

Heritage Mill South Revised Preliminary Plat - Update #7

8/30/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)

jbyrum (john.byrum@huttotx.gov)

Eric Woods (ewoods@huttofirerescue.org)

Documents

HeritageMillSouthPrelim-U7-Prelim(8-14-24).pdf

HeritageMillSouthPrelim-U7-BlockLength(8-14-24).pdf

HeritageMillSouthPrelim-U7-ComResp(8-14-24).pdf

Fire Review by:
Woods, Eric G.
Fire Marshal
No comments

ENGINEERING REVIEW
Review is for general compliance only. Sole
responsibility for correctness remains with the
Engineer of Record.
No Exceptions Taken
Derived, Revised and Resubmit.
08/29/2024

Planning review by:
John Byrum
john.byrum@huttotx.gov
512-759-5974
NO COMMENTS

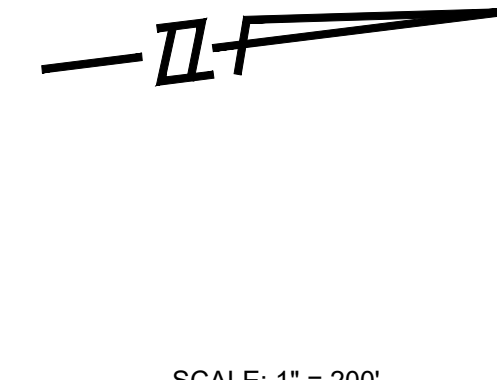
HERITAGE MILL SOUTH SUBDIVISION

PRELIMINARY PLAT AMENDMENT

CITY OF HUTTO ETJ
WILLIAMSON COUNTY, TEXAS

SUBMITTAL DATE: 10/12/2022

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	OVERALL PRELIMINARY PLAT
2	PRELIMINARY PLAT (SHEET 1 OF 2)
3	PRELIMINARY PLAT (SHEET 2 OF 2)
4	METES AND BOUNDS DESCRIPTION
5	PRELIMINARY LOT AND STREET TABLES (SHEET 1 OF 2)
6	PRELIMINARY LOT AND STREET TABLES (SHEET 2 OF 2)



SCALE: 1" = 200'

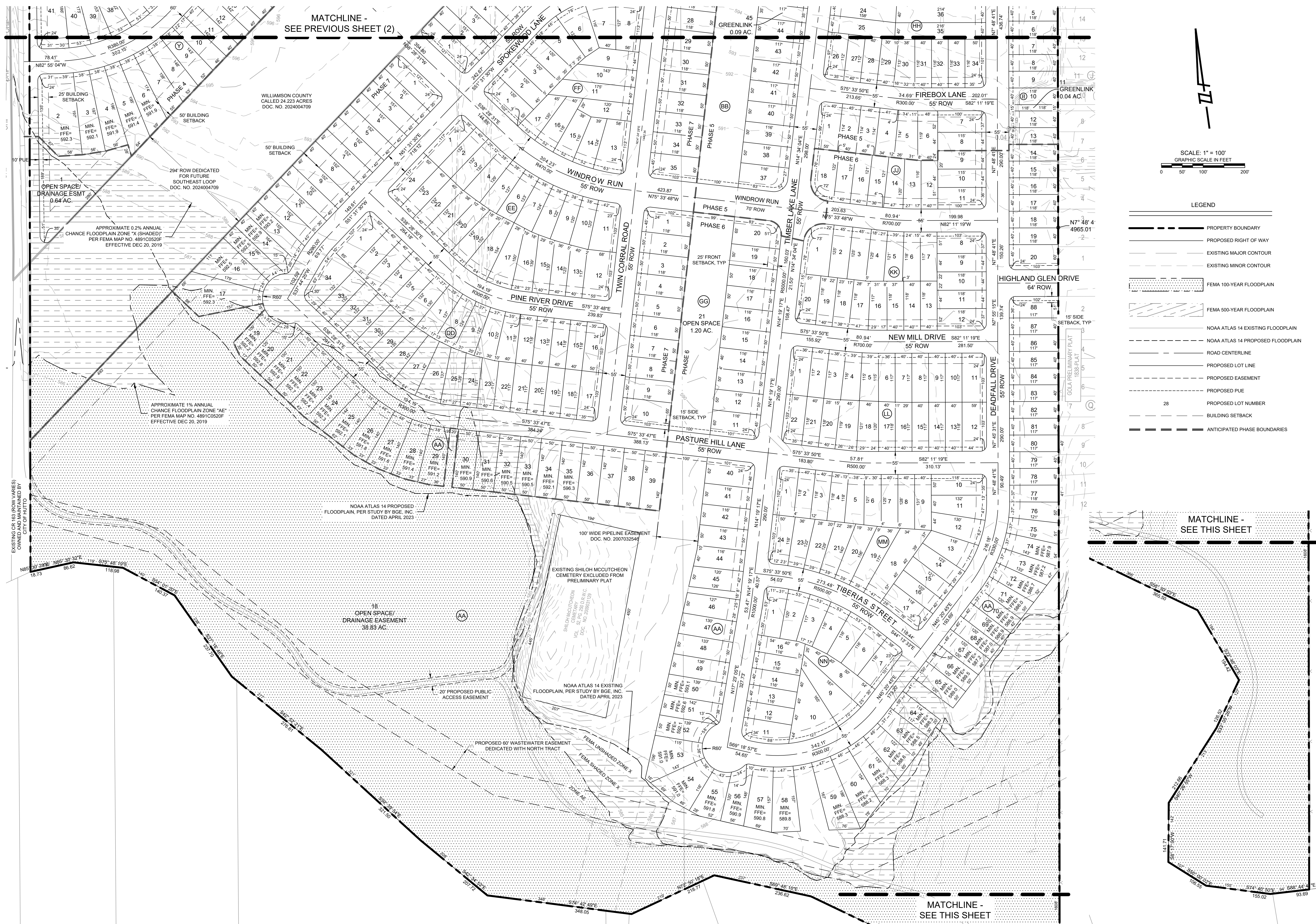
GRAPHIC SCALE IN FEET

LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	FEMA 100-YEAR FLOODPLAIN
---	FEMA 500-YEAR FLOODPLAIN
---	NOAA ATLAS 14 EXISTING FLOODPLAIN
---	NOAA ATLAS 14 PROPOSED FLOODPLAIN
---	ROAD CENTERLINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED PUE
---	PROPOSED LOT NUMBER

- NOTES:**
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS APPENDIX 2, REFERENCE LOT SETBACK DETAIL ON SHEET 1.
 - A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
 - A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET FOR FRONT AND REAR YARDS AND 5 FEET FOR SIDE YARDS.
 - FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED EXISTING PONDS, PROPOSED EXISTING CHANNELS OR EXISTING 100-YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OF 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS HIGHER.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
GAS: ATMOS
ELECTRIC: ONCOR
AMENITY, OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
 - WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - PARKING IS REQUIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 32 FEET WIDE. IF THE STREETS ARE LESS THAN 32 FEET IN WIDTH FIRE SIGNAGE IS REQUIRED. (2018BFC APPENDIX D SEC. D103.6.1 TO D103.6.2). IN ANY EVENT THE PAVEMENT WIDTH SHALL BE NO LESS THAN WILLIAMSON COUNTY STANDARDS.
 - ALL OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
 - A PORTION OF THIS TRACT IS ENCLOSED BY 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 484910020F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO WILLIAMSON COUNTY STANDARDS OR CITY OF HUTTO UNIFIED DEVELOPMENT CODE WHERE WILLIAMSON COUNTY STANDARDS ARE SILENT.
 - ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM WILLIAMSON COUNTY ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH. THIS DEVELOPMENT WILL PARTICIPATE IN THE CITY OF HUTTO'S REGIONAL STORMWATER MANAGEMENT PROGRAM.
 - THIS SUBDIVISION IS SUBJECT TO A CONSENT AGREEMENT, DATED FEBRUARY 25, 2021, PASSED IN CITY RESOLUTION NO. R-2021-046, RECORDED IN DOCUMENT NO. 2021046865.
 - NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOOD PLAN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAN ADMINISTRATOR FOR EACH OF THE FOLLOWING LOTS: A11, A18, A20, A24, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, 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H:\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION 2\CD\DWG\PRELIM\1731-CPREL BASE.DWG DATE: 7/19/2024 9:09:30 AM BY: KELLY



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- NOAA ATLAS 14 EXISTING FLOODPLAIN
- NOAA ATLAS 14 PROPOSED FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED PUE
- PROPOSED LOT NUMBER
- BUILDING SETBACK
- ANTICIPATED PHASE BOUNDARIES

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FRW #2946

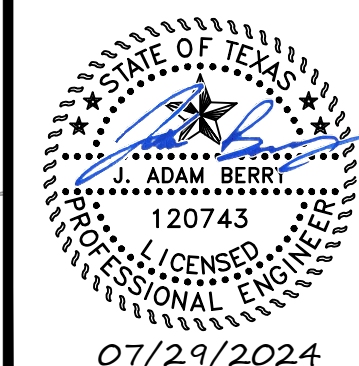
GRAY
ENGINEERING

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

PRELIMINARY PLAT
(SHEET 2 OF 2)

PROJECT NO: 1636-11731
DESIGNED BY: BAE
DRAWN BY: BAE
CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.



SHEET 3 OF 6

\\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CAD\SHEETS\PRELIM\1731-C-PREL-BASE.DWG DATE: 7/18/2024 9:09:30 AM BY: WELLY

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 190.991 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, AND THE WILLIAM GATLAN SURVEY NUMBER 23, ABSTRACT 271, BOTH OF WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC. IN DOCUMENT NUMBER 2021007407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 190.991 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE AT A BROKEN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE EAST LINE OF A CALLED 15.01 ACRE TRACT OF LAND CONVEYED UNTO THE HUTTO INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2006015406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE NORTH TERMINUS OF COUNTY ROAD 163 (APPARENT R.O.W. ~ VARIES), NO DEED OF RECORD FOUND, AT A SOUTHWEST CORNER OF F.M. 1660 (R.O.W. ~ VARIES), AS DESCRIBED IN VOLUME 384, PAGE 608 AND VOLUME 386, PAGE 411, BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NUMBERS 2016064873, 2016064874, 2016064888, 2016075808, AND 2016096242, ALL OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE, S 82°35'02" E, OVER AND ACROSS THE RIGHT-OF-WAY OF SAID COUNTY ROAD 163, A DISTANCE OF 42.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE NORTHEAST CORNER OF THE NORTH TERMINUS OF SAID COUNTY ROAD 163, AT THE NORTHWESTERLY CORNER OF SAID 271.214 ACRE TRACT; THENCE, S 07°48'41" W, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND SAID APPARENT RIGHT-OF-WAY, A DISTANCE OF 1,853.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 271.214 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

- 1) S 82° 11' 19" E, A DISTANCE OF 17.81 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) S 82° 04' 39" E, A DISTANCE OF 126.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) N 07° 55' 21" E, A DISTANCE OF 3.51 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 82° 19' 38" E, A DISTANCE OF 204.93 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) S 48° 28' 30" E, A DISTANCE OF 103.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) N 51° 31' 30" E, A DISTANCE OF 53.06 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 7) S 38° 28' 31" E, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 8) N 51° 31' 29" E, A DISTANCE OF 880.87 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) S 82° 30' 23" E, A DISTANCE OF 115.42 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 10) CURVING TO THE LEFT, WITH A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 38.56 FEET, A CENTRAL ANGLE OF 08° 06' 25", A CHORD BEARING OF N 17° 40' 40" E, AND A CHORD DISTANCE OF 38.53 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 11) S 76° 22' 33" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) S 78° 00' 21" E, A DISTANCE OF 120.58 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 13) N 13° 27' 58" E, A DISTANCE OF 8.07 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 14) S 79° 02' 23" E, A DISTANCE OF 120.91 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 15) S 10° 04' 57" W, A DISTANCE OF 20.56 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) S 78° 40' 15" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) S 77° 07' 06" E, A DISTANCE OF 131.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 18) S 12° 32' 49" W, A DISTANCE OF 223.83 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 19) THENCE N 50° 45' 35" E A DISTANCE OF 676.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 20) N 52° 27' 05" E, A DISTANCE OF 328.16 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE COMMON LINE OF THE 271.214 ACRE TRACT AND A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED UNTO STARLIGHT HOMES TEXAS, LLC, IN DOCUMENT NUMBER 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

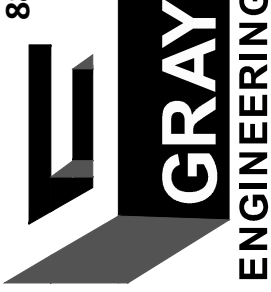
THENCE, S 07°48'41" W, COINCIDENT WITH SAID COMMON LINE, PASSING AT A DISTANCE OF 4,965.93 FEET TO A 3-INCH IRON PIPE FOUND ON LINE, AND CONTINUING ON FOR A TOTAL DISTANCE OF 4,965.01 FEET TO A CALCULATED POINT IN THE CENTER OF BRUSHY CREEK ON THE NORTH LINE OF LOT 132, THE LOOKOUT AT BRUSHY CREEK SUBDIVISION AS RECORDED IN CABINET Q, SLIDES 288-298 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE COMMON CORNER OF THE 271.214 ACRE TRACT AND THE 61.40 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE MEANDERS OF THE CENTERLINE OF BRUSHY CREEK, COINCIDENT WITH THE COMMON LINE OF THE 175 ACRE TRACT AND LOTS 132, 133, & 134, SAID THE LOOKOUT AT BRUSHY CREEK, AN AREA OF UNCLEAR TITLE (OLD APPARENT R.O.W.), A CALLED 23.4488 ACRE TRACT OF LAND CONVEYED UNTO RAMSWAROOP R. BODDU AKIA RAMSWAROOP BODDU AND SPOUSE RESMI SURENDRAN IN DOCUMENT NUMBER 2008062891 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 12.2254 ACRE TRACT OF LAND CONVEYED UNTO KELLEY R. BUCHANAN AND SAMMY D. BUCHANAN IN DOCUMENT NUMBER 2011071560 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A CALLED 10.296 ACRE TRACT OF LAND CONVEYED UNTO ROBERT G. VITEK AND WIFE VICKIE V. VITEK IN VOLUME 812, PAGE 282 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) N 88°44'41" W A DISTANCE OF 93.69 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 74°40'50" W A DISTANCE OF 155.02 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) N 50°00'02" W A DISTANCE OF 106.55 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) N 08°17'00" E A DISTANCE OF 141.71 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) N 40°26'55" E A DISTANCE OF 212.66 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT FOR CORNER;
- 6) N 33°05'26" E A DISTANCE OF 126.52 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) N 22°46'03" W A DISTANCE OF 194.42 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 8) N 56°30'03" W A DISTANCE OF 365.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) N 69°48'10" W A DISTANCE OF 236.62 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 10) S 72°50'18" W A DISTANCE OF 218.77 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 11) N 74°42'49" W A DISTANCE OF 348.05 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) N 42°34'53" W A DISTANCE OF 207.72 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 13) N 54°01'20" W A DISTANCE OF 140.37 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 14) N 75°48'19" W A DISTANCE OF 118.98 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
- 15) S 85°30'32" W A DISTANCE OF 105.35 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF THE SOUTHERN TERMINUS OF THE AFOREMENTIONED APPARENT RIGHT-OF-WAY OF COUNTY ROAD 163, AT THE SOUTHWEST CORNER OF THE 271.214 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) N 39°39'54" W A DISTANCE OF 321.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) N 42°52'21" W A DISTANCE OF 276.61 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 18) N 27° 16'46" W A DISTANCE OF 237.70 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°48'41" E, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, A DISTANCE OF 2,383.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 190.991 ACRES OF LAND, MORE OR LESS.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FRM #2946

**GRAY**
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION				

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

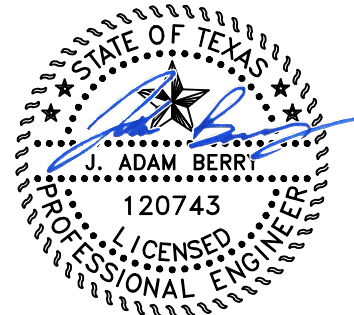
PROJECT NO: 1636-11731

DESIGNED BY: BAE

DRAWN BY: BAE

CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.



07/29/2024

\\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2040SHEETSPREL\11731-CPREL-BASE.DWG DATE: 7/18/2024 9:09:32 AM BY: WELLY

PARCEL TABLE			PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE	BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 1	7,478	SF	BLOCK AA LOT 21	7,500	SF
BLOCK AA LOT 2	6,060	SF	BLOCK AA LOT 22	7,500	SF
BLOCK AA LOT 3	6,060	SF	BLOCK AA LOT 23	7,497	SF
BLOCK AA LOT 4	6,060	SF	BLOCK AA LOT 24	7,330	SF
BLOCK AA LOT 5	6,060	SF	BLOCK AA LOT 25	7,730	SF
BLOCK AA LOT 6	6,060	SF	BLOCK AA LOT 26	7,926	SF
BLOCK AA LOT 7	6,061	SF	BLOCK AA LOT 27	7,926	SF
BLOCK AA LOT 8	6,061	SF	BLOCK AA LOT 28	7,926	SF
BLOCK AA LOT 9	6,061	SF	BLOCK AA LOT 29	7,757	SF
BLOCK AA LOT 10	6,061	SF	BLOCK AA LOT 30	7,000	SF
BLOCK AA LOT 11	6,062	SF	BLOCK AA LOT 31	7,000	SF
BLOCK AA LOT 12	6,125	SF	BLOCK AA LOT 32	7,000	SF
BLOCK AA LOT 13	6,377	SF	BLOCK AA LOT 33	7,000	SF
BLOCK AA LOT 14	6,726	SF	BLOCK AA LOT 34	7,000	SF
BLOCK AA LOT 15	6,253	SF	BLOCK AA LOT 35	7,000	SF
BLOCK AA LOT 16	10,820	SF	BLOCK AA LOT 36	7,000	SF
BLOCK AA LOT 17	13,896	SF	BLOCK AA LOT 37	7,000	SF
BLOCK AA LOT 18	1,691,528	OPEN SPACE/ DRAINAGE EASEMENT	BLOCK AA LOT 38	7,000	SF
BLOCK AA LOT 19	5,764		BLOCK AA LOT 39	7,000	SF
BLOCK AA LOT 20	7,113	SF	BLOCK AA LOT 40	7,082	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 18	5,352	SF
BLOCK CC LOT 19	27,210	OPEN SPACE
BLOCK CC LOT 20	8,136	SF
BLOCK CC LOT 21	7,319	SF
BLOCK CC LOT 22	4,695	SF
BLOCK CC LOT 23	4,695	SF
BLOCK CC LOT 24	4,696	SF
BLOCK CC LOT 25	4,696	SF
BLOCK CC LOT 26	4,696	SF
BLOCK CC LOT 27	4,696	SF
BLOCK CC LOT 28	4,696	SF
BLOCK CC LOT 29	4,697	SF
BLOCK CC LOT 30	4,697	SF
BLOCK CC LOT 31	4,697	SF
BLOCK CC LOT 32	4,697	SF
BLOCK CC LOT 33	4,697	SF
BLOCK CC LOT 34	4,698	SF
BLOCK CC LOT 35	4,698	SF
BLOCK CC LOT 36	4,698	SF
BLOCK CC LOT 37	4,698	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 38	4,698	SF
BLOCK CC LOT 39	4,699	SF
BLOCK CC LOT 40	4,699	SF
BLOCK CC LOT 41	4,699	SF
BLOCK CC LOT 42	4,699	SF
BLOCK CC LOT 43	4,699	SF
BLOCK CC LOT 44	4,700	SF
BLOCK CC LOT 45	6,290	SF
BLOCK DD LOT 1	8,569	SF
BLOCK DD LOT 2	5,267	SF
BLOCK DD LOT 3	5,267	SF
BLOCK DD LOT 4	5,267	SF
BLOCK DD LOT 5	5,267	SF
BLOCK DD LOT 6	5,653	SF
BLOCK DD LOT 7	5,906	SF
BLOCK DD LOT 8	5,546	SF
BLOCK DD LOT 9	5,417	SF
BLOCK DD LOT 10	5,308	SF
BLOCK DD LOT 11	5,174	SF
BLOCK DD LOT 12	4,704	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 41	5,800	SF
BLOCK AA LOT 42	5,800	SF
BLOCK AA LOT 43	5,800	SF
BLOCK AA LOT 44	5,887	SF
BLOCK AA LOT 45	6,160	SF
BLOCK AA LOT 46	6,618	SF
BLOCK AA LOT 47	6,597	SF
BLOCK AA LOT 48	6,741	SF
BLOCK AA LOT 49	6,885	SF
BLOCK AA LOT 50	7,029	SF
BLOCK AA LOT 51	7,153	SF
BLOCK AA LOT 52	6,093	SF
BLOCK AA LOT 53	9,648	SF
BLOCK AA LOT 54	9,280	SF
BLOCK AA LOT 55	7,099	SF
BLOCK AA LOT 56	7,232	SF
BLOCK AA LOT 57	8,678	SF
BLOCK AA LOT 58	9,105	SF
BLOCK AA LOT 59	10,563	SF
BLOCK AA LOT 60	9,949	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 13	4,703	SF
BLOCK DD LOT 14	4,702	SF
BLOCK DD LOT 15	4,701	SF
BLOCK DD LOT 16	5,827	SF
BLOCK DD LOT 17	5,826	SF
BLOCK DD LOT 18	4,699	SF
BLOCK DD LOT 19	4,698	SF
BLOCK DD LOT 20	4,697	SF
BLOCK DD LOT 21	4,696	SF
BLOCK DD LOT 22	4,696	SF
BLOCK DD LOT 23	4,753	SF
BLOCK DD LOT 24	4,974	SF
BLOCK DD LOT 25	5,674	SF
BLOCK DD LOT 26	6,640	SF
BLOCK DD LOT 27	6,688	SF
BLOCK DD LOT 28	5,999	SF
BLOCK DD LOT 29	5,341	SF
BLOCK DD LOT 30	5,267	SF
BLOCK DD LOT 31	5,267	SF
BLOCK DD LOT 32	5,267	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 61	8,063	SF
BLOCK AA LOT 62	7,022	SF
BLOCK AA LOT 63	6,344	SF
BLOCK AA LOT 64	5,754	SF
BLOCK AA LOT 65	6,000	SF
BLOCK AA LOT 66	6,000	SF
BLOCK AA LOT 67	5,550	SF
BLOCK AA LOT 68	4,800	SF
BLOCK AA LOT 69	4,800	SF
BLOCK AA LOT 70	4,879	SF
BLOCK AA LOT 71	5,313	SF
BLOCK AA LOT 72	5,630	SF
BLOCK AA LOT 73	6,231	SF
BLOCK AA LOT 74	6,036	SF
BLOCK AA LOT 75	5,458	SF
BLOCK AA LOT 76	5,164	SF
BLOCK AA LOT 77	4,742	SF
BLOCK AA LOT 78	4,700	SF
BLOCK AA LOT 79	4,700	SF
BLOCK AA LOT 80	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 33	5,267	SF
BLOCK DD LOT 34	8,167	SF
BLOCK EE LOT 1	6,535	SF
BLOCK EE LOT 2	5,267	SF
BLOCK EE LOT 3	5,396	SF
BLOCK EE LOT 4	5,588	SF
BLOCK EE LOT 5	5,482	SF
BLOCK EE LOT 6	5,332	SF
BLOCK DD LOT 7	5,257	SF
BLOCK EE LOT 8	5,240	SF
BLOCK EE LOT 9	5,164	SF
BLOCK EE LOT 10	5,127	SF
BLOCK EE LOT 11	7,288	SF
BLOCK EE LOT 12	8,149	SF
BLOCK EE LOT 13	4,810	SF
BLOCK EE LOT 14	5,052	SF
BLOCK EE LOT 15	5,367	SF
BLOCK EE LOT 16	6,195	SF
BLOCK EE LOT 17	7,002	SF
BLOCK EE LOT 18	7,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 81	4,700	SF
BLOCK AA LOT 82	4,700	SF
BLOCK AA LOT 83	4,700	SF
BLOCK AA LOT 84	4,700	SF
BLOCK AA LOT 85	4,700	SF
BLOCK AA LOT 86	4,700	SF
BLOCK AA LOT 87	4,700	SF
BLOCK AA LOT 88	6,003	SF
BLOCK BB LOT 1	7,477	SF
BLOCK BB LOT 2	6,059	SF
BLOCK BB LOT 3	6,059	SF
BLOCK BB LOT 4	6,059	SF
BLOCK BB LOT 5	6,113	SF
BLOCK BB LOT 6	7,076	SF
BLOCK BB LOT 7	7,487	SF
BLOCK BB LOT 8	8,339	SF
BLOCK BB LOT 9	9,365	SF
BLOCK BB LOT 10	8,288	SF
BLOCK BB LOT 11	7,255	SF
BLOCK BB LOT 12	6,685	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK EE LOT 19	6,190	SF
BLOCK EE LOT 20	5,577	SF
BLOCK EE LOT 21	5,360	SF
BLOCK EE LOT 22	5,267	SF
BLOCK EE LOT 23	5,267	SF
BLOCK EE LOT 24	6,535	SF
BLOCK FF LOT 1	6,552	SF
BLOCK FF LOT 2	5,400	SF
BLOCK FF LOT 3	5,400	SF
BLOCK FF LOT 4	5,400	SF
BLOCK FF LOT 5	6,375	SF
BLOCK FF LOT 6	6,921	SF
BLOCK FF LOT 7	7,040	SF
BLOCK FF LOT 8	8,049	SF
BLOCK FF LOT 9	5,384	SF
BLOCK FF LOT 10	6,379	SF
BLOCK FF LOT 11	7,596	SF
BLOCK FF LOT 12	5,098	SF
BLOCK FF LOT 13	8,587	SF
BLOCK FF LOT 14	5,417	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 13	9,066	SF
BLOCK BB LOT 14	10,367	SF
BLOCK BB LOT 15	9,155	SF
BLOCK BB LOT 16	19,211	SF
BLOCK BB LOT 17	16,347	SF
BLOCK BB LOT 18	11,290	SF
BLOCK BB LOT 19	7,210	SF
BLOCK BB LOT 20	5,875	SF
BLOCK BB LOT 21	5,875	SF
BLOCK BB LOT 22	5,875	SF
BLOCK BB LOT 23	5,875	SF
BLOCK BB LOT 24	5,875	SF
BLOCK BB LOT 25	5,875	SF
BLOCK BB LOT 26	5,875	SF
BLOCK BB LOT 27	4,079	GREENLINK
BLOCK BB LOT 28	5,875	SF
BLOCK BB LOT 29	5,875	SF
BLOCK BB LOT 30	5,875	SF
BLOCK BB LOT 31	5,875	SF
BLOCK BB LOT 32	5,875	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK FF LOT 15	5,299	SF
BLOCK FF LOT 16	6,099	SF
BLOCK FF LOT 17	5,354	SF
BLOCK GG LOT 1	7,005	SF
BLOCK GG LOT 2	5,875	SF
BLOCK GG LOT 3	5,875	SF
BLOCK GG LOT 4	5,875	SF
BLOCK GG LOT 5	5,875	SF
BLOCK GG LOT 6	5,875	SF
BLOCK GG LOT 7	5,875	SF
BLOCK GG LOT 8	5,875	SF
BLOCK GG LOT 9	5,875	SF
BLOCK GG LOT 10	7,586	SF
BLOCK GG LOT 11	6,920	SF
BLOCK GG LOT 12	5,805	SF
BLOCK GG LOT 13	5,808	SF
BLOCK GG LOT 14	5,809	SF
BLOCK GG LOT 15	5,807	SF
BLOCK GG LOT 16	5,804	SF
BLOCK GG LOT 17	5,802	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 33	5,875	SF
BLOCK BB LOT 34	5,875	SF
BLOCK BB LOT 35	7,002	SF
BLOCK BB LOT 36	107,754	OPEN SPACE/ DRAINAGE
BLOCK BB LOT 37	6,743	SF
BLOCK BB LOT 38	5,814	SF
BLOCK BB LOT 39	5,820	SF
BLOCK BB LOT 40	5,825	SF
BLOCK BB LOT 41	5,831	SF
BLOCK BB LOT 42	5,837	SF
BLOCK BB LOT 43	5,843	SF
BLOCK BB LOT 44	5,848	SF
BLOCK BB LOT 45	4,086	GREENLINK
BLOCK BB LOT 46	5,858	SF
BLOCK BB LOT 47	5,864	SF
BLOCK BB LOT 48	5,870	SF
BLOCK BB LOT 49	5,875	SF
BLOCK BB LOT 50	5,881	SF
BLOCK BB LOT 51	5,887	SF
BLOCK BB LOT 52	5,893	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK GG LOT 18	5,800	SF
BLOCK GG LOT 19	5,798	SF
BLOCK GG LOT 20	7,297	SF
BLOCK GG LOT 21	52,195	OPEN SPACE
BLOCK HH LOT 1	5,952	SF
BLOCK HH LOT 2	5,863	SF
BLOCK HH LOT 3	6,695	SF
BLOCK HH LOT 4	6,943	SF
BLOCK HH LOT 5	7,506	SF
BLOCK HH LOT 6	7,306	SF
BLOCK HH LOT 7	6,171	SF
BLOCK HH LOT 8	6,237	SF
BLOCK HH LOT 9	6,584	SF
BLOCK HH LOT 10	6,373	SF
BLOCK HH LOT 11	6,440	SF
BLOCK HH LOT 12	6,506	SF
BLOCK HH LOT 13	6,572	SF
BLOCK HH LOT 14	6,638	SF
BLOCK HH LOT 15	6,704	SF
BLOCK HH LOT 16	6,771	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 53	5,898	SF
BLOCK BB LOT 54	5,904	SF
BLOCK BB LOT 55	10,874	SF
BLOCK CC LOT 1	21,572	OPEN SPACE
BLOCK CC LOT 2	6,598	SF
BLOCK CC LOT 3	4,961	SF
BLOCK CC LOT 4	5,648	SF
BLOCK CC LOT 5	6,154	SF
BLOCK CC LOT 6	7,071	SF
BLOCK CC LOT 7	7,588	SF
BLOCK CC LOT 8	7,177	SF
BLOCK CC LOT 9	7,187	SF
BLOCK CC LOT 10	7,654	SF
BLOCK CC LOT 11	8,627	SF
BLOCK CC LOT 12	10,063	SF
BLOCK CC LOT 13	11,646	SF
BLOCK CC LOT 14	5,491	SF
BLOCK CC LOT 15	4,658	SF
BLOCK CC LOT 16	4,884	SF
BLOCK CC LOT 17	5,111	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK HH LOT 17	6,837	SF
BLOCK HH LOT 18	22,826	OPEN SPACE
BLOCK HH LOT 19	5,804	SF
BLOCK HH LOT 20	5,898	SF
BLOCK HH LOT 21	5,993	SF
BLOCK HH LOT 22	6,087	SF
BLOCK HH LOT 23	6,182	SF
BLOCK HH LOT 24	6,276	SF
BLOCK HH LOT 25	6,400	SF
BLOCK HH LOT 26	5,583	SF
BLOCK HH LOT 27	4,480	SF
BLOCK HH LOT 28	4,480	SF
BLOCK HH LOT 29	4,485	SF
BLOCK HH LOT 30	5,181	SF
BLOCK HH LOT 31	4,640	SF
BLOCK HH LOT 32	4,640	SF
BLOCK HH LOT 33	4,640	SF
BLOCK HH LOT 34	5,752	SF
BLOCK HH LOT 35	8,682	SF
BLOCK HH LOT 36	8,588	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK HH LOT 37	8,493	SF
BLOCK HH LOT 38	8,399	SF
BLOCK HH LOT 39	8,304	SF
BLOCK HH LOT 40	8,178	SF
BLOCK HH LOT 41	6,613	SF
BLOCK HH LOT 42	6,493	SF
BLOCK HH LOT 43	6,370	SF
BLOCK HH LOT 44	6,247	SF
BLOCK HH LOT 45	6,125	SF
BLOCK HH LOT 46	6,002	SF
BLOCK HH LOT 47	5,879	SF
BLOCK HH LOT 48	5,756	SF
BLOCK HH LOT 49	5,634	SF
BLOCK HH LOT 50	5,511	SF
BLOCK HH LOT 51	5,388	SF
BLOCK HH LOT 52	6,393	SF
BLOCK II LOT 1	6,887	SF
BLOCK II LOT 2	4,699	SF
BLOCK II LOT 3	4,701	SF
BLOCK II LOT 4	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK II LOT 5	4,700	SF
BLOCK II LOT 6	4,700	SF
BLOCK II LOT 7	4,700	SF
BLOCK II LOT 8	4,700	SF
BLOCK II LOT 9	4,700	SF
BLOCK II LOT 10	4,699	SF
BLOCK II LOT 11	1,763	GREENLINK
BLOCK II LOT 12	4,700	SF
BLOCK II LOT 13	4,700	SF
BLOCK II LOT 14	4,700	SF
BLOCK II LOT 15	4,700	SF
BLOCK II LOT 16	4,700	SF
BLOCK II LOT 17	4,700	SF
BLOCK II LOT 18	4,700	SF
BLOCK II LOT 19	4,700	SF
BLOCK II LOT 20	7,002	SF
BLOCK J LOT 39	5,516	SF
BLOCK J LOT 40	5,779	SF
BLOCK J LOT 41	6,070	SF
BLOCK J LOT 42	6,546	SF

\\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CADD\SHEETS\PREL\11731-C-PREL-BASE.DWG DATE: 7/18/2024 9:09:39 AM BY: WELLY

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 9	5,040	SF
BLOCK Q LOT 10	5,040	SF
BLOCK Q LOT 11	5,455	SF
BLOCK Q LOT 12	6,388	SF
BLOCK Q LOT 13	6,526	SF
BLOCK Q LOT 14	7,646	SF
BLOCK Q LOT 15	9,479	SF
BLOCK Q LOT 16	12,403	SF
BLOCK Q LOT 17	7,564	SF
BLOCK Q LOT 18	6,560	SF
BLOCK Q LOT 19	6,369	SF
BLOCK Q LOT 20	6,360	SF
BLOCK Q LOT 21	8,579	SF
BLOCK Q LOT 22	13,282	SF
BLOCK Q LOT 23	20,002	SF
BLOCK Q LOT 24	11,594	SF
BLOCK Q LOT 25	6,809	SF
BLOCK Q LOT 26	6,803	SF
BLOCK Q LOT 27	7,208	SF
BLOCK Q LOT 28	8,601	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Y LOT 10	6,052	SF
BLOCK Y LOT 11	5,680	SF
BLOCK Y LOT 12	5,680	SF
BLOCK Y LOT 13	5,680	SF
BLOCK Y LOT 14	5,680	SF
BLOCK Y LOT 15	5,680	SF
BLOCK Y LOT 16	5,680	SF
BLOCK Y LOT 17	7,004	SF
BLOCK Z LOT 1	7,750	SF
BLOCK Z LOT 2	5,746	SF
BLOCK Z LOT 3	5,777	SF
BLOCK Z LOT 4	5,782	SF
BLOCK Z LOT 5	5,782	SF
BLOCK Z LOT 6	5,782	SF
BLOCK Z LOT 7	5,782	SF
BLOCK Z LOT 8	5,782	SF
BLOCK Z LOT 9	5,782	SF
BLOCK Z LOT 10	5,783	SF
BLOCK Z LOT 11	5,783	SF
BLOCK Z LOT 12	5,783	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 29	6,670	SF
BLOCK Q LOT 30	4,682	SF
BLOCK Q LOT 31	4,686	SF
BLOCK Q LOT 32	4,699	SF
BLOCK Q LOT 33	4,742	SF
BLOCK Q LOT 34	4,672	SF
BLOCK Q LOT 35	4,713	SF
BLOCK Q LOT 36	5,052	SF
BLOCK Q LOT 37	5,300	SF
BLOCK Q LOT 38	5,925	SF
BLOCK Q LOT 39	6,690	SF
BLOCK Q LOT 40	7,132	SF
BLOCK Q LOT 41	13,339	SF
BLOCK R LOT 7	11,820	SF
BLOCK R LOT 8	7,359	SF
BLOCK R LOT 9	4,640	SF
BLOCK R LOT 10	4,640	SF
BLOCK R LOT 11	4,669	SF
BLOCK S LOT 13	4,800	SF
BLOCK S LOT 14	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK S LOT 15	4,800	SF
BLOCK S LOT 16	5,952	SF
BLOCK S LOT 17	5,902	SF
BLOCK S LOT 18	4,760	SF
BLOCK S LOT 19	4,760	SF
BLOCK S LOT 20	4,760	SF
BLOCK S LOT 21	4,760	SF
BLOCK S LOT 22	4,760	SF
BLOCK S LOT 23	4,760	SF
BLOCK S LOT 24	4,760	SF
BLOCK S LOT 25	4,760	SF
BLOCK S LOT 26	4,760	SF
BLOCK S LOT 27	4,760	SF
BLOCK S LOT 28	4,760	SF
BLOCK S LOT 29	4,760	SF
BLOCK S LOT 30	4,760	SF
BLOCK S LOT 31	4,760	SF
BLOCK S LOT 32	1,737	OPEN SPACE
BLOCK T LOT 13	1,737	OPEN SPACE
BLOCK T LOT 14	4,760	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK T LOT 15	4,760	SF
BLOCK T LOT 16	4,760	SF
BLOCK T LOT 17	4,760	SF
BLOCK T LOT 18	4,760	SF
BLOCK T LOT 19	4,760	SF
BLOCK T LOT 20	4,751	SF
BLOCK T LOT 21	8,320	SF
BLOCK U LOT 5	5,168	SF
BLOCK U LOT 6	5,434	SF
BLOCK U LOT 7	5,441	SF
BLOCK U LOT 8	5,455	SF
BLOCK U LOT 9	5,415	SF
BLOCK U LOT 10	4,832	GREENLINK
BLOCK U LOT 11	5,257	SF
BLOCK U LOT 12	5,000	SF
BLOCK U LOT 13	4,720	SF
BLOCK U LOT 14	4,720	SF
BLOCK U LOT 15	4,720	SF
BLOCK U LOT 16	4,720	SF
BLOCK U LOT 17	4,720	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK U LOT 18	4,720	SF
BLOCK U LOT 19	4,720	SF
BLOCK U LOT 20	3,443	OPEN SPACE
BLOCK U LOT 21	4,720	SF
BLOCK U LOT 22	4,720	SF
BLOCK U LOT 23	4,720	SF
BLOCK U LOT 24	4,720	SF
BLOCK U LOT 25	4,720	SF
BLOCK U LOT 26	4,720	SF
BLOCK U LOT 27	5,010	SF
BLOCK U LOT 28	7,421	SF
BLOCK U LOT 29	7,567	SF
BLOCK U LOT 30	5,509	SF
BLOCK U LOT 31	5,465	SF
BLOCK W LOT 1	8,438	SF
BLOCK W LOT 2	4,800	SF
BLOCK W LOT 3	4,800	SF
BLOCK W LOT 4	4,800	SF
BLOCK W LOT 5	4,800	SF
BLOCK W LOT 6	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK W LOT 7	4,800	SF
BLOCK W LOT 8	4,800	SF
BLOCK W LOT 9	4,800	SF
BLOCK W LOT 10	4,800	SF
BLOCK W LOT 11	4,800	SF
BLOCK W LOT 12	5,952	SF
BLOCK W LOT 13	6,257	SF
BLOCK W LOT 14	4,806	SF
BLOCK W LOT 15	4,901	SF
BLOCK W LOT 16	4,920	SF
BLOCK W LOT 17	4,920	SF
BLOCK W LOT 18	4,920	SF
BLOCK W LOT 19	4,920	SF
BLOCK W LOT 20	4,920	SF
BLOCK W LOT 21	4,920	SF
BLOCK W LOT 22	4,920	SF
BLOCK W LOT 23	6,300	SF
BLOCK W LOT 24	6,374	SF
BLOCK W LOT 25	5,779	SF
BLOCK W LOT 26	6,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 1	5,852	SF
BLOCK X LOT 2	4,720	SF
BLOCK X LOT 3	4,720	SF
BLOCK X LOT 4	4,720	SF
BLOCK X LOT 5	4,720	SF
BLOCK X LOT 6	4,720	SF
BLOCK X LOT 7	4,720	SF
BLOCK X LOT 8	4,720	SF
BLOCK X LOT 9	4,720	SF
BLOCK X LOT 10	4,720	SF
BLOCK X LOT 11	4,720	SF
BLOCK X LOT 12	4,720	SF
BLOCK X LOT 13	4,720	SF
BLOCK X LOT 14	4,720	SF
BLOCK X LOT 15	4,720	SF
BLOCK X LOT 16	3,443	OPEN SPACE
BLOCK X LOT 17	4,720	SF
BLOCK X LOT 18	4,720	SF
BLOCK X LOT 19	4,720	SF
BLOCK X LOT 20	4,720	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 21	4,720	SF
BLOCK X LOT 22	4,720	SF
BLOCK X LOT 23	4,720	SF
BLOCK X LOT 24	4,720	SF
BLOCK X LOT 25	4,720	SF
BLOCK X LOT 26	4,720	SF
BLOCK X LOT 27	4,720	SF
BLOCK X LOT 28	4,720	SF
BLOCK X LOT 29	4,720	SF
BLOCK X LOT 30	4,720	SF
BLOCK X LOT 31	5,852	SF
BLOCK Y LOT 1	27,829	OPEN SPACE/ DRAINAGE ESMT
BLOCK Y LOT 2	17,505	SF
BLOCK Y LOT 3	9,272	SF
BLOCK Y LOT 4	9,236	SF
BLOCK Y LOT 5	9,960	SF
BLOCK Y LOT 6	8,538	SF
BLOCK Y LOT 7	7,533	SF
BLOCK Y LOT 8	6,860	SF
BLOCK Y LOT 9	6,468	SF

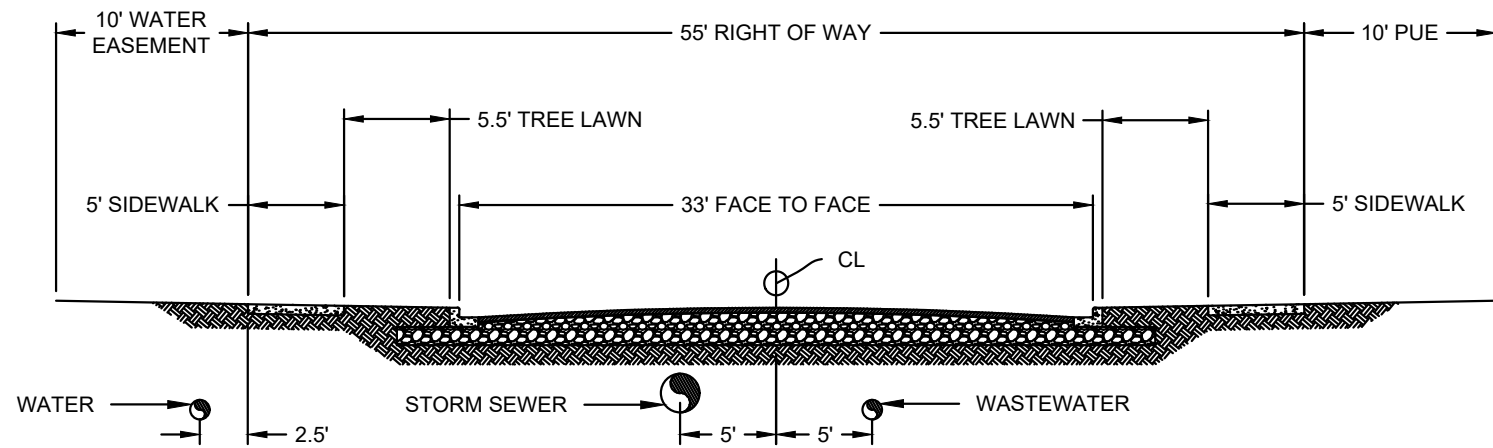
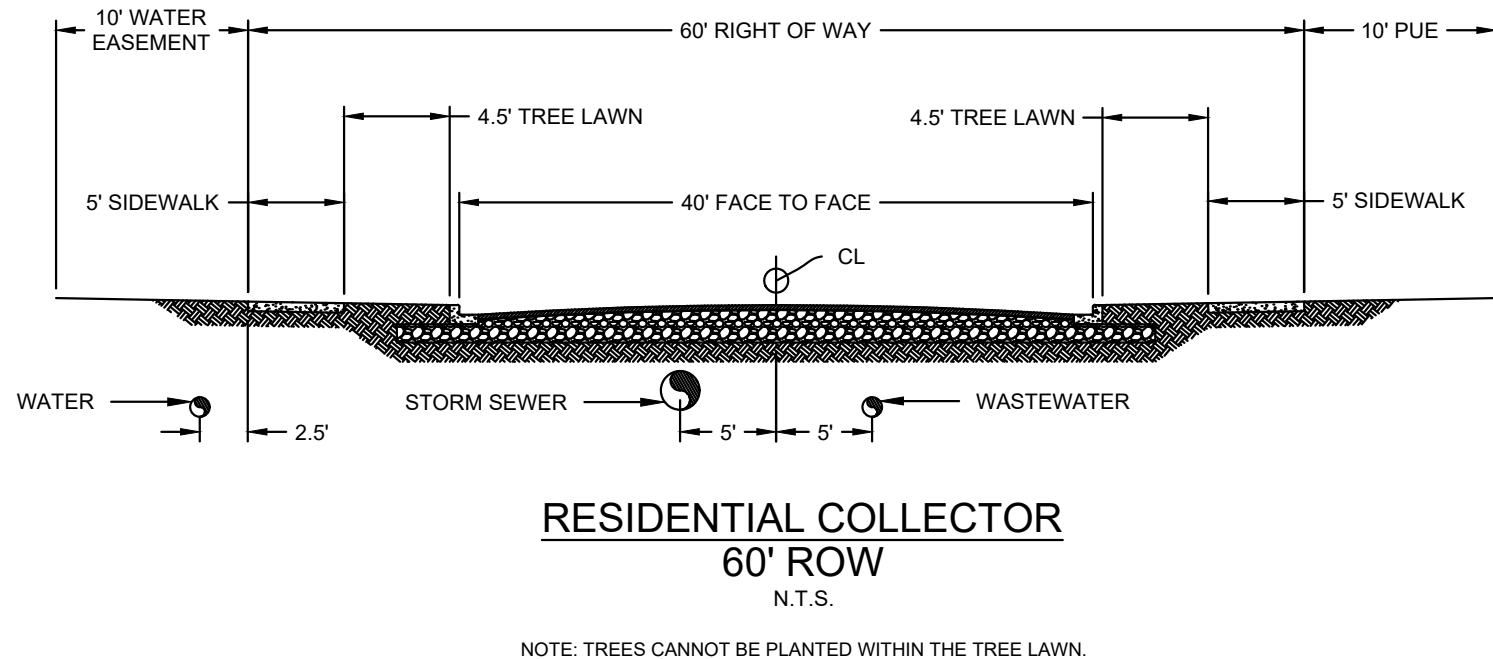
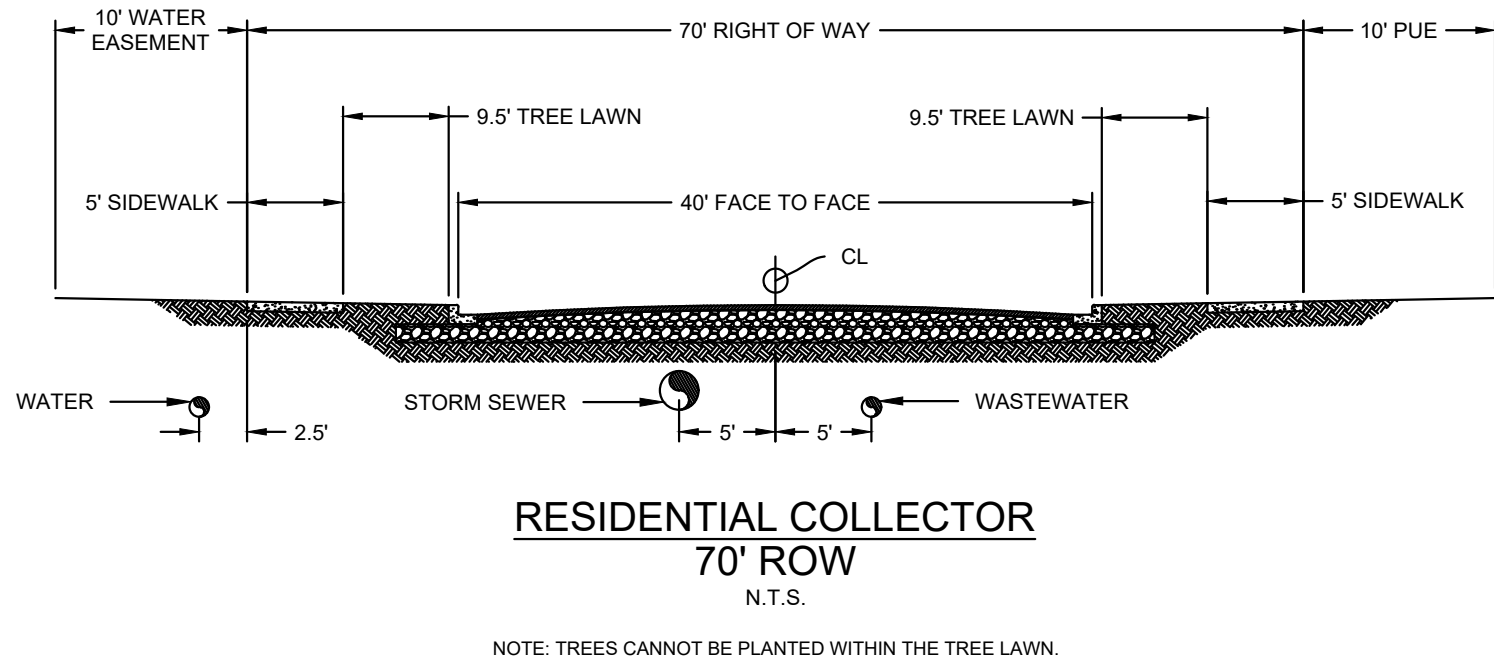
PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Z LOT 13	5,783	SF
BLOCK Z LOT 14	5,783	SF
BLOCK Z LOT 15	5,783	SF
BLOCK Z LOT 16	5,783	SF
BLOCK Z LOT 17	5,784	SF
BLOCK Z LOT 18	5,784	SF
BLOCK Z LOT 19	5,784	SF
BLOCK Z LOT 20	5,784	SF
BLOCK Z LOT 21	5,784	SF
BLOCK Z LOT 22	5,784	SF
BLOCK Z LOT 23	3,920	OPEN SPACE

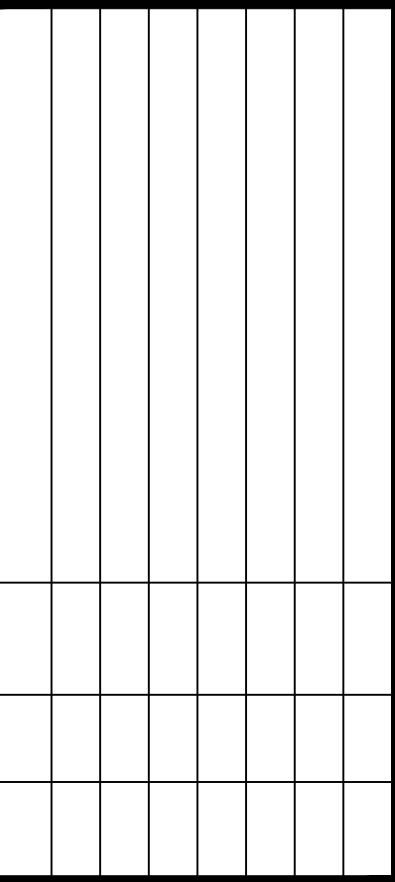
TOTAL SITE = 188.93 AC

LOT TYPE	# LOTS	PERCENTAGE
40' FRONT	536	79.88%
50' FRONT	116	17.29%
GREENLINK	5	0.75%
OPEN SPACE	11	1.64%
OPEN SPACE/DRAINAGE	3	0.45%
TOTAL	671	100.0%

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET TYPE	STREET OWNERSHIP	STREET LENGTH
WINDROW RUN	70'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	956'
WINDROW RUN	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,003'
HERITAGE MILL BOULEVARD	70'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	1,256'
HIGHLAND GLEN DRIVE	64'	39' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	145'
KERF ROAD	60'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	710'
KERF ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,685'
PASTURE HILL LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,809'
SPOKEWOOD LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,213'
PINE RIVER DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	698'
TWIN CORRAL ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,475'
TIMBER LAKE DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,947'
DEADFALL DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	3,414'
TIBERIAS STREET	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	446'
NEW MILL DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	518'
FIREBOX LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	450'
SUNLIGHT LAKE BOULEVARD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	145'
KIT CARSON COVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	216'
GREAT NORTHERN DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	388'
DRAFT ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	587'
NOTCH WAY	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,192'
SOUTHEAST LOOP								

CONTROLLED ACCESS FACILITY - CONTRUCTION BY WILLIAMSON COUNTY AND/OR OTHER GOVERNMENTAL AGENCY





BLOCK LENGTH EXHIBIT





July 17, 2024

BGE Inc
Adam Berry
101 W. Louis Henna Boulevard #400
Austin, TX 78728
aberry@bgeinc.com - communication provided via email

**RE: Heritage Mill South Revised Preliminary Plat, Hutto, TX 78634
Preliminary Plat Review – Heritage Mill South Revised Preliminary Plat – Update #6 Comment Report to Submittal (received 6-18-24)
Project No.: 2002-PLAT**

Mr. Berry,

Upon review of the above referenced final plat Update #6 submitted on June 18, 2024, the following comments are required to be resolved.

Please provide **Update #7** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in digital formats only. If the plat contains more than one sheet, please combine all sheets into one document file.

Planning Review – John Byrum, Planning Manager (512) 759-5974 – john.byrum@huttotx.gov

1. See attached markup.

Engineering Review – Sydnee Best, Plan Review Engineer (512) 759-5960 – sydnee.best@huttotx.gov

2. See attached markups.

Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org

3. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

#2002-PLAT Heritage Mill South Revised Preliminary Plat - U

7/17/2024

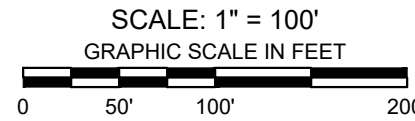
Attendees

Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Eric Woods (ewoods@huttofirerescue.org)
Matt Rector (matt.rector@huttotx.gov)

Documents

HeritageMillSouthPrelim-U6-HM2DrainEx(6-18-24).pdf
HeritageMillSouthPrelim-U6-ComResp(6-18-24).pdf
HeritageMillSouthPrelim-U6-Prelim(6-18-24).pdf

H:\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2024\04\04\PRELIM\1731-CPREL-BASE.DWG DATE: 6/5/2024 1:37:35 PM BY: MSULLIVAN



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- NOAA ATLAS 14 EXISTING FLOODPLAIN
- NOAA ATLAS 14 PROPOSED FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED PUE
- PROPOSED LOT NUMBER
- BUILDING SETBACK
- ANTICIPATED PHASE BOUNDARIES

NO. BY DATE REVISION DESCRIPTION

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

PRELIMINARY PLAT
(SHEET 1 OF 2)

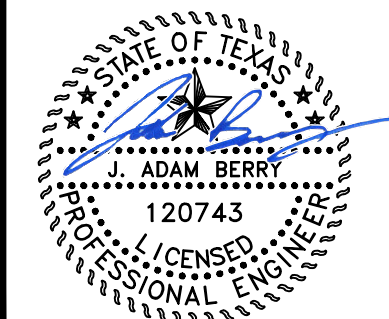
PROJECT NO: 1636-11731

DESIGNED BY: BAE

DRAWN BY: BAE

CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

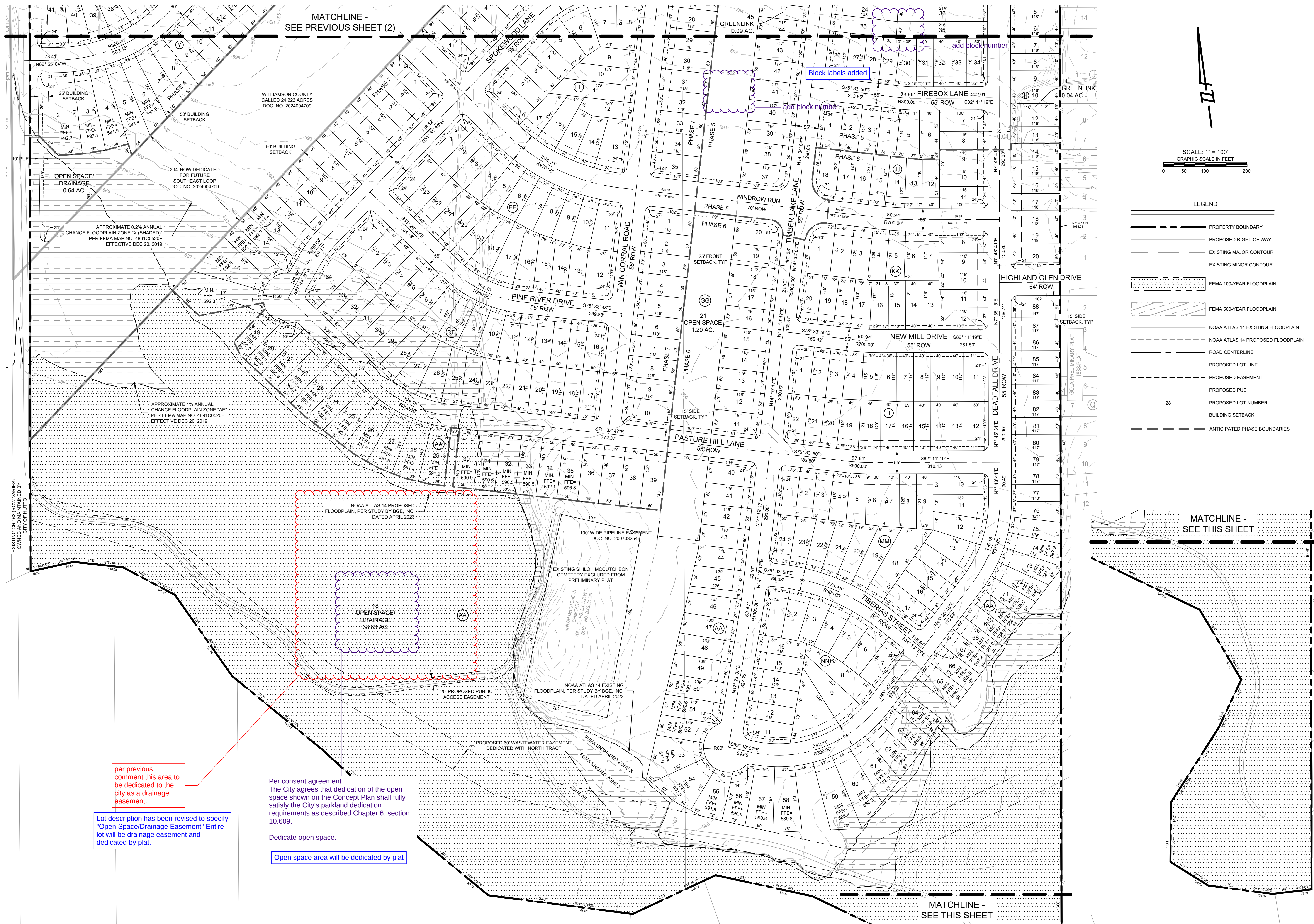


06/05/2024

SHEET 2 OF 6

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBPELS FRW #2946
GRAY
ENGINEERING

H:\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\ADD SHEETS\PRELIM\1731-CPREL BASE.DWG DATE: 6/10/2024 3:03:15 PM BY: BERRY



per previous comment this area to be dedicated to the city as a drainage easement.

Lot description has been revised to specify "Open Space/Drainage Easement" Entire lot will be drainage easement and dedicated by plat.

Per consent agreement:
The City agrees that dedication of the open space shown on the Concept Plan shall fully satisfy the City's parkland dedication requirements as described Chapter 6, section 10.609.

Dedicate open space.

Open space area will be dedicated by plat

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- NOAA ATLAS 14 EXISTING FLOODPLAIN
- NOAA ATLAS 14 PROPOSED FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED PUE
- PROPOSED LOT NUMBER
- BUILDING SETBACK
- ANTICIPATED PHASE BOUNDARIES

H:\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2040SHEETS\PRELIM\1731-C-PREL-BASE.DWG DATE: 6/5/2024 1:37:57 PM BY: MSULLIVAN

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 190.991 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, AND THE WILLIAM GATLAN SURVEY NUMBER 23, ABSTRACT 271, BOTH OF WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC. IN DOCUMENT NUMBER 2021007407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 190.991 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE AT A BROKEN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE EAST LINE OF A CALLED 15.01 ACRE TRACT OF LAND CONVEYED UNTO THE HUTTO INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2006015406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE NORTH TERMINUS OF COUNTY ROAD 163 (APPARENT R.O.W. ~ VARIES), NO DEED OF RECORD FOUND, AT A SOUTHWEST CORNER OF F.M. 1660 (R.O.W. ~ VARIES), AS DESCRIBED IN VOLUME 384, PAGE 608 AND VOLUME 386, PAGE 411, BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NUMBERS 2016064873, 2016064874, 2016064888, 2016075808, AND 2016096242, ALL OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE, S 82°35'02" E, OVER AND ACROSS THE RIGHT-OF-WAY OF SAID COUNTY ROAD 163, A DISTANCE OF 42.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE NORTHEAST CORNER OF THE NORTH TERMINUS OF SAID COUNTY ROAD 163, AT THE NORTHWESTERLY CORNER OF SAID 271.214 ACRE TRACT; THENCE, S 07°48'41" W, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND SAID APPARENT RIGHT-OF-WAY, A DISTANCE OF 1,853.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 271.214 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

- 1) S 82° 11' 19" E, A DISTANCE OF 17.81 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) S 82° 04' 39" E, A DISTANCE OF 126.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) N 07° 55' 21" E, A DISTANCE OF 3.51 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 82° 19' 38" E, A DISTANCE OF 204.93 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) S 48° 28' 30" E, A DISTANCE OF 103.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) N 51° 31' 30" E, A DISTANCE OF 53.06 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 7) S 38° 28' 31" E, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 8) N 51° 31' 29" E, A DISTANCE OF 880.87 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) S 82° 30' 23" E, A DISTANCE OF 115.42 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 10) CURVING TO THE LEFT, WITH A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 38.56 FEET, A CENTRAL ANGLE OF 08° 06' 25", A CHORD BEARING OF N 17° 40' 40" E, AND A CHORD DISTANCE OF 38.53 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 11) S 76° 22' 33" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) S 78° 00' 21" E, A DISTANCE OF 120.58 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 13) N 13° 27' 58" E, A DISTANCE OF 8.07 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 14) S 79° 02' 23" E, A DISTANCE OF 120.91 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 15) S 10° 04' 57" W, A DISTANCE OF 20.56 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) S 78° 40' 15" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) S 77° 07' 06" E, A DISTANCE OF 131.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 18) S 12° 32' 49" W, A DISTANCE OF 223.83 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 19) THENCE N 50° 45' 35" E A DISTANCE OF 676.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 20) N 52° 27' 05" E, A DISTANCE OF 328.16 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE COMMON LINE OF THE 271.214 ACRE TRACT AND A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED UNTO STARLIGHT HOMES TEXAS, LLC, IN DOCUMENT NUMBER 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

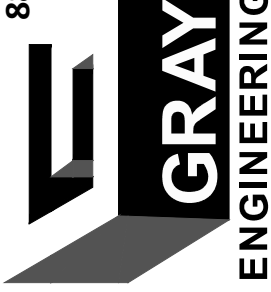
THENCE, S 07°48'41" W, COINCIDENT WITH SAID COMMON LINE, PASSING AT A DISTANCE OF 4,965.93 FEET TO A 2-INCH IRON PIPE FOUND ON LINE, AND CONTINUING ON FOR A TOTAL DISTANCE OF 4,965.01 FEET TO A CALCULATED POINT IN THE CENTER OF BRUSHY CREEK ON THE NORTH LINE OF LOT 132, THE LOOKOUT AT BRUSHY CREEK SUBDIVISION AS RECORDED IN CABINET Q, SLIDES 288-298 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE COMMON CORNER OF THE 271.214 ACRE TRACT AND THE 61.40 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE MEANDERS OF THE CENTERLINE OF BRUSHY CREEK, COINCIDENT WITH THE COMMON LINE OF THE 175 ACRE TRACT AND LOTS 132, 133, & 134, SAID THE LOOKOUT AT BRUSHY CREEK, AN AREA OF UNCLEAR TITLE (OLD APPARENT R.O.W.), A CALLED 23.4488 ACRE TRACT OF LAND CONVEYED UNTO RAMSWAROOP R. BODDU AK/A RAMSWAROOP BODDU AND SPOUSE RESMI SURENDRAN IN DOCUMENT NUMBER 2008062891 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 12.2254 ACRE TRACT OF LAND CONVEYED UNTO KELLEY R. BUCHANAN AND SAMMY D. BUCHANAN IN DOCUMENT NUMBER 2011071580 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A CALLED 10.296 ACRE TRACT OF LAND CONVEYED UNTO ROBERT G. VITEK AND WIFE VICKIE V. VITEK IN VOLUME 812, PAGE 282 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) N 88°44'41" W A DISTANCE OF 93.69 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 74°40'50" W A DISTANCE OF 155.02 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) N 50°00'02" W A DISTANCE OF 106.55 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) N 08°17'00" E A DISTANCE OF 141.71 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) N 40°26'55" E A DISTANCE OF 212.66 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT FOR CORNER;
- 6) N 33°05'26" E A DISTANCE OF 126.52 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) N 22°46'03" W A DISTANCE OF 194.42 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 8) N 56°30'03" W A DISTANCE OF 365.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) N 69°48'10" W A DISTANCE OF 236.62 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 10) S 72°50'18" W A DISTANCE OF 218.77 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 11) N 74°42'49" W A DISTANCE OF 348.05 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) N 42°34'53" W A DISTANCE OF 207.72 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 13) N 54°01'20" W A DISTANCE OF 140.37 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 14) N 75°48'19" W A DISTANCE OF 118.98 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
- 15) S 85°30'32" W A DISTANCE OF 105.35 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF THE SOUTHERN TERMINUS OF THE AFOREMENTIONED APPARENT RIGHT-OF-WAY OF COUNTY ROAD 163, AT THE SOUTHWEST CORNER OF THE 271.214 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) N 39°39'54" W A DISTANCE OF 321.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) N 42°52'21" W A DISTANCE OF 276.61 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 18) N 27°16'46" W A DISTANCE OF 237.70 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°48'41" E, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, A DISTANCE OF 2,383.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 190.991 ACRES OF LAND, MORE OR LESS.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBP@LTS.FRW #2946

**GRAY**
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

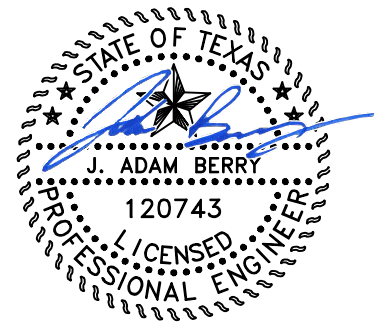
PROJECT NO: 1636-11731

DESIGNED BY: BAE

DRAWN BY: BAE

CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.


06/05/2024

HYPROJECTS\636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CADD\SHEETS\PREL\11731-CPREL-BASE.DWG DATE: 6/15/2024 1:30:01 PM BY: MSULLIVAN

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 1	7,478	SF
BLOCK AA LOT 2	6,060	SF
BLOCK AA LOT 3	6,060	SF
BLOCK AA LOT 4	6,060	SF
BLOCK AA LOT 5	6,060	SF
BLOCK AA LOT 6	6,060	SF
BLOCK AA LOT 7	6,061	SF
BLOCK AA LOT 8	6,061	SF
BLOCK AA LOT 9	6,061	SF
BLOCK AA LOT 10	6,061	SF
BLOCK AA LOT 11	6,062	SF
BLOCK AA LOT 12	6,125	SF
BLOCK AA LOT 13	6,377	SF
BLOCK AA LOT 14	6,726	SF
BLOCK AA LOT 15	6,253	SF
BLOCK AA LOT 16	10,820	SF
BLOCK AA LOT 17	13,896	SF
BLOCK AA LOT 18	1,691,528	OPEN SPACE/ DRAINAGE
BLOCK AA LOT 19	5,764	SF
BLOCK AA LOT 20	7,113	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 18	5,352	SF
BLOCK CC LOT 19	27,210	OPEN SPACE
BLOCK CC LOT 20	8,136	SF
BLOCK CC LOT 21	7,319	SF
BLOCK CC LOT 22	4,695	SF
BLOCK CC LOT 23	4,695	SF
BLOCK CC LOT 24	4,696	SF
BLOCK CC LOT 25	4,696	SF
BLOCK CC LOT 26	4,696	SF
BLOCK CC LOT 27	4,696	SF
BLOCK CC LOT 28	4,696	SF
BLOCK CC LOT 29	4,697	SF
BLOCK CC LOT 30	4,697	SF
BLOCK CC LOT 31	4,697	SF
BLOCK CC LOT 32	4,697	SF
BLOCK CC LOT 33	4,697	SF
BLOCK CC LOT 34	4,698	SF
BLOCK CC LOT 35	4,698	SF
BLOCK CC LOT 36	4,698	SF
BLOCK CC LOT 37	4,698	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK HH LOT 37	8,493	SF
BLOCK HH LOT 38	8,399	SF
BLOCK HH LOT 39	8,304	SF
BLOCK HH LOT 40	8,178	SF
BLOCK HH LOT 41	6,613	SF
BLOCK HH LOT 42	6,493	SF
BLOCK HH LOT 43	6,370	SF
BLOCK HH LOT 44	6,247	SF
BLOCK HH LOT 45	6,125	SF
BLOCK HH LOT 46	6,002	SF
BLOCK HH LOT 47	5,879	SF
BLOCK HH LOT 48	5,756	SF
BLOCK HH LOT 49	5,634	SF
BLOCK HH LOT 50	5,511	SF
BLOCK HH LOT 51	5,388	SF
BLOCK HH LOT 52	6,393	SF
BLOCK II LOT 1	6,887	SF
BLOCK II LOT 2	4,699	SF
BLOCK II LOT 3	4,701	SF
BLOCK II LOT 4	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 21	7,500	SF
BLOCK AA LOT 22	7,500	SF
BLOCK AA LOT 23	7,497	SF
BLOCK AA LOT 24	7,330	SF
BLOCK AA LOT 25	7,730	SF
BLOCK AA LOT 26	7,926	SF
BLOCK AA LOT 27	7,926	SF
BLOCK AA LOT 28	7,926	SF
BLOCK AA LOT 29	7,757	SF
BLOCK AA LOT 30	7,000	SF
BLOCK AA LOT 31	7,000	SF
BLOCK AA LOT 32	7,000	SF
BLOCK AA LOT 33	7,000	SF
BLOCK AA LOT 34	7,000	SF
BLOCK AA LOT 35	7,000	SF
BLOCK AA LOT 36	7,000	SF
BLOCK AA LOT 37	7,000	SF
BLOCK AA LOT 38	7,000	SF
BLOCK AA LOT 39	7,000	SF
BLOCK AA LOT 40	7,082	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 38	4,698	SF
BLOCK CC LOT 39	4,699	SF
BLOCK CC LOT 40	4,699	SF
BLOCK CC LOT 41	4,699	SF
BLOCK CC LOT 42	4,699	SF
BLOCK CC LOT 43	4,699	SF
BLOCK CC LOT 44	4,700	SF
BLOCK CC LOT 45	6,290	SF
BLOCK DD LOT 1	8,569	SF
BLOCK DD LOT 2	5,267	SF
BLOCK DD LOT 3	5,267	SF
BLOCK DD LOT 4	5,267	SF
BLOCK DD LOT 5	5,267	SF
BLOCK DD LOT 6	5,653	SF
BLOCK DD LOT 7	5,906	SF
BLOCK DD LOT 8	5,546	SF
BLOCK DD LOT 9	5,417	SF
BLOCK DD LOT 10	5,308	SF
BLOCK DD LOT 11	5,174	SF
BLOCK DD LOT 12	4,704	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK II LOT 5	4,700	SF
BLOCK II LOT 6	4,700	SF
BLOCK II LOT 7	4,700	SF
BLOCK II LOT 8	4,700	SF
BLOCK II LOT 9	4,700	SF
BLOCK II LOT 10	4,699	SF
BLOCK II LOT 11	1,763	GREENLINK
BLOCK II LOT 12	4,700	SF
BLOCK II LOT 13	4,700	SF
BLOCK II LOT 14	4,700	SF
BLOCK II LOT 15	4,700	SF
BLOCK II LOT 16	4,700	SF
BLOCK II LOT 17	4,700	SF
BLOCK II LOT 18	4,700	SF
BLOCK II LOT 19	4,700	SF
BLOCK II LOT 20	7,002	SF
BLOCK J LOT 39	5,516	SF
BLOCK J LOT 40	5,779	SF
BLOCK J LOT 41	6,070	SF
BLOCK J LOT 42	6,546	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 41	5,800	SF
BLOCK AA LOT 42	5,800	SF
BLOCK AA LOT 43	5,800	SF
BLOCK AA LOT 44	5,887	SF
BLOCK AA LOT 45	6,160	SF
BLOCK AA LOT 46	6,618	SF
BLOCK AA LOT 47	6,597	SF
BLOCK AA LOT 48	6,741	SF
BLOCK AA LOT 49	6,885	SF
BLOCK AA LOT 50	7,029	SF
BLOCK AA LOT 51	7,153	SF
BLOCK AA LOT 52	6,093	SF
BLOCK AA LOT 53	9,648	SF
BLOCK AA LOT 54	9,280	SF
BLOCK AA LOT 55	7,099	SF
BLOCK AA LOT 56	7,232	SF
BLOCK AA LOT 57	8,678	SF
BLOCK AA LOT 58	9,105	SF
BLOCK AA LOT 59	10,563	SF
BLOCK AA LOT 60	9,949	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 13	4,703	SF
BLOCK DD LOT 14	4,702	SF
BLOCK DD LOT 15	4,701	SF
BLOCK DD LOT 16	5,827	SF
BLOCK DD LOT 17	5,826	SF
BLOCK DD LOT 18	4,699	SF
BLOCK DD LOT 19	4,698	SF
BLOCK DD LOT 20	4,697	SF
BLOCK DD LOT 21	4,696	SF
BLOCK DD LOT 22	4,696	SF
BLOCK DD LOT 23	4,753	SF
BLOCK DD LOT 24	4,974	SF
BLOCK DD LOT 25	5,674	SF
BLOCK DD LOT 26	6,640	SF
BLOCK DD LOT 27	6,688	SF
BLOCK DD LOT 28	5,999	SF
BLOCK DD LOT 29	5,341	SF
BLOCK DD LOT 30	5,267	SF
BLOCK DD LOT 31	5,267	SF
BLOCK DD LOT 32	5,267	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK J LOT 43	7,226	SF
BLOCK J LOT 44	7,763	SF
BLOCK J LOT 45	7,189	SF
BLOCK J LOT 46	2,340	GREENLINK
BLOCK J LOT 47	8,376	SF
BLOCK J LOT 48	6,316	SF
BLOCK J LOT 49	5,808	SF
BLOCK J LOT 50	5,786	SF
BLOCK J LOT 51	5,786	SF
BLOCK J LOT 52	5,785	SF
BLOCK J LOT 53	5,785	SF
BLOCK J LOT 54	5,785	SF
BLOCK J LOT 55	5,785	SF
BLOCK J LOT 56	3,802	OPEN SPACE
BLOCK J LOT 57	27,341	OPEN SPACE
BLOCK JJ LOT 1	6,203	SF
BLOCK JJ LOT 2	5,077	SF
BLOCK JJ LOT 3	5,195	SF
BLOCK JJ LOT 4	5,253	SF
BLOCK JJ LOT 5	5,914	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 61	8,063	SF
BLOCK AA LOT 62	7,022	SF
BLOCK AA LOT 63	6,344	SF
BLOCK AA LOT 64	5,754	SF
BLOCK AA LOT 65	6,000	SF
BLOCK AA LOT 66	6,000	SF
BLOCK AA LOT 67	5,550	SF
BLOCK AA LOT 68	4,800	SF
BLOCK AA LOT 69	4,800	SF
BLOCK AA LOT 70	4,879	SF
BLOCK AA LOT 71	5,313	SF
BLOCK AA LOT 72	5,630	SF
BLOCK AA LOT 73	6,231	SF
BLOCK AA LOT 74	6,036	SF
BLOCK AA LOT 75	5,458	SF
BLOCK AA LOT 76	5,164	SF
BLOCK AA LOT 77	4,742	SF
BLOCK AA LOT 78	4,700	SF
BLOCK AA LOT 79	4,700	SF
BLOCK AA LOT 80	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 33	5,267	SF
BLOCK DD LOT 34	8,167	SF
BLOCK DD LOT 1	6,535	SF
BLOCK EE LOT 2	5,267	SF
BLOCK EE LOT 3	5,396	SF
BLOCK EE LOT 4	5,588	SF
BLOCK EE LOT 5	5,482	SF
BLOCK EE LOT 6	5,332	SF
BLOCK DD LOT 7	5,257	SF
BLOCK EE LOT 8	5,240	SF
BLOCK EE LOT 9	5,164	SF
BLOCK EE LOT 10	5,127	SF
BLOCK EE LOT 11	7,288	SF
BLOCK EE LOT 12	8,149	SF
BLOCK EE LOT 13	4,810	SF
BLOCK EE LOT 14	5,052	SF
BLOCK EE LOT 15	5,367	SF
BLOCK EE LOT 16	6,195	SF
BLOCK EE LOT 17	7,002	SF
BLOCK EE LOT 18	7,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK JJ LOT 6	5,719	SF
BLOCK JJ LOT 7	5,900	SF
BLOCK JJ LOT 8	5,082	SF
BLOCK JJ LOT 9	5,082	SF
BLOCK JJ LOT 10	5,082	SF
BLOCK JJ LOT 11	5,900	SF
BLOCK JJ LOT 12	4,619	SF
BLOCK JJ LOT 13	4,880	SF
BLOCK JJ LOT 14	5,120	SF
BLOCK JJ LOT 15	4,882	SF
BLOCK JJ LOT 16	4,857	SF
BLOCK JJ LOT 17	4,860	SF
BLOCK JJ LOT 18	6,801	SF
BLOCK KK LOT 1	8,040	SF
BLOCK KK LOT 2	5,614	SF
BLOCK KK LOT 3	5,614	SF
BLOCK KK LOT 4	5,044	SF
BLOCK KK LOT 5	4,985	SF
BLOCK KK LOT 6	4,838	SF
BLOCK KK LOT 7	4,703	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 81	4,700	SF
BLOCK AA LOT 82	4,700	SF
BLOCK AA LOT 83	4,700	SF
BLOCK AA LOT 84	4,700	SF
BLOCK AA LOT 85	4,700	SF
BLOCK AA LOT 86	4,700	SF
BLOCK AA LOT 87	4,700	SF
BLOCK AA LOT 88	6,003	SF
BLOCK BB LOT 1	7,477	SF
BLOCK BB LOT 2	6,059	SF
BLOCK BB LOT 3	6,059	SF
BLOCK BB LOT 4	6,059	SF
BLOCK BB LOT 5	6,113	SF
BLOCK BB LOT 6	7,076	SF
BLOCK BB LOT 7	7,487	SF
BLOCK BB LOT 8	8,339	SF
BLOCK BB LOT 9	9,365	SF
BLOCK BB LOT 10	8,288	SF
BLOCK BB LOT 11	7,255	SF
BLOCK BB LOT 12	6,685	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK EE LOT 19	6,190	SF
BLOCK EE LOT 20	5,577	SF
BLOCK EE LOT 21	5,360	SF
BLOCK EE LOT 22	5,267	SF
BLOCK EE LOT 23	5,267	SF
BLOCK EE LOT 24	6,535	SF
BLOCK FF LOT 1	6,552	SF
BLOCK FF LOT 2	5,400	SF
BLOCK EE LOT 3	5,400	SF
BLOCK FF LOT 4	5,400	SF
BLOCK FF LOT 5	6,375	SF
BLOCK FF LOT 6	6,921	SF
BLOCK FF LOT 7	7,040	SF
BLOCK FF LOT 8	8,049	SF
BLOCK FF LOT 9	5,384	SF
BLOCK FF LOT 10	6,379	SF
BLOCK FF LOT 11	7,596	SF
BLOCK FF LOT 12	5,098	SF
BLOCK FF LOT 13	8,587	SF
BLOCK FF LOT 14	5,417	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK KK LOT 8	6,012	SF
BLOCK KK LOT 9	5,177	SF
BLOCK KK LOT 10	5,177	SF
BLOCK KK LOT 11	5,177	SF
BLOCK KK LOT 12	6,012	SF
BLOCK KK LOT 13	4,703	SF
BLOCK KK LOT 14	4,701	SF
BLOCK KK LOT 15	4,696	SF
BLOCK KK LOT 16	4,989	SF
BLOCK KK LOT 17	5,042	SF
BLOCK KK LOT 18	4,722	SF
BLOCK KK LOT 19	4,701	SF
BLOCK KK LOT 20	5,926	SF
BLOCK LL LOT 1	5,881	SF
BLOCK LL LOT 2	4,701	SF
BLOCK LL LOT 3	4,693	SF
BLOCK LL LOT 4	4,859	SF
BLOCK LL LOT 5	4,845	SF
BLOCK LL LOT 6	4,644	SF
BLOCK LL LOT 7	4,697	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 13	9,096	SF
BLOCK BB LOT 16	19,211	SF
BLOCK BB LOT 17	16,347	SF
BLOCK BB LOT 18	11,290	SF
BLOCK BB LOT 19	7,210	SF
BLOCK BB LOT 20	5,875	SF
BLOCK BB LOT 21	5,875	SF
BLOCK BB LOT 22	5,875	SF
BLOCK BB LOT 23	5,875	SF
BLOCK BB LOT 24	5,875	SF
BLOCK BB LOT 25	5,875	SF
BLOCK BB LOT 26	5,875	SF
BLOCK BB LOT 27	4,079	GREENLINK
BLOCK BB LOT 28	5,875	SF
BLOCK BB LOT 29	5,875	SF
BLOCK BB LOT 30	5,875	SF
BLOCK BB LOT 31	5,875	SF
BLOCK BB LOT 32	5,875	SF

A block length exhibit has been included with this submittal update. Per the consent agreement no block lengths exceed 1500'

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 33	5,875	SF
BLOCK BB LOT 34	5,875	SF
BLOCK BB LOT 35	7,002	SF
BLOCK BB LOT 36	107,685	OPEN SPACE/ DRAINAGE
BLOCK BB LOT 37	6,743	SF
BLOCK BB LOT 38	5,814	SF
BLOCK BB LOT 39	5,820	SF
BLOCK BB LOT 40	5,825	SF
BLOCK BB LOT 41	5,831	SF
BLOCK BB LOT 42	5,837	SF
BLOCK BB LOT 43	5,843	SF
BLOCK BB LOT 44	5,848	SF
BLOCK BB LOT 45	4,086	GREENLINK
BLOCK BB LOT 46	5,858	SF
BLOCK BB LOT 47	5,864	SF
BLOCK BB LOT 48	5,870	SF
BLOCK BB LOT 49	5,875	SF
BLOCK BB LOT 50	5,881	SF
BLOCK BB LOT 51	5,887	SF
BLOCK BB LOT 52	5,893	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK GG LOT 18	5,800	SF
BLOCK GG LOT 19	5,798	SF
BLOCK GG LOT 20	7,297	SF
BLOCK GG LOT 21	52,195	OPEN SPACE
BLOCK HH LOT 1	5,952	SF
BLOCK HH LOT 2	5,863	SF
BLOCK HH LOT 3	6,695	SF
BLOCK HH LOT 4	6,943	SF
BLOCK HH LOT 5	7,506	SF
BLOCK HH LOT 6	7,306	SF
BLOCK HH LOT 7	6,171	SF
BLOCK HH LOT 8	6,237	SF
BLOCK HH LOT 9	6,584	SF
BLOCK HH LOT 10	6,373	SF
BLOCK HH LOT 11	6,440	SF
BLOCK HH LOT 12	6,506	SF
BLOCK HH LOT 13	6,572	SF
BLOCK HH LOT 14	6,638	SF
BLOCK HH LOT 15	6,704	SF
BLOCK HH LOT 16	6,771	SF

H:\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2-CADD\SHEETS\PRELIM\1731-CPREL-BASE.DWG DATE: 6/5/2024 1:38:17 PM BY: MSULLIVAN

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 9	5,040	SF
BLOCK Q LOT 10	5,040	SF
BLOCK Q LOT 11	5,455	SF
BLOCK Q LOT 12	6,388	SF
BLOCK Q LOT 13	6,526	SF
BLOCK Q LOT 14	7,646	SF
BLOCK Q LOT 15	9,479	SF
BLOCK Q LOT 16	12,403	SF
BLOCK Q LOT 17	7,564	SF
BLOCK Q LOT 18	6,560	SF
BLOCK Q LOT 19	6,369	SF
BLOCK Q LOT 20	6,360	SF
BLOCK Q LOT 21	8,579	SF
BLOCK Q LOT 22	13,282	SF
BLOCK Q LOT 23	20,002	SF
BLOCK Q LOT 24	11,594	SF
BLOCK Q LOT 25	6,809	SF
BLOCK Q LOT 26	6,803	SF
BLOCK Q LOT 27	7,208	SF
BLOCK Q LOT 28	8,601	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Y LOT 10	6,052	SF
BLOCK Y LOT 11	5,680	SF
BLOCK Y LOT 12	5,680	SF
BLOCK Y LOT 13	5,680	SF
BLOCK Y LOT 14	5,680	SF
BLOCK Y LOT 15	5,680	SF
BLOCK Y LOT 16	5,680	SF
BLOCK Y LOT 17	7,004	SF
BLOCK Z LOT 1	7,750	SF
BLOCK Z LOT 2	5,746	SF
BLOCK Z LOT 3	5,777	SF
BLOCK Z LOT 4	5,782	SF
BLOCK Z LOT 5	5,782	SF
BLOCK Z LOT 6	5,782	SF
BLOCK Z LOT 7	5,782	SF
BLOCK Z LOT 8	5,782	SF
BLOCK Z LOT 9	5,782	SF
BLOCK Z LOT 10	5,783	SF
BLOCK Z LOT 11	5,783	SF
BLOCK Z LOT 12	5,783	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 29	6,670	SF
BLOCK Q LOT 30	4,682	SF
BLOCK Q LOT 31	4,686	SF
BLOCK Q LOT 32	4,699	SF
BLOCK Q LOT 33	4,742	SF
BLOCK Q LOT 34	4,672	SF
BLOCK Q LOT 35	4,713	SF
BLOCK Q LOT 36	5,052	SF
BLOCK Q LOT 37	5,300	SF
BLOCK Q LOT 38	5,925	SF
BLOCK Q LOT 39	6,690	SF
BLOCK Q LOT 40	7,132	SF
BLOCK Q LOT 41	13,339	SF
BLOCK R LOT 7	11,820	SF
BLOCK R LOT 8	7,359	SF
BLOCK R LOT 9	4,640	SF
BLOCK R LOT 10	4,640	SF
BLOCK R LOT 11	4,669	SF
BLOCK S LOT 13	4,800	SF
BLOCK S LOT 14	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK S LOT 15	4,800	SF
BLOCK S LOT 16	5,952	SF
BLOCK S LOT 17	5,902	SF
BLOCK S LOT 18	4,760	SF
BLOCK S LOT 19	4,760	SF
BLOCK S LOT 20	4,760	SF
BLOCK S LOT 21	4,760	SF
BLOCK S LOT 22	4,760	SF
BLOCK S LOT 23	4,760	SF
BLOCK S LOT 24	4,760	SF
BLOCK S LOT 25	4,760	SF
BLOCK S LOT 26	4,760	SF
BLOCK S LOT 27	4,760	SF
BLOCK S LOT 28	4,760	SF
BLOCK S LOT 29	4,760	SF
BLOCK S LOT 30	4,760	SF
BLOCK S LOT 31	4,760	SF
BLOCK S LOT 32	1,737	OPEN SPACE
BLOCK T LOT 13	1,737	OPEN SPACE
BLOCK T LOT 14	4,760	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK T LOT 15	4,760	SF
BLOCK T LOT 16	4,760	SF
BLOCK T LOT 17	4,760	SF
BLOCK T LOT 18	4,760	SF
BLOCK T LOT 19	4,760	SF
BLOCK T LOT 20	4,751	SF
BLOCK T LOT 21	8,320	SF
BLOCK U LOT 5	5,168	SF
BLOCK U LOT 6	5,434	SF
BLOCK U LOT 7	5,441	SF
BLOCK U LOT 8	5,455	SF
BLOCK U LOT 9	5,415	SF
BLOCK U LOT 10	4,832	GREENLINK
BLOCK U LOT 11	5,257	SF
BLOCK U LOT 12	5,000	SF
BLOCK U LOT 13	4,720	SF
BLOCK U LOT 14	4,720	SF
BLOCK U LOT 15	4,720	SF
BLOCK U LOT 16	4,720	SF
BLOCK U LOT 17	4,720	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK U LOT 18	4,720	SF
BLOCK U LOT 19	4,720	SF
BLOCK U LOT 20	3,443	OPEN SPACE
BLOCK U LOT 21	4,720	SF
BLOCK U LOT 22	4,720	SF
BLOCK U LOT 23	4,720	SF
BLOCK U LOT 24	4,720	SF
BLOCK U LOT 25	4,720	SF
BLOCK U LOT 26	4,720	SF
BLOCK U LOT 27	5,010	SF
BLOCK U LOT 28	7,421	SF
BLOCK U LOT 29	7,567	SF
BLOCK U LOT 30	5,509	SF
BLOCK U LOT 31	5,465	SF
BLOCK W LOT 1	8,438	SF
BLOCK W LOT 2	4,800	SF
BLOCK W LOT 3	4,800	SF
BLOCK W LOT 4	4,800	SF
BLOCK W LOT 5	4,800	SF
BLOCK W LOT 6	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK W LOT 7	4,800	SF
BLOCK W LOT 8	4,800	SF
BLOCK W LOT 9	4,800	SF
BLOCK W LOT 10	4,800	SF
BLOCK W LOT 11	4,800	SF
BLOCK W LOT 12	5,952	SF
BLOCK W LOT 13	6,257	SF
BLOCK W LOT 14	4,806	SF
BLOCK W LOT 15	4,901	SF
BLOCK W LOT 16	4,920	SF
BLOCK W LOT 17	4,920	SF
BLOCK W LOT 18	4,920	SF
BLOCK W LOT 19	4,920	SF
BLOCK W LOT 20	4,920	SF
BLOCK W LOT 21	4,920	SF
BLOCK W LOT 22	4,920	SF
BLOCK W LOT 23	6,300	SF
BLOCK W LOT 24	6,374	SF
BLOCK W LOT 25	5,779	SF
BLOCK W LOT 26	6,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 1	5,852	SF
BLOCK X LOT 2	4,720	SF
BLOCK X LOT 3	4,720	SF
BLOCK X LOT 4	4,720	SF
BLOCK X LOT 5	4,720	SF
BLOCK X LOT 6	4,720	SF
BLOCK X LOT 7	4,720	SF
BLOCK X LOT 8	4,720	SF
BLOCK X LOT 9	4,720	SF
BLOCK X LOT 10	4,720	SF
BLOCK X LOT 11	4,720	SF
BLOCK X LOT 12	4,720	SF
BLOCK X LOT 13	4,720	SF
BLOCK X LOT 14	4,720	SF
BLOCK X LOT 15	4,720	SF
BLOCK X LOT 16	3,443	OPEN SPACE
BLOCK X LOT 17	4,720	SF
BLOCK X LOT 18	4,720	SF
BLOCK X LOT 19	4,720	SF
BLOCK X LOT 20	4,720	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 21	4,720	SF
BLOCK X LOT 22	4,720	SF
BLOCK X LOT 23	4,720	SF
BLOCK X LOT 24	4,720	SF
BLOCK X LOT 25	4,720	SF
BLOCK X LOT 26	4,720	SF
BLOCK X LOT 27	4,720	SF
BLOCK X LOT 28	4,720	SF
BLOCK X LOT 29	4,720	SF
BLOCK X LOT 30	4,720	SF
BLOCK X LOT 31	5,852	SF
BLOCK Y LOT 1	27,829	OPEN SPACE/ DRAINAGE
BLOCK Y LOT 2	17,505	SF
BLOCK Y LOT 3	9,272	SF
BLOCK Y LOT 4	9,236	SF
BLOCK Y LOT 5	9,960	SF
BLOCK Y LOT 6	8,538	SF
BLOCK Y LOT 7	7,533	SF
BLOCK Y LOT 8	6,860	SF
BLOCK Y LOT 9	6,468	SF

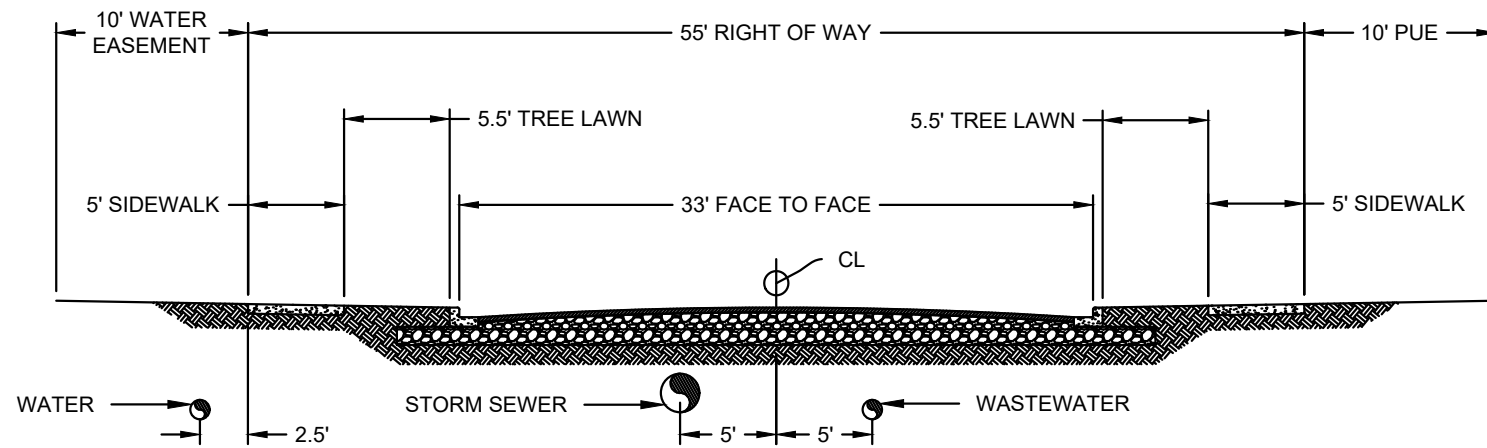
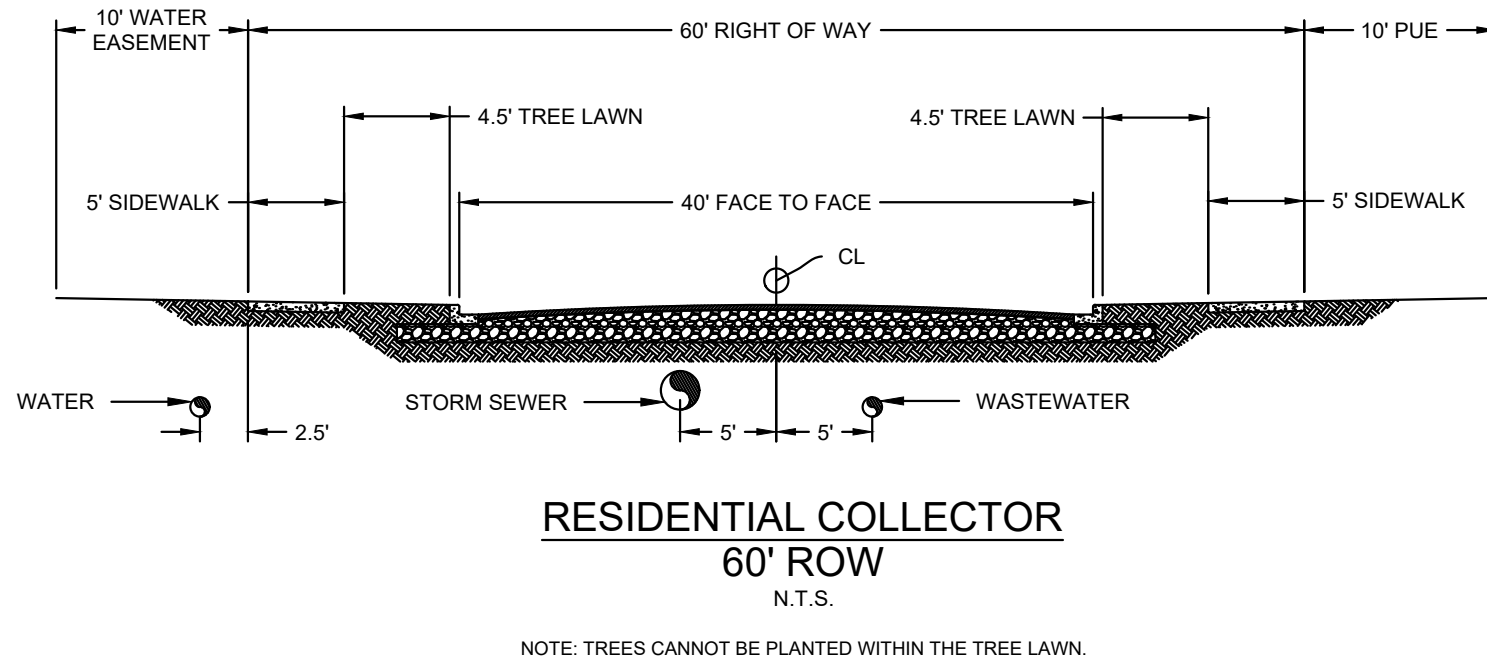
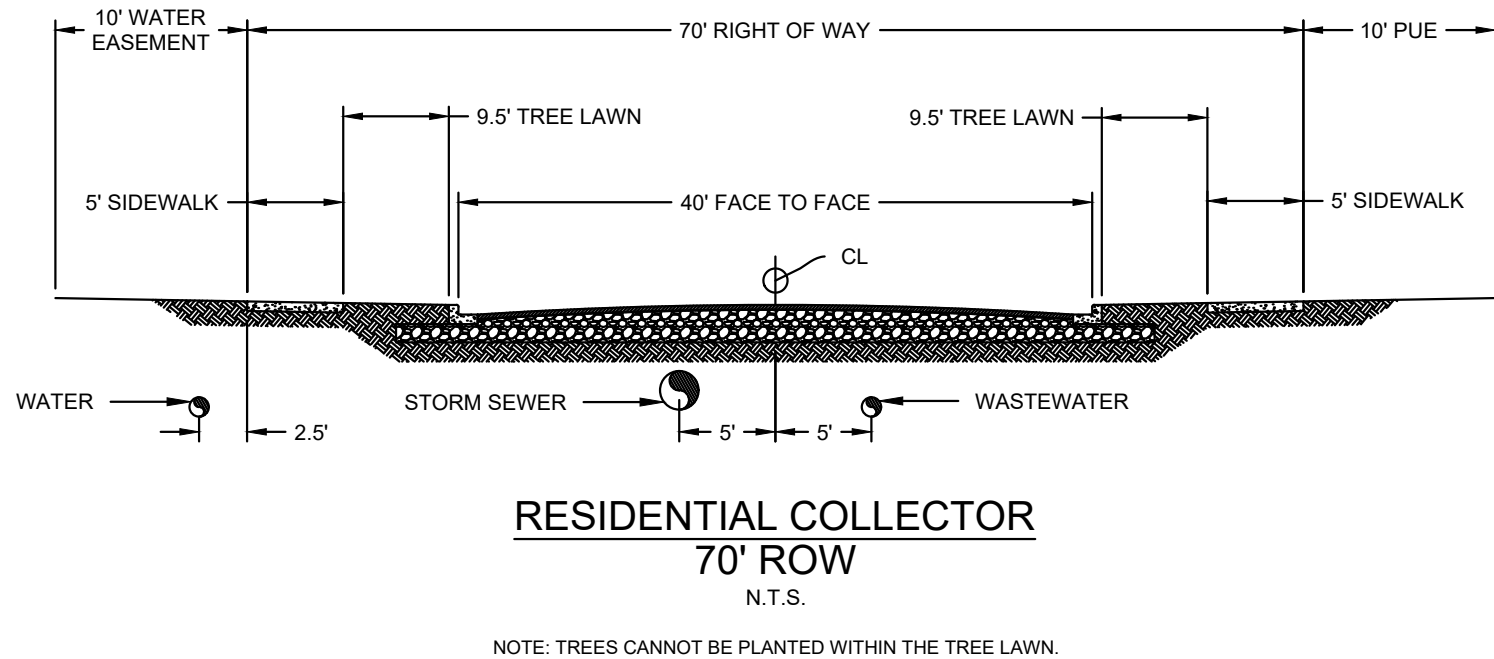
PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Z LOT 13	5,783	SF
BLOCK Z LOT 14	5,783	SF
BLOCK Z LOT 15	5,783	SF
BLOCK Z LOT 16	5,783	SF
BLOCK Z LOT 17	5,784	SF
BLOCK Z LOT 18	5,784	SF
BLOCK Z LOT 19	5,784	SF
BLOCK Z LOT 20	5,784	SF
BLOCK Z LOT 21	5,784	SF
BLOCK Z LOT 22	5,784	SF
BLOCK Z LOT 23	3,920	OPEN SPACE

TOTAL SITE = 188.93 AC

LOT TYPE	# LOTS	PERCENTAGE
40' FRONT	536	79.88%
50' FRONT	116	17.29%
GREENLINK	5	0.75%
OPEN SPACE	11	1.64%
OPEN SPACE/DRAINAGE	3	0.45%
TOTAL	671	100.0%

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET TYPE	STREET OWNERSHIP	STREET LENGTH
WINDROW RUN	70'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	956'
WINDROW RUN	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,003'
HERITAGE MILL BOULEVARD	70'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	1,256'
HIGHLAND GLEN DRIVE	64'	39' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	145'
KERF ROAD	60'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	710'
KERF ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,685'
PASTURE HILL LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,809'
SPOKEWOOD LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,213'
PINE RIVER DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	698'
TWIN CORRAL ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,475'
TIMBER LAKE DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,947'
DEADFALL DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	3,414'
TIBERIAS STREET	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	446'
NEW MILL DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	518'
FIREBOX LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	450'
SUNLIGHT LAKE BOULEVARD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	145'
KIT CARSON COVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	216'
GREAT NORTHERN DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	388'
DRAFT ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	587'
NOTCH WAY	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,192'
SOUTHEAST LOOP	CONTROLLED ACCESS FACILITY - CONSTRUCTION BY WILLIAMSON COUNTY AND/OR OTHER GOVERNMENTAL AGENCY							

CONTROLLED ACCESS FACILITY - CONSTRUCTION BY WILLIAMSON COUNTY AND/OR OTHER GOVERNMENTAL AGENCY



Detail has been removed.

this is not the standard assignment for sidewalk and a meter or cleanout detail, please remove detail and provide with the Construction Plans (CP)

