CONTACT PERSON: MARK JANIK
PHONE: (281)912-3364
EMAIL: OMFP@ASHTONGRAYDEV.COM

DEVELOPER:
ASHTON GRAY DEVELOPMENT
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TEXAS 77478
CONTACT PERSON: MARK JANIK
PHONE: (281)912-3364
EMAIL: OMFP@ASHTONGRAYDEV.COM

ENGINEER/AUTHORIZED AGENT:
LJA ENGINEERING INC.
FRN # F-1386
2700 LA FRONTERA BLVD, SUITE 200
ROUND ROCK, TEXAS 78681
CONTACT PERSON: T.W. HOYSA, P.E.
PHONE: (512)439-4700
EMAIL: WHOYSA@LJA.COM

SURVEYOR:
LANDDESIGN SERVICES, INC.
10090 W. HIGHWAY 29
LIBERTY HILL, TEXAS 78642
CONTACT PERSON: FRANK FUNK, RPLS
PHONE: (512)238-7901
EMAIL: INFO@LJISURVEY.COM

Sheet No.	Sheet Description	
1	CV1	COVER SHEET
2	PL0	OVERALL PRELIMINARY PLAT
3	PL 1	PRELIMINARY PLAT
4	PL 2	PRELIMINARY PLAT
5	CT 1	CURVE TABLE
6	CT 2	CURVE TABLE

Exhibit No.	Sheet Description	
7	UT 0	OVERALL UTILITY LAYOUT
8	UT 1	UTILITY PLAN
9	UT 2	UTILITY PLAN

DEVELOPMENT NOTES

C10.1 DRAINAGE MAINTENANCE

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.

C10.2 UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: GEORGETOWN UTILITY SERVICES: WASTE WATER SERVICES IS PROVIDED BY: PENDING DISCHARGE PERMIT AND ON-SITE WWTP.

C10.3 IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS

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.

C10.7 SIDEWALK MAINTENANCE

ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

C10.9 MINIMUM FINISHED FLOOR ELEVATION

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.

FLOODPLAIN NOTES

C11.1 FLOOD HAZARD AREA

NO PARCELS ARE ENCROACHED 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. 48491C0100E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

STORMWATER MANAGEMENT NOTES

C12.5

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.

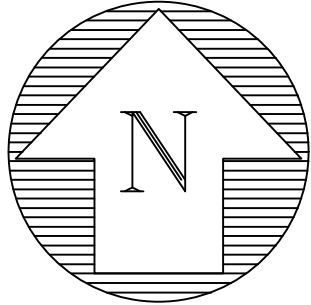
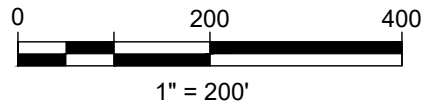
FLORENCE MEADOWS
PRELIMINARY PLAT

LJA Engineering, Inc.



2700 La Frontera Blvd
Suite 200
Round Rock, TX 78681
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

No.	Acreage	Owner Name	Recorded Doc. No. (O.P.R.W.C.T.)
1	1.91	HAVINS, DAVID C & KAREN L	VOL 805 PAGE 196
2	1.19	BIZZELL, R & D	2003078765
3	0.738	HOWER, TAMMY	2021009958
4	1.22	JENKINS, ROBERT E & JEANY K	2010041981
5	0.477	FERGUSON, TERRIE BURT	2005054683 (PARCEL R010368)
6	0.477	FERGUSON, TERRIE BURT	2005054683 (PARCEL R419731)
7	0.989	RAMIREZ, CARLOS A & LINDSAY LONG (JTROS)	2021047561
8	1.465	GANN, WENDI & JESICA	2022023606
9	0.73	ROCKETT, GROVER REX & MARY JEAN	2003030563
10	0.995	CORN, JOHN H & BARBARA R & CHRISTOPHER W	2012028022
11	0.997	JENKINS, ROBERT E & JEANY H	VOL. 1684/411
12	0.994	MCCORQUODALE, KATHERINE A	2004028003
13	1.000	COLEMAN, TERESITA R	9861898
14	0.646	BURSON, WESTON & LAUREN	2021172481
15	0.654	REUSCHEL, SEAN EDWARD	2021069638
16	0.36	FLORENCE, CITY OF	NOT REPORTED
17	0.77	NADINE WILLIAMS TRUSTEE OF THE WILLIAMS FAMILY TRUST ET AL	2014012975
18	0.56	THE WILLIAMS FAMILY TRUST ET AL	2014012975
19	1.517	RODRIGUEZ CASTILLO, RAUL A & KAYLA M RITTER	2018032293



LEGEND:

- PROPERTY BOUNDARY
- PROPERTY LINE
- ROW LINE
- PROPOSED STREET CENTERLINE
- PROPOSED EASEMENT
- BUILDING SETBACK
- EXISTING EASEMENT

NOTE:
1. ONLY FLORENCE ISD TRACT IS WITHIN FULL PURPOSE CITY LIMITS. PROPOSED SUBDIVISION AND ADJACENT TRACTS LOCATED WITHIN CITY OF FLORENCE ETJ AND WILLIAMSON COUNTY WITH NO ZONING.
2. TURN LANE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE FIRST PHASE OF THESE IMPROVEMENTS, IN ACCORDANCE WITH THE APPROVED TIA FOR THIS DEVELOPMENT.

80.97° N22° 16' 24"W
80.25° N22° 18' 43"W
81.68° N22° 16' 24"W
FM 970 (ROW VARIES)

APPROXIMATELY 30' ROW DEDICATION (0.93 TOTAL AC)

APPROXIMATELY 30' ROW DEDICATION (0.93 TOTAL AC)

FLORENCE ISD (6.09 ACRES)
DOC. NO. 1998046500
O.P.R.W.C.T.

FLORENCE ISD (40.03 ACRES)
DOC. NO. 1998023960
O.P.R.W.C.T.

DANIELL, JEFFREY DEWAYNE (50.72 ACRES)
VOL. 786, PG. 150
D.R.W.C.T.

DANIELL, JEFFREY DEWAYNE (69.23 ACRES)
DO. NO. 1999018748
O.P.R.W.C.T.

SVTEXASHILLS VENTURES LLC (41.98 ACRES)
DO. NO. 2022071117
O.P.R.W.C.T.

ROSENBUSCH, MELISSA KAY (10.00 ACRES)
DO. NO. 2020W62228
O.P.R.W.C.T.

CREASEY, HOWARD A & ROSANNE M (26.056 ACRES)
DO. NO. 2014042047
O.P.R.W.C.T.

ALBARADO, KATHRYN J & FRANCISCO N (14.03 ACRES)
DO. NO. 2019053372
O.P.R.W.C.T.

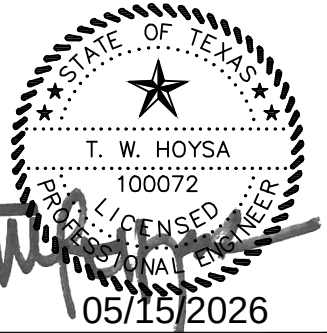
PARKER, LARRY W & JULIE BINFORD (14.257 ACRES)
DO. NO. 2015056914
O.P.R.W.C.T.

FLORENCE MEADOWS
PRELIMINARY PLAT

OVERALL PRELIMINARY PLAT

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE: 5/15/2026
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: JAY L. LARSEN, P.L.L.C.



LJA Engineering, Inc.
2700 La Frontera Blvd
Suite 200
Round Rock, TX 78681
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A474-0408

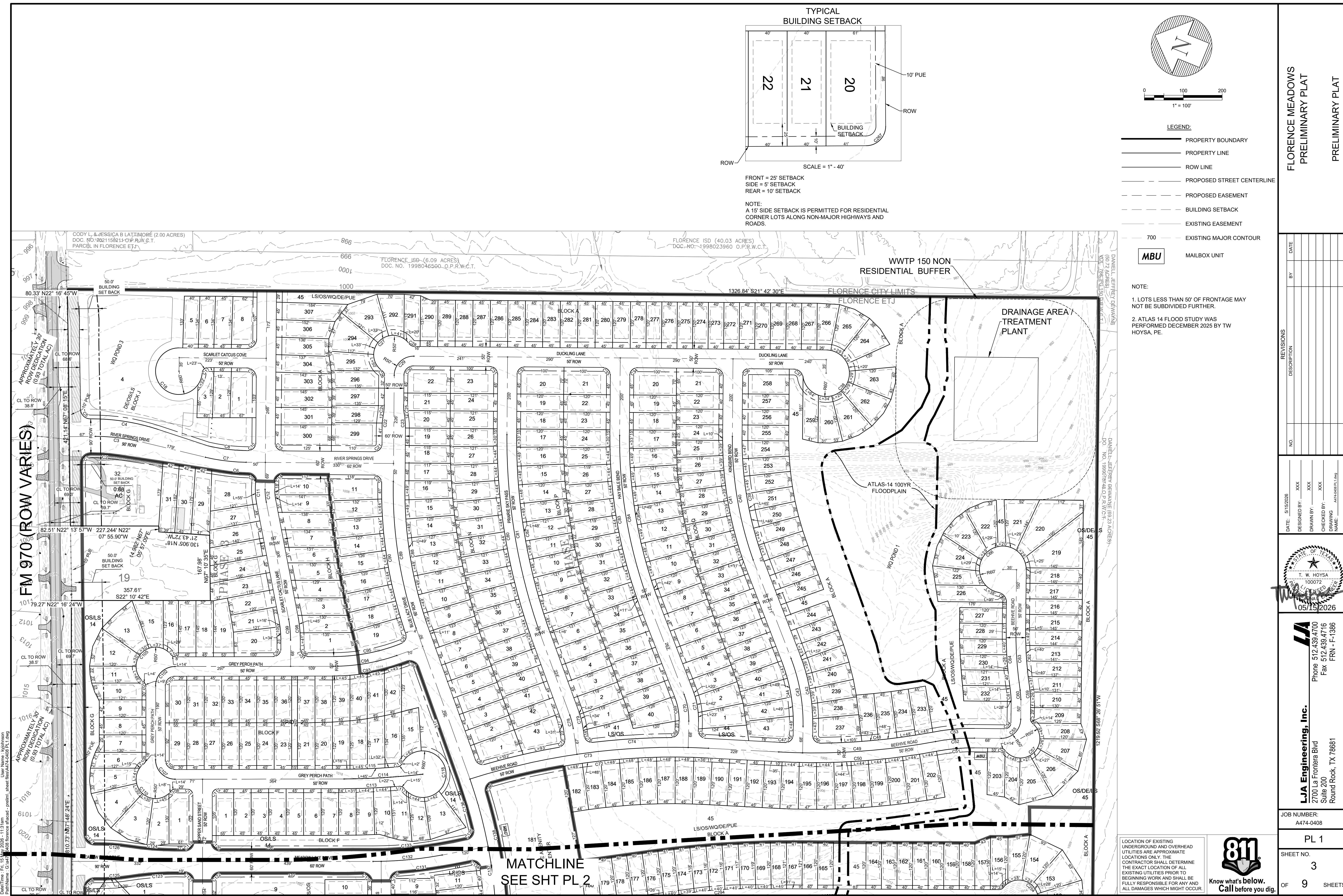
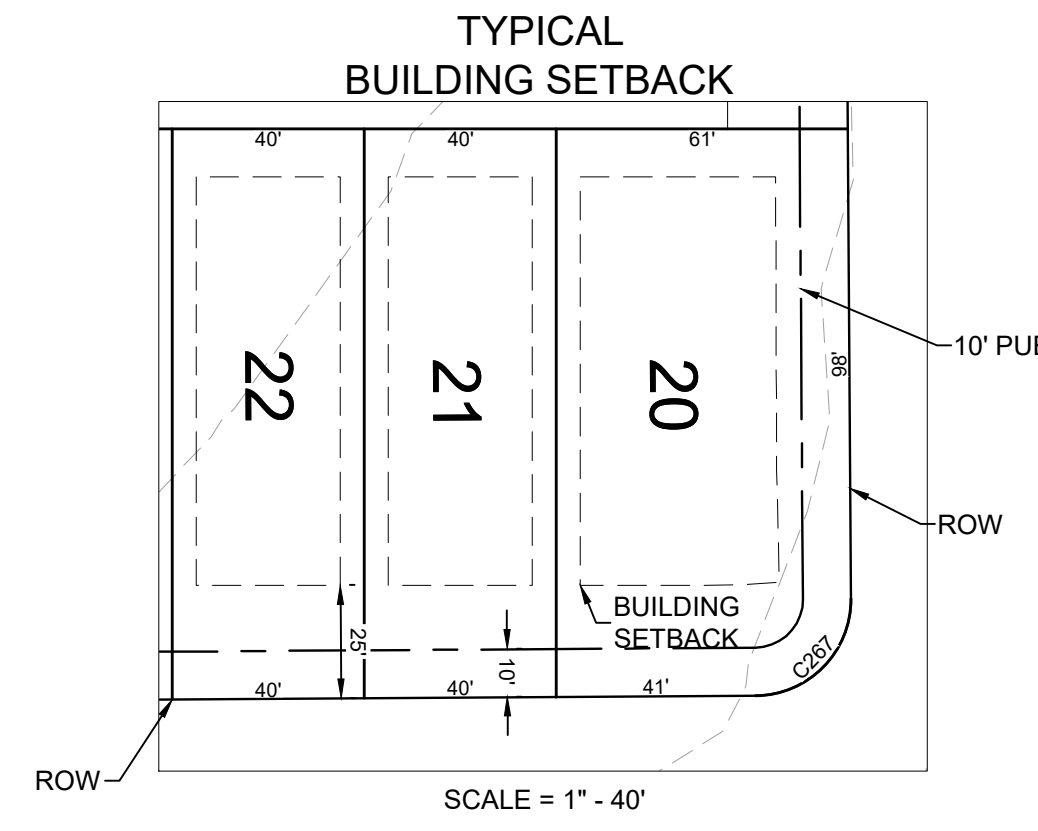
PL0

SHEET NO.
2

OF 9 SHEETS

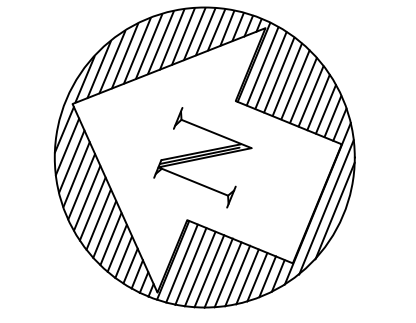
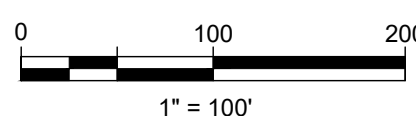
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.





FRONT = 25' SETBACK
SIDE = 5' SETBACK
REAR = 10' SETBACK

NOTE:
A 15' SIDE SETBACK IS PERMITTED FOR RESIDENTIAL CORNER LOTS ALONG NON-MAJOR HIGHWAYS AND ROADS.



LEGEND:

- PROPERTY BOUNDARY
- PROPERTY LINE
- ROW LINE
- PROPOSED STREET CENTERLINE
- PROPOSED EASEMENT
- BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- 700
- MAILBOX UNIT

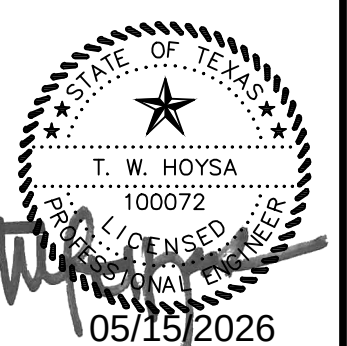
NOTE:

1. LOTS LESS THAN 50' OF FRONTAGE MAY NOT BE SUBDIVIDED FURTHER.
2. ATLAS 14 FLOOD STUDY WAS PERFORMED DECEMBER 2025 BY TW HOYSA, PE.

FLORENCE MEADOWS
PRELIMINARY PLAT
PRELIMINARY PLAT

REVISIONS		DATE
NO.	DESCRIPTION	BY

DATE: 5/15/2025	DESIGNED BY: XXX
DRAWN BY: XXX	CHECKED BY: XXX
DRAWING NAME: ATLAS 14 FLOOD STUDY	



LJA Engineering, Inc.
2700 La Frontera Blvd
Suite 200
Round Rock, TX 78681
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A474-0408

PL 1
SHEET NO. 3
OF 9 SHEETS

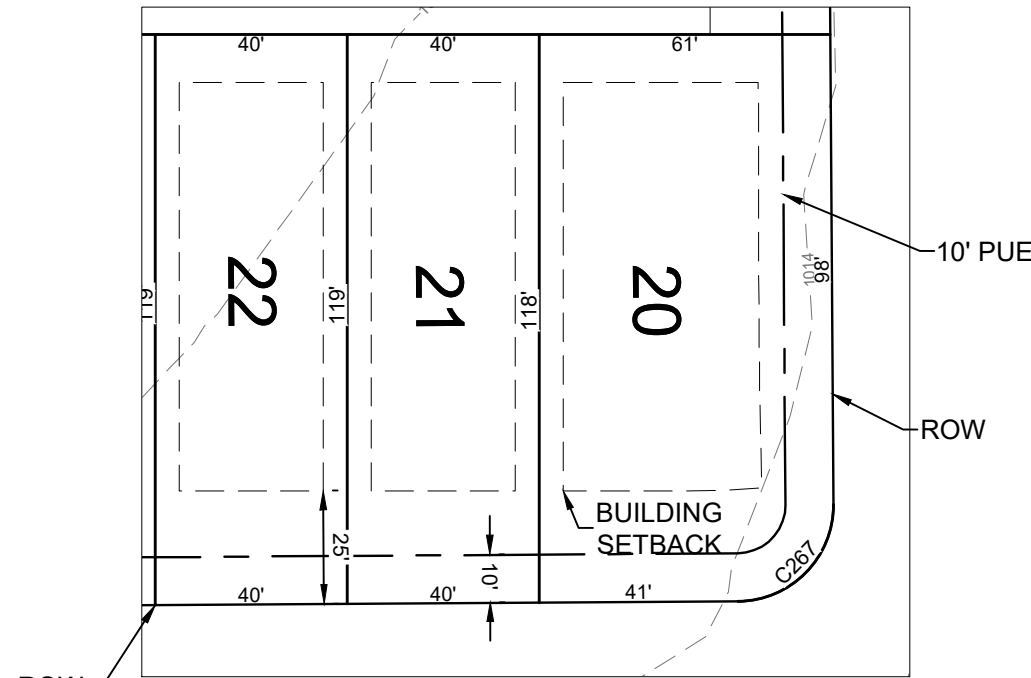
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Drawn: J. Johnson
Date: 15 May 2025
Path: G:\174-008\Florence\174-008_P2.dwg



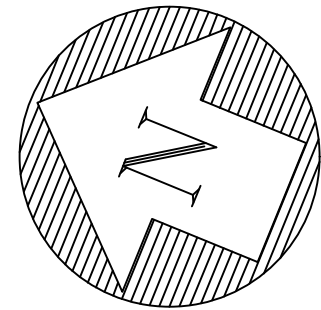
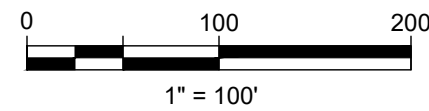
TYPICAL
BUILDING SETBACK



SCALE = 1" = 40'

FRONT = 25' SETBACK
SIDE = 5' SETBACK
REAR = 10' SETBACK

NOTE:
A 15' SIDE SETBACK IS PERMITTED FOR RESIDENTIAL
CORNER LOTS ALONG NON-MAJOR HIGHWAYS AND
ROADS.



LEGEND:

- PROPERTY BOUNDARY
- PROPERTY LINE
- ROW LINE
- PROPOSED STREET CENTERLINE
- PROPOSED EASEMENT
- BUILDING SETBACK
- EXISTING EASEMENT
- 700
- EXISTING MAJOR CONTOUR

NOTE:

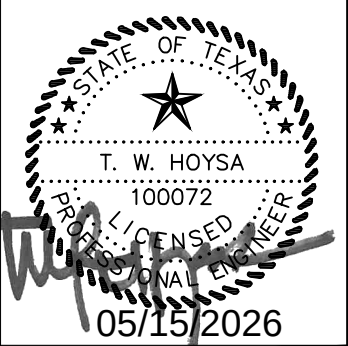
- LOTS LESS THAN 50' OF FRONTAGE MAY NOT BE SUBDIVIDED FURTHER.
- ATLAS 14 FLOOD STUDY WAS PERFORMED DECEMBER 2025, BY T.W. HOYSA, PE.

FLORENCE MEADOWS
PRELIMINARY PLAT

PRELIMINARY PLAT

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE: 5/15/2025	DESIGNED BY: XXX
DRAWN BY: XXX	CHECKED BY: XXX
DRAWING NAME: 174-008_P2.dwg	



LJA Engineering, Inc.
2700 La Frontera Blvd
Suite 200
Round Rock, TX 78681
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:	A474-0408
SHEET NO.	4
OF	9 SHEETS

LOCATION OF EXISTING
UNDERGROUND AND OVERHEAD
UTILITIES ARE APPROXIMATE
LOCATIONS ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES PRIOR TO
BEGINNING WORK AND SHALL BE
FULLY RESPONSIBLE FOR ANY AND
ALL DAMAGES WHICH MIGHT OCCUR.



Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction
C1	25.00	39.25	35.34	24.98	39.25	N67° 50' 27.19"W
C2	455.12	73.15	73.07	36.65	73.15	N18° 08' 57.53"W
C3	500.00	109.65	109.43	55.05	109.65	N15° 50' 37.09"W
C4	545.14	177.85	177.06	89.72	177.85	N13° 18' 24.37"W
C5	25.00	39.00	35.17	24.73	39.00	S22° 02' 09.45"W
C6	500.00	63.91	63.86	32.00	63.91	S17° 12' 20.90"E
C7	470.00	106.35	106.13	53.41	106.35	S15° 13' 32.71"E
C8	440.00	99.57	99.35	50.00	99.57	S15° 13' 32.71"E
C9	20.00	29.16	26.64	17.86	29.16	N20° 53' 49.93"E
C10	20.00	31.42	28.28	20.00	31.42	S66° 42' 30.14"E
C11	205.00	55.22	55.05	27.78	55.22	S64° 48' 12.26"W
C12	180.00	33.72	33.67	16.91	33.72	S62° 27' 36.74"W
C13	155.00	28.92	28.87	14.50	28.92	S62° 26' 46.41"W
C14	20.00	31.42	28.28	20.00	31.42	N66° 42' 30.14"W
C15	20.00	31.42	28.28	20.00	31.42	S23° 17' 29.86"W
C16	25.00	39.27	35.36	25.00	39.27	N23° 17' 29.86"E
C17	15.00	22.56	20.49	14.03	22.56	N64° 47' 48.23"W
C18	60.00	279.18	87.33	63.67	279.18	S25° 24' 52.51"W
C19	25.00	39.27	35.36	25.00	39.27	S66° 42' 30.14"E
C20	20.00	31.59	28.41	20.17	31.59	N23° 32' 15.08"E

Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction
C61	170.82	20.85	20.84	10.44	20.85	N63° 07' 07.20"E
C62	989.09	156.77	156.61	78.55	156.77	S63° 53' 47.68"W
C63	1014.09	160.68	160.52	80.51	160.68	S63° 53' 53.05"W
C64	1039.09	164.59	164.42	82.47	164.59	S63° 53' 58.58"W
C65	25.00	34.83	32.08	20.92	34.83	N28° 31' 10.30"E
C66	60.10	272.80	92.04	71.54	272.80	N61° 28' 49.70"W
C67	20.00	30.80	27.85	19.40	30.80	S24° 59' 13.49"W
C68	20.00	30.90	27.92	19.49	30.90	S66° 37' 25.44"E
C69	155.00	60.44	60.06	30.61	60.44	N57° 56' 22.90"E
C70	180.00	70.19	69.75	35.55	70.19	N57° 56' 22.90"E
C71	205.00	79.94	79.43	40.48	79.94	N57° 56' 22.90"E
C72	1685.00	562.15	559.55	283.71	562.15	N28° 41' 39.64"W
C73	1710.00	622.28	618.85	314.62	622.28	N29° 33' 42.69"W
C74	1735.00	202.13	202.02	101.18	202.13	N25° 41' 45.47"W
C75	20.00	30.90	27.92	19.49	30.90	S76° 14' 20.21"E
C76	20.00	30.90	27.92	19.49	30.90	S15° 13' 49.21"W
C77	155.00	30.66	30.61	15.38	30.66	N53° 26' 39.52"E
C78	180.00	35.69	35.63	17.90	35.69	N53° 27' 29.28"E
C79	205.00	40.73	40.66	20.43	40.73	N53° 28' 09.63"E
C80	1530.00	529.28	526.65	267.31	529.28	S58° 22' 31.44"W

Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction
C121	20.00	31.42	28.28	20.00	31.42	N22° 49' 27.36"E
C122	20.00	31.42	28.28	20.00	31.42	N67° 10' 32.64"W
C123	766.99	142.85	142.64	71.63	142.85	N25° 47' 35.79"W
C124	750.00	116.31	116.19	58.27	116.31	S17° 43' 59.42"E
C125	466.83	77.55	77.46	38.86	77.55	S26° 37' 05.87"E
C126	500.00	77.54	77.46	38.85	77.54	N17° 43' 59.42"W
C127	25.00	39.37	35.42	25.10	39.37	S22° 56' 05.80"W
C128	25.00	39.06	35.20	24.79	39.06	N66° 55' 46.50"W
C129	25.00	39.18	35.29	24.91	39.18	N22° 43' 08.00"E
C130	20.00	30.18	27.39	18.80	30.18	N69° 09' 43.50"W
C131	990.00	119.81	119.74	59.98	119.81	S29° 24' 16.77"E
C132	960.00	179.21	178.95	89.87	179.21	S27° 31' 25.27"E
C133	930.00	173.61	173.36	87.06	173.61	S27° 31' 25.27"E
C134	20.00	32.23	28.85	20.83	32.23	N13° 17' 45.22"E
C135	20.00	32.34	28.93	20.95	32.34	S79° 11' 45.68"E
C136	1170.00	123.28	123.22	61.70	123.28	N51° 27' 39.67"E
C137	1200.49	482.78	479.54	244.70	482.78	N59° 56' 09.53"E
C138	1230.00	290.82	290.14	146.09	290.82	N57° 20' 36.67"E
C139	20.00	30.70	27.77	19.29	30.70	S20° 08' 54.63"W
C140	20.00	30.70	27.77	19.29	30.70	N67° 47' 18.23"W

Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction
C21	20.00	31.42	28.29	20.00	31.42	S66° 42' 40.36"E
C22	180.00	24.82	24.80	12.43	24.82	S72° 14' 07.79"W
C23	180.00	24.82	24.80	12.43	24.82	N64° 20' 09.85"E
C24	180.00	24.82	24.80	12.43	24.82	N72° 14' 07.79"E
C25	180.00	24.82	24.80	12.43	24.82	S64° 20' 09.85"W
C26	15.00	14.49	13.93	7.86	14.49	N40° 36' 59.27"E
C27	50.00	175.12	98.38	274.08	175.12	N66° 42' 51.22"W
C28	15.00	14.49	13.93	7.86	14.49	S05° 57' 18.55"W
C29	50.00	78.54	70.71	50.00	78.54	N66° 42' 51.35"W
C30	25.00	39.27	35.36	25.00	39.27	N66° 42' 51.73"W
C31	20.00	31.42	28.28	20.00	31.42	N23° 17' 08.65"E
C32	20.00	31.42	28.28	20.00	31.42	N66° 42' 51.35"W
C33	20.00	31.42	28.28	20.00	31.42	N23° 17' 08.65"E
C34	20.00	31.42	28.28	20.00	31.42	N66° 42' 51.35"W
C35	20.00	31.42	28.28	20.00	31.42	N23° 17' 08.65"E
C36	15.00	23.56	21.21	15.00	23.56	N66° 42' 51.35"W
C37	25.00	34.83	32.08	20.91	34.83	N18° 11' 50.20"E
C38	60.00	270.60	92.99	73.57	270.60	S71° 05' 28.27"E
C39	900.00	314.93	313.32	159.09	314.93	S58° 15' 40.64"W
C40	925.00	324.00	322.34	163.68	324.00	S58° 15' 04.67"W

Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction
C81	1505.00	520.48	517.89	262.87	520.48	S58° 22' 41.66"W
C82	1480.00	511.69	509.14	258.42	511.69	S58° 22' 52.14"W
C83	1240.00	438.61	436.32	221.62	438.61	S58° 09' 09.30"W
C84	1215.00	429.49	427.26	217.01	429.49	S58° 09' 32.35"W
C85	1190.00	420.38	418.20	212.40	420.38	S58° 09' 56.12"W
C86	20.00	31.42	28.57	20.42	31.43	N83° 50' 27.35"W
C87	20.00	30.26	27.45	18.87	30.26	S04° 50' 27.11"W
C88	1069.22	373.86	371.95	188.86	373.86	S59° 00' 51.50"W
C89	1099.22	384.36	382.41	194.16	384.36	S59° 00' 12.91"W
C90	1129.22	390.38	388.44	197.16	390.38	S58° 52' 46.11"W
C91	20.00	30.68	27.76	19.28	30.68	S87° 51' 44.52"E
C92	20.00	31.42	28.29	20.00	31.42	N03° 10' 59.05"E
C93	525.00	175.30	174.49	88.47	175.30	S31° 50' 05.35"E
C94	500.00	166.86	166.09	84.21	166.86	S31° 49' 46.73"E
C95	475.00	179.41	178.35	90.79	179.41	S33° 05' 23.00"E
C96	20.00	31.42	28.28	20.00	31.42	S22° 43' 50.72"W
C97	20.00	31.42	28.28	20.00	31.42	S67° 16' 09.28"E
C98	325.00	58.97	58.89	29.57	58.97	N62° 31' 57.49"E
C99	300.00	54.36	54.29	27.25	54.36	N62° 32' 22.89"E
C100	275.00	49.75	49.69	24.95	49.75	N62° 32' 51.67"E

Curve Table						
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction
C141	1230.00	54.16	54.16	27.08	54.16	N69° 30' 16.47"E
C142	1170.00	244.96	244.51	122.93	244.96	N65° 27' 40.79"E
C143	1230.50	14.88	14.88	7.44	14.88	N71° 06' 37.46"E
C144	20.00	30.82	27.86	19.41	30.82	S68° 01' 34.50"E
C145	20.00	32.01	28.70	20.60	32.01	S21° 58' 25.50"W
C146	25.00	38.53	34.83	24.28	38.53	N68° 02' 01.85"W
C147	50.00	77.07	69.66	48.55	77.07	N68° 02' 01.85"W
C148	15.00	13.62	13.16	7.32	13.62	N41° 47' 56.43"E
C149	15.00	13.62	13.16	7.32	13.62	S02° 07' 59.88"W
C150	50.00	167.86	99.42	461.97	167.86	N68° 02' 01.85"W
C151	25.00	40.01	35.87	25.75	40.01	N21° 57' 58.15"E
C152	50.00	80.01	71.74	51.49	80.01	N21° 57' 58.15"E
C153	15.00	13.40	12.96	7.18	13.40	S49° 27' 45.01"E
C154	15.00	13.62	13.16	7.32	13.62	N86° 10' 51.12"W
C155	50.00	170.06	99.16	382.95	170.06	N22° 23' 25.11"E
C156	25.00	40.01	35.87	25.75	40.01	S21° 57' 58.15"W
C157	50.00	80.01	71.74	51.49	80.01	S21° 57' 58.15"W
C158	15.00	13.62	13.16	7.32	13.62	N49° 53' 12.58"W
C159	15.00	13.62	13.16	7.32	13.62	S86° 10' 51.12"E
C160	50.00	170.80	99.06	362.05	170.80	S21° 57' 58.15"W

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C41	950.00	333.07	331.37	168.26	333.07	S58° 14' 30.14"W	022.0881
C42	490.00	188.20	187.05	95.28	188.20	N57° 46' 18.78"E	022.0068
C43	465.00	178.60	177.51	90.42	178.60	N57° 46' 18.78"E	022.0068
C44	440.00	169.00	167.96	85.55	169.00	N57° 46' 18.78"E	022.0068
C45	20.00	31.96	28.67	20.55	31.96	S65° 26' 27.38"E	091.5676
C46	20.00	31.97	28.67	20.56	31.97	S22° 59' 16.11"W	091.5749
C47	1665.00	15.12	15.12	7.56	15.12	S19° 23' 49.03"E	000.5204
C48	1666.60	293.09	292.71	146.92	293.09	S27° 50' 15.72"E	010.0761
C49	1690.00	405.32	404.34	203.63	405.32	S26° 00' 26.70"E	013.7413
C50	1715.00	411.31	410.33	206.65	411.31	S26° 00' 26.70"E	013.7413
C51	485.00	95.78	95.63	48.05	95.78	N27° 13' 13.22"W	011.3155
C52	510.00	100.72	100.56	50.52	100.72	N27° 13' 13.22"W	011.3155
C53	506.65	105.68	105.49	53.03	105.68	N27° 13' 13.03"W	011.9507
C54	15.00	23.56	21.21	15.00	23.56	S66° 33' 45.35"E	090.0000
C55	50.00	78.54	70.71	50.00	78.54	S66° 33' 45.35"E	090.0000
C56	15.00	13.62	13.16	7.32	13.62	N04° 26' 50.88"E	052.0201
C57	50.00	169.33	99.25	406.04	169.33	S66° 33' 45.35"E	194.0403
C58	15.00	13.60	13.14	7.31	13.60	S42° 23' 22.75"W	051.9588
C59	220.82	27.89	27.88	13.97	27.89	N63° 12' 30.44"E	007.2378
C60	195.82	24.36	24.35	12.20	24.36	N63° 10' 04.50"E	007.1280

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Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C182	60.00	116.44	99.01	87.62	116.44	S20° 54' 13.17"E	111.1931
C183	60.00	122.90	102.51	98.61	122.90	N20° 54' 37.92"W	117.3616
C184	16.50	16.18	15.54	8.81	16.18	N06° 36' 00.29"E	056.1856
C185	16.50	16.72	16.02	9.16	16.72	S50° 33' 21.73"E	058.0706
C186	2795.00	291.32	291.19	145.79	291.32	N23° 48' 09.42"W	005.9719
C187	2770.00	256.03	255.94	128.11	256.03	N24° 08' 26.67"W	005.2958
C188	2820.00	259.27	259.18	129.73	259.27	N24° 09' 16.75"W	005.2679
C189	15.00	22.56	20.49	14.03	22.56	S16° 18' 00.52"W	086.1774
C190	60.00	278.74	87.64	64.14	278.74	N73° 42' 00.92"W	266.1782
C191	440.00	195.81	194.20	99.56	195.81	N25° 59' 54.39"W	025.4986
C192	470.00	209.17	207.44	106.34	209.17	N25° 59' 54.39"W	025.4986
C193	500.00	135.70	135.28	68.27	135.70	N21° 01' 26.86"W	015.5499
C194	1031.00	120.68	120.62	60.41	120.68	S16° 36' 09.18"E	006.7068
C195	1001.00	117.42	117.35	58.78	117.42	S16° 36' 34.60"E	006.7209
C196	971.00	124.33	124.25	62.25	124.33	S16° 55' 02.50"E	007.3364
C197	50.00	44.60	43.14	23.91	44.60	N05° 40' 58.91"E	051.1124
C198	49.36	42.27	40.99	22.53	42.27	S44° 47' 07.77"E	049.0732
C199	75.00	23.30	23.21	11.75	23.30	S22° 20' 17.66"W	017.8020
C200	75.00	5.36	5.36	2.68	5.36	N67° 06' 42.89"W	004.0962
C201	49.96	46.37	44.72	25.01	46.37	N88° 22' 16.13"E	053.1806

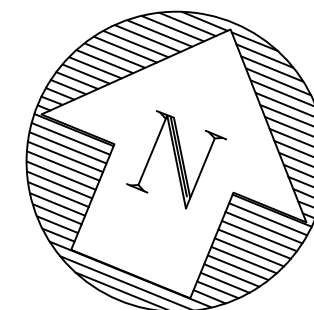
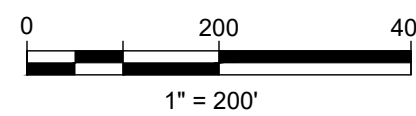
Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C242	1024.90	57.91	57.90	28.96	57.91	N23° 28' 03.71"W	003.2371
C243	525.28	170.57	169.82	86.04	170.57	S31° 09' 15.46"E	018.6050
C244	500.27	162.38	161.67	81.91	162.38	S31° 09' 02.13"E	018.5974
C245	475.00	156.79	156.08	79.12	156.79	S31° 18' 20.06"E	018.9126
C246	980.00	22.00	22.00	11.00	22.00	N69° 04' 50.24"E	001.2864
C247	2229.73	16.31	16.31	8.15	16.31	N70° 20' 41.31"E	000.4190
C248	1005.00	39.29	39.29	19.65	39.29	N69° 33' 26.33"E	002.2398
C249	1030.00	40.26	40.26	20.14	40.26	N69° 33' 26.33"E	002.2398
C250	20.00	31.56	28.38	20.14	31.56	N23° 14' 06.93"E	090.4043
C251	50.00	78.89	70.96	50.35	78.89	N23° 14' 06.93"E	090.4043
C252	15.00	13.62	13.16	7.32	13.62	N85° 33' 09.12"W	052.0201
C253	15.00	13.62	13.16	7.32	13.62	S47° 58' 37.02"E	052.0201
C254	50.00	169.68	99.21	394.56	169.68	N23° 14' 06.93"E	194.4445
C255	20.00	31.42	28.28	20.00	31.42	S23° 09' 02.58"W	090.0000
C256	20.00	31.42	28.28	20.00	31.42	S66° 50' 57.42"E	090.0000
C257	385.00	65.00	64.93	32.58	65.00	N63° 18' 50.01"E	009.6737
C258	360.00	60.78	60.71	30.46	60.78	N63° 18' 50.01"E	009.6737
C259	335.00	56.56	56.49	28.35	56.56	N63° 18' 50.01"E	009.6737
C260	1225.00	260.84	260.35	130.92	260.84	S64° 34' 37.72"W	012.2002
C261	1250.00	266.17	265.66	133.59	266.17	S64° 34' 37.72"W	012.2002

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C202	50.00	46.79	45.10	25.26	46.79	N40° 14' 40.51"E	053.6147
C203	50.00	45.93	44.33	24.73	45.93	N86° 37' 00.13"W	052.6356
C204	50.00	43.70	42.32	23.35	43.70	S36° 46' 09.83"W	050.0734
C205	75.00	18.77	18.72	9.43	18.77	S67° 28' 02.33"E	014.3368
C206	50.00	43.25	41.92	23.08	43.25	N49° 51' 16.17"W	049.5625
C207	50.00	41.89	40.68	22.26	41.89	S01° 04' 19.77"E	048.0022
C208	141.23	27.60	27.55	13.84	27.60	N17° 19' 50.95"E	011.1962
C209	180.00	12.73	12.72	6.37	12.73	S27° 05' 56.07"E	004.0513
C210	180.00	16.64	16.63	8.32	16.64	N22° 25' 32.40"W	005.2952
C211	180.00	12.73	12.72	6.37	12.73	N27° 05' 56.07"W	004.0513
C212	180.00	16.64	16.63	8.32	16.64	S22° 25' 32.40"E	005.2952
C213	20.00	31.11	28.06	19.69	31.11	S68° 21' 52.25"E	089.1140
C214	20.00	31.72	28.50	20.31	31.72	S21° 37' 44.38"W	090.8730
C215	1746.65	138.43	138.40	69.25	138.43	S21° 21' 20.85"E	004.5410
C216	1771.65	204.73	204.61	102.48	204.73	S20° 19' 01.53"E	006.6210
C217	1796.65	143.80	143.76	71.94	143.80	S21° 20' 09.27"E	004.5859
C218	15.00	14.88	14.28	8.12	14.88	N47° 28' 02.03"W	056.8485
C219	15.00	15.37	14.71	8.44	15.37	S10° 16' 33.00"W	058.7222
C220	60.00	309.48	64.01	37.84	309.48	S71° 52' 21.83"W	295.5284
C221	385.00	21.92	21.91	10.96	21.92	S25° 26' 18.29"E	003.2618

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C262	1275.00	271.49	270.98	136.26	271.49	S64° 34' 37.72"W	012.2002
C263	690.00	26.89	26.88	13.44	26.89	N69° 33' 39.40"E	002.2326
C264	715.00	27.95	27.95	13.98	27.95	N69° 33' 26.33"E	002.2398
C265	744.51	29.10	29.10	14.55	29.10	N69° 32' 57.48"E	002.2398
C266	20.00	31.42	28.28	20.00	31.42	N66° 58' 00.79"W	090.0000
C267	20.00	31.42	28.28	20.00	31.42	N23° 01' 59.21"E	090.0000
C268	20.00	31.42	28.28	20.00	31.42	N66° 58' 00.79"W	090.0000
C269	20.00	31.20	28.13	19.78	31.20	N23° 20' 54.05"E	089.3695
C270	155.00	7.15	7.15	3.58	7.15	N69° 21' 18.61"E	002.6441
C271	180.00	8.31	8.31	4.15	8.31	N69° 21' 18.61"E	002.6441
C272	205.00	9.46	9.46	4.73	9.46	N69° 21' 18.61"E	002.6441
C273	1225.00	269.56	269.02	135.33	269.56	S64° 22' 23.76"W	012.6079
C274	1250.00	275.06	274.51	138.09	275.06	S64° 22' 23.76"W	012.6079
C275	1275.00	280.56	280.00	140.85	280.56	S64° 22' 23.76"W	012.6079
C276	157.02	41.66	41.54	20.95	41.66	N65° 41' 25.17"E	015.2016
C277	182.10	19.66	19.65	9.84	19.66	N61° 10' 52.88"E	006.1867
C278	207.18	22.52	22.51	11.27	22.52	N61° 12' 01.92"E	006.2273
C279	20.00	31.42	28.28	20.00	31.42	S19° 55' 36.27"W	090.0000
C280	20.00	28.50	26.15	17.27	28.50	S65° 53' 27.79"E	081.6356
C281	1645.94	257.15	256.89	128.84	257.15	S65° 09' 03.76"W	008.9514

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C222	360.00	20.49	20.49	10.25	20.49	S25° 26' 18.29"E	003.2618
C223	335.00	19.07	19.07	9.54	19.07	S25° 26' 18.29"E	003.2618
C224	4433.21	391.05	390.92	195.65	391.05	N24° 32' 32.34"W	005.0540
C225	4458.21	393.29	393.16	196.77	393.29	N24° 32' 31.50"W	005.0545
C226	4483.21	395.53	395.41	197.90	395.53	N24° 32' 30.67"W	005.0549
C227	15.26	12.52	12.17	6.64	12.52	N06° 26' 11.01"E	047.0159
C228	25.00	39.34	35.40	25.07	39.34	S66° 55' 30.14"E	090.1515
C229	50.00	78.67	70.80	50.13	78.67	S66° 55' 30.14"E	090.1515
C230	15.24	12.52	12.17	6.64	12.52	S39° 42' 48.71"W	047.0856
C231	50.00	169.46	99.23	401.66	169.46	S66° 55' 30.14"E	194.1918
C232	180.00	58.94	58.68	29.74	58.94	N58° 37' 06.86"E	018.7609
C233	205.00	67.13	66.83	33.87	67.13	N58° 37' 06.91"E	018.7609
C234	230.00	75.31	74.98	38.00	75.31	N58° 37' 06.94"E	018.7609
C235	20.00	31.42	28.28	20.00	31.42	N04° 14' 17.30"E	090.0000
C236	20.00	31.42	28.28	20.00	31.42	S85° 45' 42.70"E	090.0000
C237	749.43	238.32	237.32	120.18	238.32	S61° 21' 21.91"W	018.2203
C238	724.44	229.63	228.67	115.79	229.63	S61° 22' 41.29"W	018.1614
C239	699.44	221.00	220.08	111.43	221.00	S61° 24' 11.90"W	018.1033
C240	975.10	55.09	55.08	27.55	55.09	N23° 28' 04.89"W	003.2371
C241	1000.00	56.50	56.49	28.26	56.50	N23° 28' 04.28"W	003.2371

Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C282	1670.94	261.10	260.83	130.81	261.10	S65° 09' 37.01"W	008.9529
C283	1695.94	265.05	264.78	132.79	265.05	S65° 10' 09.52"W	008.9543
C284	20.00	20.42	19.54	11.20	20.42	N40° 35' 09.17"E	058.4884
C285	25.00	34.41	31.75	20.56	34.41	N28° 05' 07.40"W	078.8541
C286	50.00	241.19	66.67	44.72	241.19	S70° 40' 38.01"W	276.3794
C287	25.00	21.03	20.41	11.18	21.03	S04° 46' 19.44"W	048.1897
C288	20.00	31.32	28.22	19.90	31.32	S64° 11' 00.89"E	089.7216
C289	155.12	30.40	30.35	15.25	30.40	N65° 24' 03.40"E	011.2284
C290	180.00	35.28	35.22	17.69	35.28	N65° 23' 47.49"E	011.2284
C291	204.88	40.15	40.09	20.14	40.15	N65° 23' 35.44"E	011.2284
C292	925.00	148.68	148.52	74.50	148.68	N25° 56' 28.34"W	009.2096
C293	950.00	142.17	142.04	71.22	142.17	N26° 15' 15.36"W	008.5748
C294	975.00	145.85	145.71	73.06	145.85	N26° 15' 07.84"W	008.5706
C295	20.00	31.42	28.28	20.00	31.42	N14° 46' 56.37"E	090.0000
C296	20.00	31.42	28.28	20.00	31.42	N75° 13' 03.63"W	090.0000
C297	1725.00	191.09	190.99	95.64	191.09	S26° 59' 36.31"E	006.3470
C298	1700.00	188.32	188.22	94.26	188.32	S26° 59' 36.31"E	006.3470
C299	1675.00	185.55	185.45	92.87	185.55	S26° 59' 36.31"E	006.3470



LEGEND



PROPOSED FIRE HYDRANT ASSEMBLY



PROPOSED GATE VALVE

 $X''WL$

PROPOSED WATER LINE



PROPOSED WASTEWATER LINE AND



PROPOSED STORM SEWER LINE



PROPOSED STORM SEWER LINE

NOTE

1. WATER SERVICES TO BE PROVIDED BY GEORGETOWN DELIVERY SYSTEM PER 2025-11-JE.
2. WASTEWATER SERVICE TO BE PROVIDED VIA ON-SITE WASTEWATER TREATMENT PLANT.
3. RETAIL WASTEWATER SERVICES TO BE PROVIDED BY THE MUD.

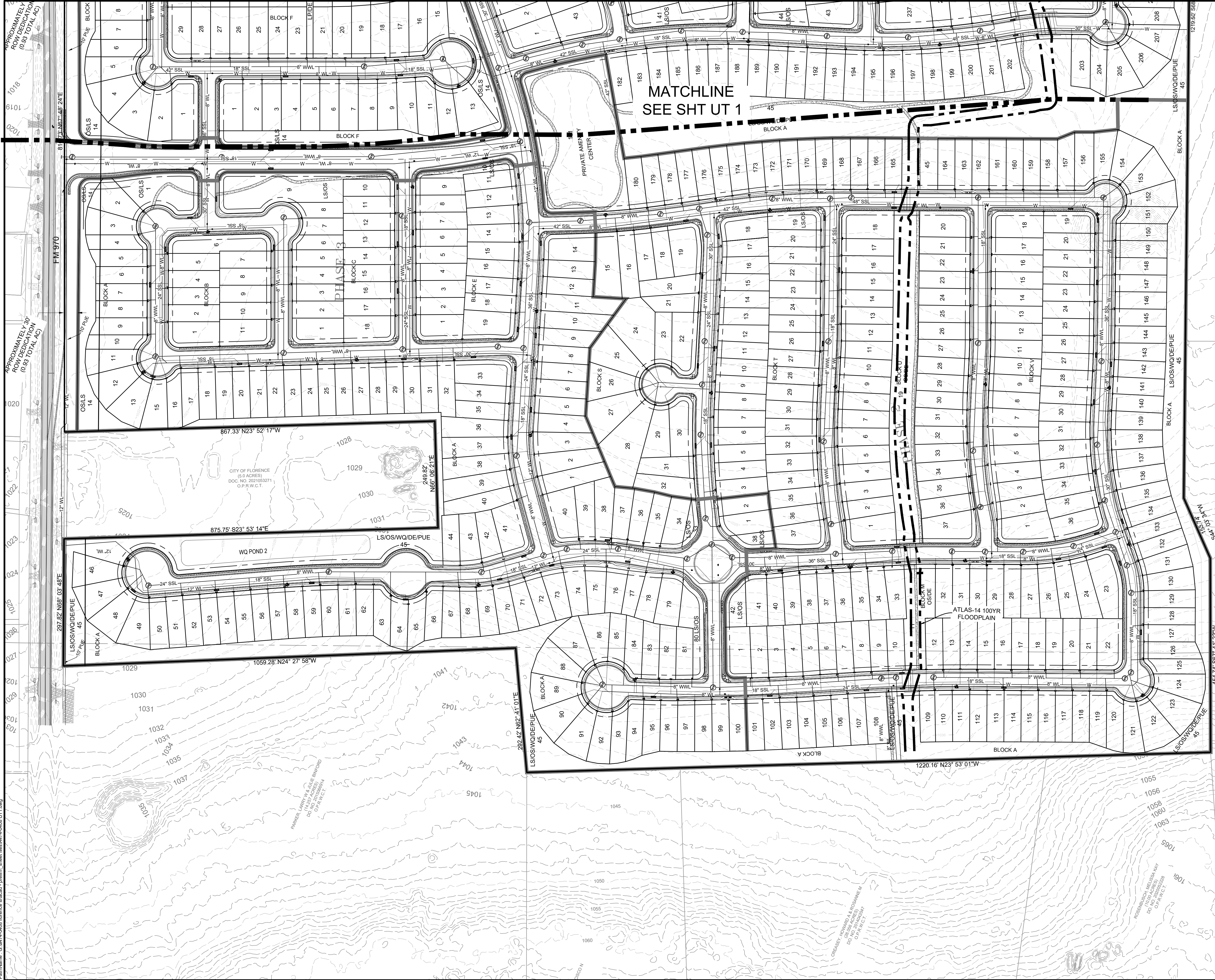
[illegible]

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR



Know what's below.
Call before you dig.

Drawn: T. W. HOYSA
Date: 05/15/2026
Project: FLORENCE MEADOWS PRELIMINARY PLAT
Sheet: 9 of 9

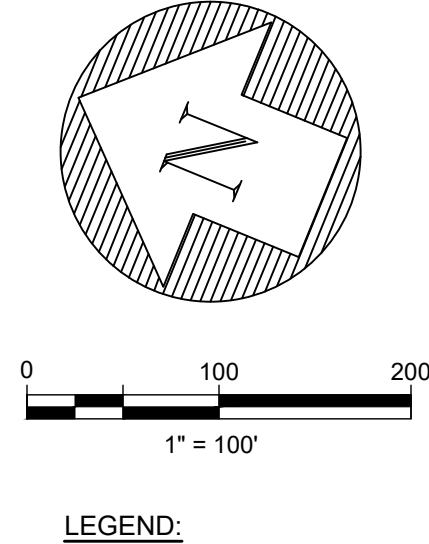


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- LEGEND:
- PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED GATE VALVE
 - PROPOSED WATER LINE
 - PROPOSED WASTEWATER LINE AND MANHOLE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM SEWER LINE CURB INLET



JOB NUMBER: A474-0408		SHEET NO. 9		OF 9 SHEETS	
UT 2		DATE: 05/15/2026		DESIGNED BY: XXX	
LJA Engineering, Inc.		DRAWN BY: XXX		CHECKED BY: XXX	
2700 La Frontera Blvd		DATE: 05/15/2026		DRAWING NAME: A474-0408 UT 2.dwg	
Suite 200		DESIGNED BY: XXX		DRAWN BY: XXX	
Round Rock, TX 78681		CHECKED BY: XXX		DATE: 05/15/2026	
Phone 512.439.4700		DESIGNED BY: XXX		DRAWN BY: XXX	
Fax 512.439.4716		CHECKED BY: XXX		DATE: 05/15/2026	
FRN - F-1386		DESIGNED BY: XXX		DRAWN BY: XXX	
LJA Engineering, Inc.		CHECKED BY: XXX		DATE: 05/15/2026	
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FRN - F-1386		CHECKED BY: XXX		DATE: 05/15/2026	



REVISIONS		DATE	
DESCRIPTION		BY	
NO.			

FLORENCE MEADOWS
PRELIMINARY PLAT

UTILITY LAYOUT