



**CITY OF HUTTO, TEXAS
PLANNING AND ZONING COMMISSION
Tuesday, February 4, 2020 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
500 WEST LIVE OAK STREET**

PLANNING AND ZONING COMMISSION

Tony Wertz - Chair
Richard Hudson - Vice Chair
Randal Clark
Davey Robinson
Kyle Lovinggood
Susanna Boyer
John Klein

AGENDA

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1. CALL MEETING TO ORDER	
2. ROLL CALL	
3. PUBLIC COMMENT	
3.A. Remarks from visitors. <i>(Three minute time limit.)</i>	
4. PUBLIC HEARINGS	
5. AGENDA ITEMS	
5.A. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 7, 2020. Agenda Item Report - AIR-19-268 - Pdf	3 - 7
5.B. Consideration and possible recommendation on the proposed Lowe Family Subdivision Final Plat, 8.097 acres, more or less, of land, three residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Valley Creek Drive. Agenda Item Report - AIR-20-017 - Pdf	8 - 14
5.C. Consideration and possible recommendation on the proposed Star Ranch Section 7 Phase 7 Final Plat, 7.773 acres, more or less, of land, 45 residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Finstown Street. Agenda Item Report - AIR-20-020 - Pdf	15 - 21
5.D. Consideration and possible recommendation on the proposed Cottonwood Creek Phase 1 Final Plat, 45.597 acres, more or less, of land, 160 residential lots, located off of CR 199. Agenda Item Report - AIR-20-034 - Pdf	22 - 32
6. DEVELOPMENT SERVICES DIRECTOR REPORT	
7. ADJOURNMENT	
8. CERTIFICATION	
I certify that this notice of the {Date of Meeting} Planning & Zoning Commission meeting was posted on the City Hall bulletin board of the City of Hutto on {Date posted	

on the Board} at {Time}_____

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The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 758-4939 or City.Secretary@huttox.gov for assistance.

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 7, 2020.
Meeting: Planning and Zoning Commission - 04 Feb 2020
Department: Development Services
Staff Contact: Angel Kavanaugh

ATTACHMENTS:

[Planning and Zoning Commission - 07 Jan 2020 - Minutes](#)



MINUTES Planning and Zoning Commission Meeting

7:00 PM - Tuesday, January 7, 2020
City Council Chambers

1 **CALL MEETING TO ORDER**

Vice Chair Tony Wertz called meeting to order at 7:00 pm

2 **ROLL CALL**

Members of the Planning and Zoning Commission present were Vice-Chair Tony Wertz, Commissioner Davey Robinson, Commissioner Richard Hudson, Commissioner Randal Clark, Commissioner Kyle Lovinggood, and Commissioner Susanna Boyer.

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Director of Development Services, John Byrum, Senior Planner and Angel Kavanaugh, Management Assistant

3 **PUBLIC COMMENT**

There were no public comments

A. *Remarks from visitors. (Three-minute time limit.)*

4 **AGENDA ITEMS**

A. *Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 3, 2019.*

A motion was made by Commissioner Rick Hudson to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 3, 2019 as written. Commissioner Susanna Boyer seconded the

motion. Motion passed 6 Ayes to 0 Nays

- B. *Consideration and possible recommendation on the plat vacation for the Final Subdivision Plat of Meadows at Cottonwood Creek Phase One, recorded as Document No. 2009-067576, in the Official Public Records of Williamson County, Texas***

A motion was made by Commissioner Susanna Boyer to accept recommendation on the plat vacation for the Final Subdivision Plat of Meadows at Cottonwood Creek Phase One, recorded as Document No. 2009-067576, in the Official Public Records of Williamson County, Texas as written. Seconded by Commissioner Davey Robinson. Motion passed 6 Ayes to 0 Nays.

- C. *Consideration and possible recommendation on the proposed Titan Innovation Business Park Lot 5 Final Plat, 12.06 acres, more or less, of land, one commercial lot, located on Schneider Boulevard.***

A motion was made by Commissioner Rick Hudson to accept staff recommendation on the proposed Titan Innovation Business Park Lot 5 Final Plat, 12.06 acres, more or less, of land, one commercial lot, located on Schneider Boulevard. Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- D. *Consideration of a public hearing and possible recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Preliminary Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard.***

Vice Chair Tony Wertz opened meeting to the public at 7:09 pm and closed meeting to public at 7:09 pm having no public comments.

Commissioner Susanna Boyer made a motion to accept staff recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Preliminary Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard as written. Seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays

- E. *Consideration and possible recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Final Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard.***

A motion was made by Commissioner Randal Clark to accept staff recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Final Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard as written. Seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays

- F. *Consideration of a public hearing and possible recommendation on the proposed Hutto Crossing Industrial Park Preliminary Plat, 125.95 acres, more or less, of land, six commercial lots, located at the southwest corner of SH-130 and US 79 West.***

Vice Chair Tony Wertz opened meeting to public at 7:19 pm

Melanie McBride- 333 Axis Deer Trail

Ricky Hull- 317 Axis Deer Trail

Peter Sajovich-6652 HWY 79

All spoke with concerns that included lighting, road access (through traffic), sidewalks, fencing between industrial and residential, possible RR crossing arm installation. Engineer from Waeltz & Prete Inc was present to answer questions and concerns

Having no further public comments closed meeting to public at 7:27 pm.

Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Hutto Crossing Industrial Park Preliminary Plat, 125.95 acres, more or less, of land, six commercial lots, located at the southwest corner of SH-130 and US 79 West as written. Seconded by Commissioner Davey Robinson. Motion passed 6 Ayes to 0 Nays

- G. *Consideration and possible recommendation on the proposed Highlands North Section 1 Final Plat, 90.378 acres, more or less, of land, 120 residential lots, located on CR 133 at CR 132.***

A motion was made by Commissioner Davey Robinson to accept staff recommendation on the proposed Highlands North Section 1 Final Plat, 90.378 acres, more or less, of land, 120 residential lots, located on CR 133 at CR 132 as written. Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays

- H. *Consideration of a public hearing and possible recommendation on the proposed Wilco Ranch Revised Preliminary Plat, 89.71 acres, more or less, of land, 457 residential lots, located on CR 199 at Limmer Loop.***

Vice Chair Tony Wertz opened meeting to public at 7:53 pm closed meeting to public at 7:53 pm having no comments.

Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Wilco Ranch Revised Preliminary Plat, 89.71 acres, more or less, of land, 457 residential lots, located on CR 199 at Limmer Loop as written. Seconded by Commissioner Davey Robinson. Motion passed 5 Ayes to 1 Nay.

- I. ***Consideration of a public hearing and possible recommendation on the proposed Planned Unit Development (PUD) for 411, 421, 431, 441 Ed Schmidt Boulevard, 4.30 acres, more or less, of land, located on Ed Schmidt Boulevard.***

Vice Chair Tony Wertz opened meeting to public at 8:04 pm and closed meeting to the public at 8:04 pm having no comments.

Commissioner Kyle Lovinggood made a motion to accept staff recommendation on the proposed Planned Unit Development (PUD) for 411, 421, 431, 441 Ed Schmidt Boulevard, 4.30 acres, more or less, of land, located on Ed Schmidt Boulevard as written. Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- J. ***Consideration and possible action on the appointment of a Chair to the Planning and Zoning Commission.***

Commissioner Davey Robinson made a motion to nominate Vice Chair Tony Wertz as Chair and to make Commissioner Rick Hudson Vice Chair. Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

5 **DEVELOPMENT SERVICES DIRECTOR REPORT**

- A. ***Recap of the development projects processed through the Planning and Zoning Commission in 2019.***

6 **ADJOURNMENT**

Having no further business Chair Tony Wertz adjourned at 8:54 pm.

Chair, Tony Wertz

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Lowe Family Subdivision Final Plat, 8.097 acres, more or less, of land, three residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Valley Creek Drive.
Meeting: Planning and Zoning Commission - 04 Feb 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Lowe Family Subdivision is a proposed 3 lot residential subdivision, with a total of 8.097 acres. The property is located in Hutto's ETJ.

NORTH: Forest Creek (City of Round Rock)

EAST: Star Ranch Single-Family

SOUTH: ETJ Residential

WEST: ETJ Residential

Utilities

Water will be provided by Manville WSC, and wastewater will be a septic system.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

RECOMMENDATION:

The Lowe Family Subdivision Final Plat meets the requirements within the Unified Development Code and Development Agreement. Staff recommends the Planning and Zoning Commission recommend approval to the City Council.

ATTACHMENTS:

[LoweFamSubdFP-Init-Applic\(1-13-20\)](#)

[LoweFamSubdFP-Init-FinalPlat\(1-13-20\)](#)



PLAT APPLICATION
(PRELIMINARY-FINAL-SHORT FORM-AMENDED)
Must be accompanied by a
Master Application

City of Hutto Development Services
210 US 79 East #103 Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4022 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: LOWE FAMILY SUBDIVISION
Number of lots 3 (x \$25 per lot) Total acreage of right-of-way 0 (x \$20 per acre)
Total acreage 8.097 Proposed use RESIDENTIAL

(Check One) ☐ Preliminary Plat ☐ Final Plat ☒ Short Form Final Plat ☐ Amended Plat

UTILITY SERVICES INFORMATION

Electric service provider ONCOR Natural gas/propane provider _____
Water service provider MANVILLE Wastewater service provider MANVILLE

Indicate here if the subject property has been approved for: ☐ Private wastewater treatment system or ☐ Septic tank system

FEES ☐ All required fees may be provided by cash, credit card (plus additional fee) or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☐ Complete Master application and Plat application.
- ☒ Applicant has coordinated with staff on submittal requirements.
- ☒ Plat drawing size must be at a 1"=100' scale. For smaller parcels use best judgment to ensure scale is legible.
- ☒ (2) 18" x 24" + (2) 11" x 17" + (1) 8½" x 11" paper copies of plat.
- ☒ All submittal documents provided on a CD (disk) or other compatible electronic storage device.
- ☒ Proof of ownership (copy of deed).
- ☐ Written verification from all utility providers that the project is within their service area and the ability to provide services to the development.
- ☒ Copy of proposed/existing deed restrictions, restrictive covenants or other private limitations.
- ☒ Summary letter declaring the intent for parkland dedication or fee-in-lieu of dedication.

ADDITIONAL REQUIREMENTS FOR PRELIMINARY PLAT:

- ☐ Traffic Impact Analysis (TIA), if applicable.
- ☒ Significant trees ≥ 2.5" in caliper, height measured to nearest foot and associated root zones shall be shown.
- ☐ Summary letter describing type of street surfacing, drainage and wastewater facilities.

ADDITIONAL REQUIREMENTS FOR FINAL PLAT:

- ☐ Copy of approved preliminary plat.
- ☐ Traffic Impact Analysis (TIA), if applicable.
- ☐ Written approval of all street names from Williamson County 9-1-1 Addressing.
- ☐ Copy of drainage study.

ONE OF THE FOLLOWING REQUIRED:

- ☐ Written statement, with professional engineer signature and seal required, that schematic plans and preliminary drainage calculation were submitted with the preliminary plat and no changes have occurred; **OR**
- ☐ New schematic plans and outline specifications for water, wastewater, paving, and drainage plus calculations for drainage; **OR**
- ☐ Construction plans and specifications for water, wastewater, paving, and drainage prepared by a registered professional engineer; **OR**
- ☐ Copy of utility plan.

ADDITIONAL REQUIREMENTS FOR SHORT FORM

- ☐ Copy of approved preliminary plat, if applicable.

ADDITIONAL REQUIREMENTS FOR AMENDED PLAT

- ☐ Copy of recorded final plat being amended.

WAIVER OF RIGHTS ACKNOWLEDGEMENT

- ☐ CHECK HERE IF APPLICANT or AUTHORIZED AGENT WAIVES PROVISIONS OF TLGC §212.009(b). CHECKING THIS BOX ALLOWS THE APPLICATION TO REMAIN UNDER ACTIVE REVIEW WITHOUT REQUIRING A FORMAL WRITTEN REQUEST TO WAIVE SAID PROVISIONS IN THE EVENT THE APPLICANT CAN NOT ADDRESS ALL CITY REVIEW COMMENTS PRIOR TO 10 DAYS BEFORE A SCHEDULED MEETING, ACCORDING TO THE POSTED SUBMITTAL SCHEDULE, FOR COMMISSION(S) AND/OR CITY COUNCIL. THE ALTERNATIVE IS THE APPLICATION PROCEEDS TO COMMISSION(S) AND/OR CITY COUNCIL WITH A STAFF RECOMMENDATION OF DISAPPROVAL.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	PZ Mtg. date	CC Mtg. date

PLAT APPLICATION

REVIEW CRITERIA

- ☒ The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.
- ☒ The subdivision is compatible with existing and permitted land uses in the surrounding area.
- ☒ The subdivision preserves and/or enhances the character of Hutto.
- ADDITIONAL REVIEW CRITERIA FOR PRELIMINARY / FINAL / SHORT FORM PLATS:**
- ☒ The newly created parcels will meet minimum lot size standards and minimum access standards.
- ADDITIONAL REVIEW CRITERIA FOR PRELIMINARY / FINAL PLATS:**
- ☒ A preliminary plat and final plat may not be submitted simultaneously.
- ADDITIONAL REVIEW CRITERIA FOR PRELIMINARY PLATS:**
- ☒ ~~Subdivision improvements plans may not be submitted without an approved preliminary plat.~~
- ADDITIONAL REVIEW CRITERIA FOR FINAL PLATS:**
- ☒ ~~Subdivision improvements plans may be submitted concurrently, but not without, a final plat.~~
- ADDITIONAL REVIEW CRITERIA FOR SHORT FORM PLATS:**
- ☒ New streets are not required.
- ☒ Off-site improvements are not required.
- ☒ Drainage improvements are not required.
- ☒ A preliminary plat is not required for a short form plat.
- ADDITIONAL REVIEW CRITERIA FOR AMENDED PLATS:**
- ☒ New lots will not be created.
- ☒ Resulting lots meet the required minimum lot size and lot width of the underlying zoning district. If existing plat is non-conforming, amending the plat shall not increase non-conformity.
- ☒ It shall not create a non-conforming setback for any existing buildings.
- ☒ Access, drainage, utility easements or right-of way serving the property or other properties in the area will not be adversely affected.
- ☒ Covenants and deed restrictions applied to the original plat convey to the amended plat. This shall be noted on the plat.
- ☒ "Quitclaiming" land to an adjacent property owner without approval by formal subdivision review is prohibited.

PLAT CONTENT REQUIREMENTS

- ☒ Proposed name of development. Cannot be the same as any other subdivision within Williamson County.
- ☒ Name and contact information of developer, owner of record, and authorized agent (engineer, consultant, etc).
- ☒ Location map drawn at a scale of 1" = 2,000' showing the area within a one mile radius of site.
- ☒ Date, scale, north indicator, and page numbers on each page.
- ☒ Total number of blocks and lots, and label each lot number and all blocks.
- ☒ Acreage of total site, lots and right-of-way.
- ☒ Dimensions for front, side and rear lot lines, identify building setback lines as dashed lines or as plat note.
- ☒ Identify adjacent city limit, ETJ or County line.
- ☒ Owner's name, deed or plat reference and property lines of all adjacent properties.
- ☒ Surveyor: signature and seal.
- ☒ Engineer: signature and seal.
- ☒ Show all appropriate signature blocks: owner(s), lien holders, etc.
- ☒ Location, bearings, dimensions, and widths of all proposed/existing/dedicated streets, alleys, railroads or easements.
- ☒ Locations, dimensions, names and descriptions of all existing/proposed streets, alleys, parks, open space, blocks, lots, reservations, easements and right-of way.
- ☒ Locations, dimensions and holders of all existing/proposed easements, right-of-way and utilities within, intersecting or contiguous with the subdivision.
- ☒ Survey ties across existing right-of-way.
- ADDITIONAL CONTENT REQUIREMENTS FOR PRELIMINARY PLATS:**
- ☒ Topography lines at the following intervals: slope < 5% use 1' intervals; slope = 5% to 10% use 2' intervals; slope > 10% use 5' intervals.
- ☒ Location of existing hydrologic and topographic features.
- ☒ Label proposed and existing arterial and collector streets – show right-of-way
- ☒ Location of areas subject to flooding, especially in the 100-yr flood plain, shown as drainage easement.
- ADDITIONAL CONTENT REQUIREMENTS FOR PRELIMINARY / FINAL PLATS:**
- ☒ Street names and linear feet of new of new streets.
- ☒ Location of centerline in watercourses, creeks and drainage structures.
- ☒ Summary letter describing type of street surfacing, drainage and wastewater facilities.
- ☒ Copy of completed LOMA/CLOMAR/LOMAR as required.

PLAT APPLICATION

ADDITIONAL CONTENT REQUIREMENTS FOR FINAL PLATS:

- ☐ Dedication of all streets, alleys, parks, easements and other land intended for public use, signed by the owner(s) and by all other persons, firms or corporations owning an interest in the property (notarized).
- ☐ Show regulatory 100-year floodplain as per FEMA, use FEMA panel reference on plan and dedicate as drainage easement.

ADDITIONAL CONTENT REQUIREMENTS FOR FINAL / SHORT FORM PLATS:

- ☒ Location of sidewalks for each street, shown as ~~dotted line inside the proposed right-of-way lines~~ or by plat note.

ADDITIONAL CONTENT REQUIREMENTS FOR FINAL / SHORT FORM / AMENDED PLATS:

- ☒ Label usage of all lots within the subdivision if not intended to be for single-family use.
- ☒ Complete curve data (delta, arc length, radius, tangent, point of curve, point of reverse curve, point of tangent, long chord with bearing) between all lot corner pins.
- ☒ Bearings and distances of the land being subdivided.
- ☒ For ETJ plats: Signature on plat of the Williamson County and Cities Health District for projects utilizing individual on-site wastewater (septic) systems.

REQUIRED PLAT NOTES (AS THEY APPLY) *Notes per "Standard Plat Notes (May 2019)"*

- 1) ☒ No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto.
- 2) ☒ Building setback lines shall conform to UDC requirements.
- 3) ☒ A 5' P.U.E. is hereby dedicated along and adjacent to all street side property lines.
- 4) ☒ A 5' P.U.E. is hereby dedicated on each side of all rear lot lines.
- 5) ☒ A 3' P.U.E. is hereby dedicated on each side of all interior side lot lines.
- 6) ☒ No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- 7) ☒ Street lighting shall be provided by the developer in conformance with the UDC requirements.
- 8) ☒ Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision.
- 9) ☒ 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.
- 10) ☒ 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 $\frac{1}{2}$ " per foot for a distance of at least 10 feet.
- 11) ☐ Utility providers for this development are:
Water: _____
Wastewater: _____
Electric: _____
Gas (Natural or Propane): _____
- 12) ☒ There are /are no (select one) areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Map Number _____, effective date of _____.
- 13) ☒ Amenity, open space and greenlink lots will be owned and maintained by the Homeowners Association.
- 14) ☒ Greenlink lots shall be developed in conformance with the UDC.
- 15) ☐ This subdivision will be zoned: _____.

ADDITIONAL NOTES FOR RESIDENTIAL PLATS:

- 16) ☐ All lots in this subdivision are restricted to single family residential use, unless otherwise indicated.
- 17) ☐ The maximum impervious coverage per residential lot is ____%.

ADDITIONAL NOTES FOR COMMERCIAL PLATS:

- 18) ☐ The maximum impervious coverage per non-residential lot is ____%.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled public meeting date (Preliminary Plat).
- ☐ Staff review, comments issued, applicant submits update addressing all comments (step may repeat).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.
- ☐ Documents are to be recorded with the Williamson County Clerk, fees may apply. (not Preliminary Plats).



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated
February 2016

City of Hutto Development Services
210 US 79 East #103 Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4022 Engineering
512-759-5982 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: LOWE FAMILY SUBDIVISION APPLICATION TYPE SHORT FORM FINAL PLAT

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: MIGUEL A. ESCOBAR, LSL, RPLS
Company Name: STEGER BIZZELL, INC
Address: 1978 S. AUSTIN AVE, GEORGETOWN, TX 78626
Phone: 512-930-9412 Email: MESCOBAR@STEGEBIZZELL.COM

PROPERTY INFORMATION

Address: 17 VALLEY CREEK DR., ROUND ROCK, TX
Legal Description: Lot(s) 8d Block _____ Subdivision WILD PLUM VALLEY AND 6.17 AC
Deed Reference: Volume _____ Page(s) _____ or Document No. 2014068167 & 2015112668
City Limits or ETJ: ETJ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: RANDALL LOWE, ANH LOWE & LOWE FAMILY TRUST
Company Name: _____
Address: 17 VALLEY CREEK DR., ROUND ROCK
Phone: 512-685-5417 Email: RW LOWE@GMAIL.COM

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature]
Property Owner Signature

Randall Lowe
Property Owner Printed Name

01/06/2020
Date

THE STATE OF TEXAS

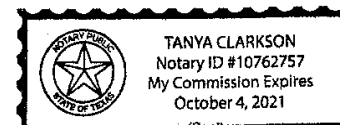
COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Randall Lowe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 6 day of January, 2020 A.D.

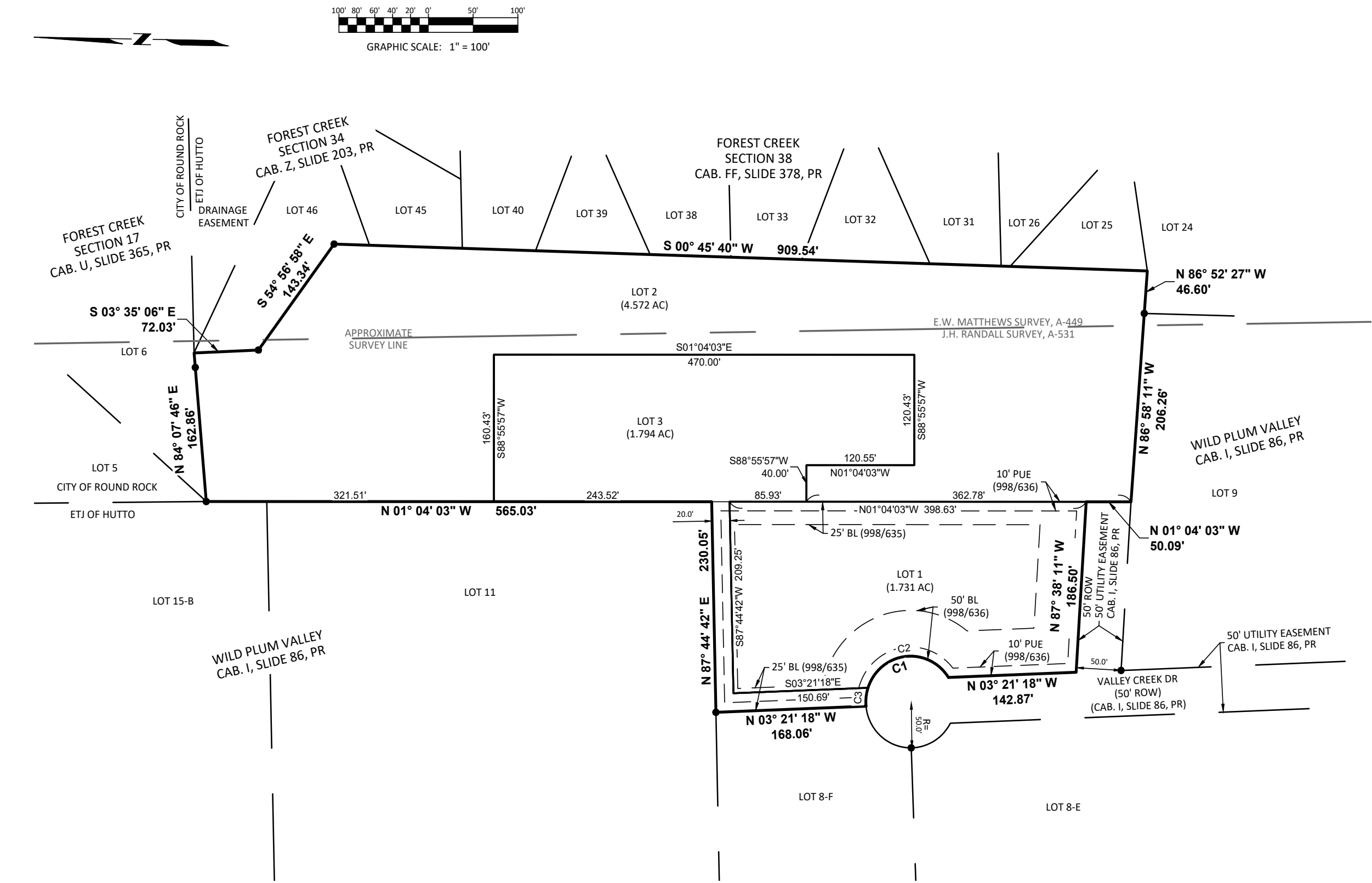
Tanya Clarkson
Notary Public Signature

Tanya Clarkson
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

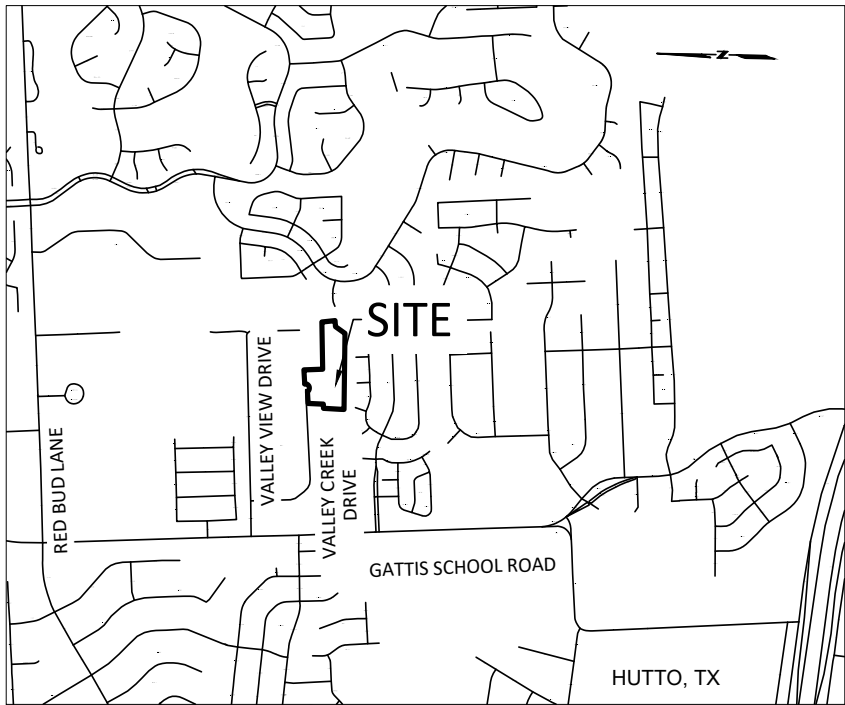
These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited.



- NOTES
- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - 2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
 - 3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - 4) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 - 5) A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
 - 6) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - 7) INTENTIONALLY DELETED.
 - 8) INTENTIONALLY DELETED.
 - 9) INTENTIONALLY DELETED.
 - 10) INTENTIONALLY DELETED.
 - 11) THE WATER WILL BE AVAILABLE THROUGH MANVILLE W.S.C. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH MANVILLE W.S.C./SEPTIC AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. MANVILLE W.S.C. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - 12) NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 - 13) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
 - 14) INTENTIONALLY DELETED.
 - 15) INTENTIONALLY DELETED.
 - 16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - 17) INTENTIONALLY DELETED.

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C1	133.54'	50.00'	153°01'49"	N 19°55'18" W
C2	113.18'	50.00'	129°41'28"	N 08°15'08" W
C3	20.37'	50.00'	023°20'21"	N 84°46'03" W

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
STEGER BIZZELL
01/06/2020



OWNER
RANDALL LOWE AND
ANH PHUONG LOWE
17 VALLEY CREEK DRIVE
ROUND ROCK, TX, 78664
AND
LOWE FAMILY TRUST
4309 MERRIOT BLVD
LA MESA, CA 91941

ENGINEER/SURVEYOR/AGENT
STEGER BIZZELL
1978 S. AUSTIN AVE
GEORGETOWN, TX
512-930-9412

TOTAL NO. BLOCKS 1
TOTAL NO. LOTS 3
TOTAL ACREAGE 8.097 AC
TOTAL AREA OF LOTS 8.097 AC
TOTAL AREA OF ROW 0

Received 01/13/2020



LOWE FAMILY SUBDIVISION PLAT

A 8.097 Acre Subdivision situated in the
E.W. Matthews Survey, A-449
And J.H. Randall Survey, A-531
Williamson County, Texas



ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700
SERVICES	WEB STEGERBIZZELL.COM	

>>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 22689

DATE: 3-Jan-20

SHEET 1 of 2

DRAWN BY: ZM

REVIEWED BY: MAE

APPROVED BY: MAE

These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited.

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

WE, RANDALL LOWE AND ANH PHUONG LOWE, SOLE OWNERS OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2014068167 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

"LOWE FAMILY SUBDIVISION"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS

____ DAY OF _____, 20__.

RANDALL LOWE ANH PHUONG LOWE
17 VALLEY CREEK DR 17 VALLEY CREEK DR
ROUND ROCK, TX 78664 ROUND ROCK, TX 78664

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RANDALL LOWE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANH PHUONG LOWE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

I, FREDRICK MAURY LOWE, TRUSTEE OF THE LOWE FAMILY TRUST, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015112668 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

"LOWE FAMILY SUBDIVISION"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS

____ DAY OF _____, 20__.

THE LOWE FAMILY TRUST

BY: FREDRICK MAURY LOWE, TRUSTEE
17 VALLEY CREEK DR
ROUND ROCK, TX 78664

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED FREDRICK MAURY LOWE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF WILD PLUM VALLEY, RECORDED IN CABINET I, SLIDE 86, OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

I, MIGUEL A. ESCOBAR, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACES UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON JULY 19, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS

____ DAY OF _____, 20__.

MIGUEL A. ESCOBAR, LSLS, RPLS
REGISTERED PROFESSIONAL SURVEYOR NO. 5630
STATE OF TEXAS
1978 S. AUSTIN AVE
GEORGETOWN, TX 78626
512-930-9412

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

I, JAMES CUMMINS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS

____ DAY OF _____, 20__.

JAMES CUMMINS
REGISTERED PROFESSIONAL ENGINEER NO. 105952
STATE OF TEXAS
1978 S. AUSTIN AVE
GEORGETOWN, TX 78626
512-930-9412

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL

ON THE ____ DAY OF _____, 20__.

DOUG GAUL, MAYOR DATE LACIE HALE, CITY SECRETARY DATE

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO,

THIS THE ____ DAY OF ____, 20__.

ASHLEY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO

HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK,

__M., AND DULY RECORDED THIS THE ____ DAY

OF _____, 20__, A.D., AT ____ O'CLOCK, __M., IN THE OFFICIAL PUBLIC

RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT

OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST

SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

LOWE FAMILY SUBDIVISION PLAT

A 8.097 Acre Subdivision situated in the
E.W. Matthews Survey, A-449
And J.H. Randall Survey, A-531
Williamson County, Texas



ADDRESS		1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626			
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No. 10003700			WEB	STEGEBIZZELL.COM	
SERVICES		>>ENGINEERS		>>PLANNERS		>>SURVEYORS	

JOB No. 22689

DATE: 3-Jan-20

SHEET _2of 2_

DRAWN BY: ZM

REVIEWED BY: MAE

APPROVED BY: MAE

Received 01/13/2020



PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
STEGER BIZZELL
01/06/2020

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Star Ranch Section 7 Phase 7 Final Plat, 7.773 acres, more or less, of land, 45 residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Finstown Street.
Meeting: Planning and Zoning Commission - 04 Feb 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Final Plat for Star Ranch Section 7 Phase 7 is located near the intersection of Winterfield Drive and the future extension of Star Ranch Blvd., more generally located west of SH130. The Star Ranch area is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ).

The Final Plat is in compliance with the Star Ranch Section 7 Preliminary Plat which was approved in December 2017 and substantial conformance to the previously approved Final Plat for the same section. The Final Plat was originally approved in May 2018, although it expired without being formally recorded at Williamson County. The proposal includes 44 residential lots and 1 open space lot on 7.773 acres. The associated streets were dedicated to Williamson County in 2019 and are shown on the plat but no longer a part of the schematic. Sidewalks will be provided on both sides of all streets.

The Preliminary Plat for Section 7 proposes approximately 37 acres for parkland as agreed upon in the SPA/LPA. This takes care of parkland requirements for this Final Plat. Water and wastewater is provided by Municipal Utility District No. 22.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

RECOMMENDATION:

Staff Recommendation:

This plat has been reviewed by City staff and Williamson County and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations and the approved Preliminary Plat.

Staff recommends that the Commission recommend approval of the proposed Final Plat to City Council with the following conditions:

1. The City Secretary is updated in the signature block, and;
2. Documentation that all rights-of-way required for legal lot access have been constructed and inspected prior to plat recordation.

ATTACHMENTS:

[SRSec7Ph7FP-Initial-Applic\(1-15-20\)](#)

[SRSec7Ph7FP-U1-Plat\(1-29-20\)](#)



PLAT APPLICATION
(PRELIMINARY-FINAL-SHORT FORM-AMENDED)
Must be accompanied by a
Master Application
May 2019

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Star Ranch Phase 7 Section 7

Number of lots 45 (x \$25 per lot) Total acreage of right-of-way _____ (x \$20 per acre) (Not applicable to Short Form Plats)
Total acreage 7.773 Proposed use Single Family

(Check One) ☐ Preliminary Plat ☒ Final Plat ☐ Short Form Final Plat ☐ Amended Plat

UTILITY SERVICES INFORMATION

Electric service provider Oncor Natural gas/propane provider _____
Water service provider Williamson County MUD#22 Wastewater service provider Williamson County MUD#22

Indicate here if the subject property has been approved for: ☐ Private wastewater treatment system or ☐ Septic tank system

FEES ☒ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☒ Complete Master application and Plat application.
- ☒ Applicant has coordinated with staff on submittal requirements.
- ☒ Plat drawing size must be at a 1"=100' scale. For smaller parcels use best judgment to ensure scale is legible.
- ☒ (2) 18" x 24" + (2) 11" x 17" + (1) 8 1/2" x 11" paper copies of plat.
- ☒ All submittal documents provided on a CD (disk) or other compatible electronic storage device.
- ☒ Proof of ownership (copy of deed).
- ☒ Written verification from all utility providers that the project is within their service area and the ability to provide services to the development.
- ☒ Copy of proposed/existing deed restrictions, restrictive covenants or other private limitations.
- ☐ Summary letter declaring the intent for parkland dedication or fee-in-lieu of dedication.

ADDITIONAL REQUIREMENTS FOR PRELIMINARY PLAT:

- ☐ Traffic Impact Analysis (TIA), if applicable.
- ☐ Significant trees ≥ 2.5" in caliper, height measured to nearest foot and associated root zones shall be shown.
- ☐ Summary letter describing type of street surfacing, drainage and wastewater facilities.

ADDITIONAL REQUIREMENTS FOR FINAL PLAT:

- ☒ Copy of approved preliminary plat.
- ☐ Traffic Impact Analysis (TIA), if applicable.
- ☐ Written approval of all street names from Williamson County 9-I-I Addressing.
- ☒ Copy of drainage study.

ONE OF THE FOLLOWING REQUIRED:

- ☐ Written statement, with professional engineer signature and seal required, that schematic plans and preliminary drainage calculation were submitted with the preliminary plat and no changes have occurred; OR
- ☐ New schematic plans and outline specifications for water, wastewater, paving, and drainage plus calculations for drainage; OR
- ☐ Construction plans and specifications for water, wastewater, paving, and drainage prepared by a registered professional engineer; OR
- ☐ Copy of utility plan.

ADDITIONAL REQUIREMENTS FOR SHORT FORM

- ☐ Copy of approved preliminary plat, if applicable.

ADDITIONAL REQUIREMENTS FOR AMENDED PLAT

- ☐ Copy of recorded final plat being amended.

WAIVER OF RIGHTS ACKNOWLEDGEMENT

- ☒ CHECK HERE IF APPLICANT or AUTHORIZED AGENT WAIVES PROVISIONS OF TLGC §212.009(b). CHECKING THIS BOX ALLOWS THE APPLICATION TO REMAIN UNDER ACTIVE REVIEW WITHOUT REQUIRING A FORMAL WRITTEN REQUEST TO WAIVE SAID PROVISIONS IN THE EVENT THE APPLICANT CAN NOT ADDRESS ALL CITY REVIEW COMMENTS PRIOR TO 10 DAYS BEFORE A SCHEDULED MEETING, ACCORDING TO THE POSTED SUBMITTAL SCHEDULE, FOR COMMISSION(S) AND/OR CITY COUNCIL. THE ALTERNATIVE IS THE APPLICATION PROCEEDS TO COMMISSION(S) AND/OR CITY COUNCIL WITH A STAFF RECOMMENDATION OF DISAPPROVAL.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	PZ Mtg. date	CC Mtg. date



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated
May 2019

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Star Ranch Phase 7 Section 7 APPLICATION TYPE Final Plat

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Israel Ramirez, P.E.
Company Name: Randall Jones & Associates Engineering, Inc.
Address: 2900 Jazz Street, Round Rock, TX 78664
Phone: 512-836-4793 Email: israelr@rj-eng.com

PROPERTY INFORMATION

Address: Winterfield Drive
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits or ETJ: _____ Current Zoning District: _____

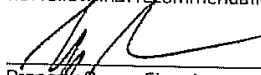
PROPERTY OWNER INFORMATION

Name: Tim Timmerman
Company Name: Tack Development, LTD.
Address: 2490 FM 685, Hutto, TX 78634
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.


Property Owner Signature

Tim Timmerman
Property Owner Printed Name

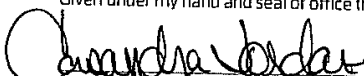
1/8/20
Date

THE STATE OF TEXAS

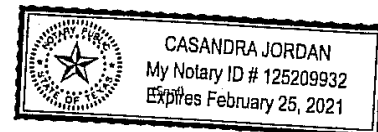
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Timothy Timmerman known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

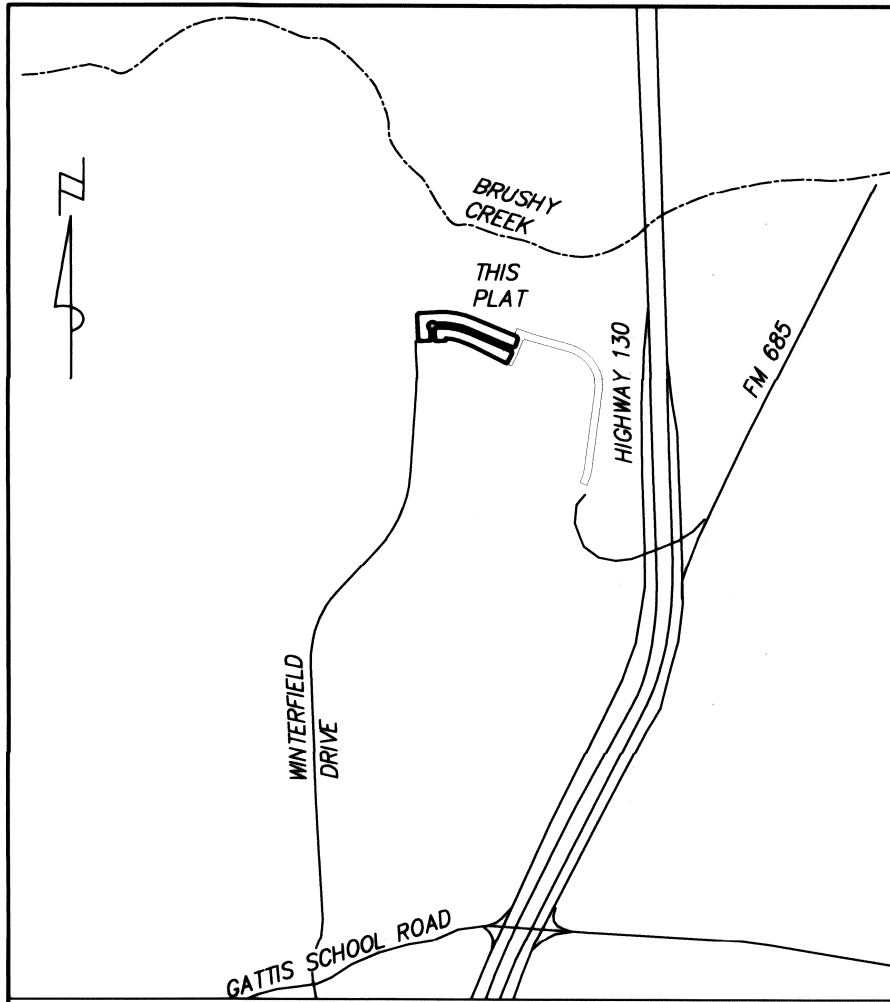
Given under my hand and seal of office this 8 day of January, 2020 A.D.


Notary Public Signature

Cassandra Jordan
Notary Public Printed Name

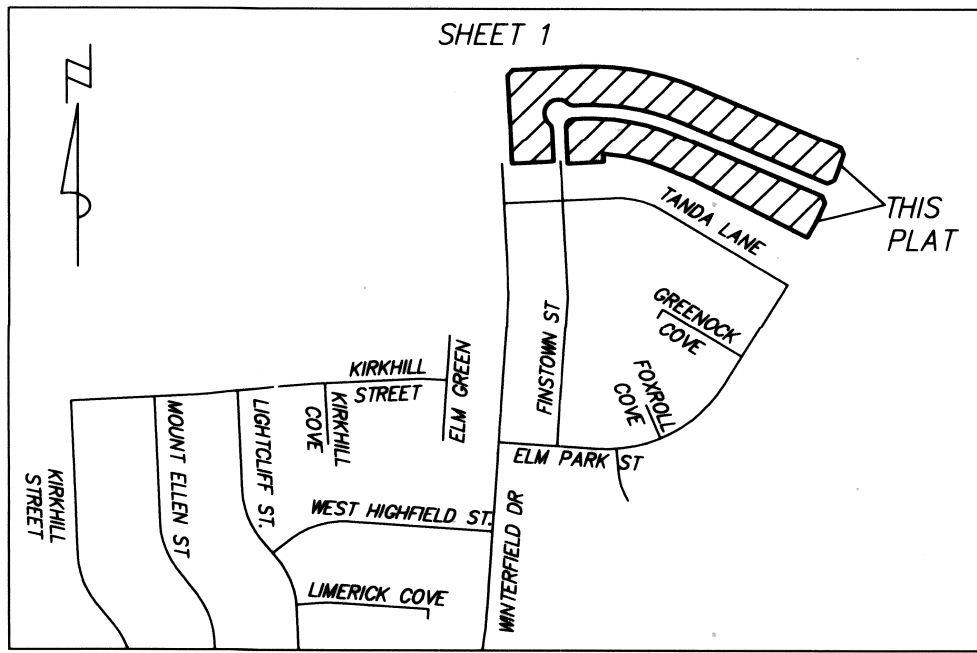


If there are multiple property owners attach separate page(s) with notarized signature(s)



LOCATION MAP
SCALE: 1" = 2000'

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES. A THREE (3) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR LOT LINES.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
5. UTILITY PROVIDERS: WATER: WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT #3 GAS: ATMOS; AND ELECTRIC: TXU.
6. DRIVEWAY ACCESS TO WINTERFIELD DRIVE AND STAR RANCH BOULEVARD IS PROHIBITED FROM ALL SINGLE FAMILY LOTS. CORNER LOTS SHALL ONLY HAVE DRIVEWAY ACCESS TO ONE STREET.
7. LOT 25A, BLOCK M IS A LANDSCAPE AREA TRACT AND IT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA).
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERAL ACCEPTED ENGINEERING STANDARDS.
11. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
12. NO 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 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
13. THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 22. DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
14. THE MAXIMUM IMPERVIOUS COVER PER LOT IS 45%.
15. CORNER LOTS SHALL ONLY HAVE DRIVEWAY ACCESS TO ONE STREET. DRIVEWAY ACCESS FROM ANY RESIDENCE TO WINTERFIELD DRIVE IS PROHIBITED.
16. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
17. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
18. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
19. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2003012152 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
20. ACCORDING TO THE CITY OF HUTTO OFFICIAL ZONING MAP, THIS PLAT IS WITHIN THE AREA ZONED GATEWAY OVERLAY DISTRICT.
21. 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.
22. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE MUNICIPAL UTILITY DISTRICT NO.22 (M.U.D.) AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE M.U.D. NO. 22 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVICE THIS SITE.
23. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE ROAD MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX B SEC. D103.6.2).



KEY MAP
SCALE: 1" = 600'

BUILDING SETBACKS:

25' FRONT
15' STREET SIDE
5' SIDE
10' REAR

SITE DATA:

SINGLE FAMILY LOTS PHASE 1 25
SINGLE FAMILY LOTS PHASE 2 19
OPEN SPACE 1
TOTAL 45

2 BLOCKS

LOTS - PHASE 1 4.640 ACRES
LOTS - PHASE 2 3.133 ACRES
TOTAL 7.773 ACRES

PROPERTY OWNER:

TACK DEVELOPMENT, LTD.
TIMOTHY TIMMERMAN, PRESIDENT
2490 F.M. 685
HUTTO, TEXAS 78634

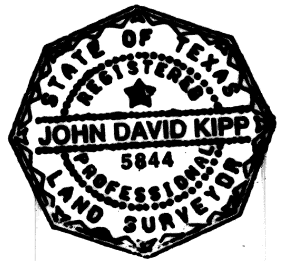
FINAL PLAT OF
STAR RANCH SECTION 7 PHASE 7
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
I, JOHN D. KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCE OF WILLIAMSON COUNTY, TEXAS. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NO. 67 NO. 1811691M, EFFECTIVE DATE AUGUST 10, 2018. THE FIELD NOTES SHOWN HEREON MATHEMATICALLY CLOSE.

John D Kipp 01/29/2020
JOHN D. KIPP DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 10015400



STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
I, ISRAEL RAMIREZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS.

Israel Ramirez 1.29.2020
ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 9784



Received 01/29/2020



DATE: MAY 2, 2018

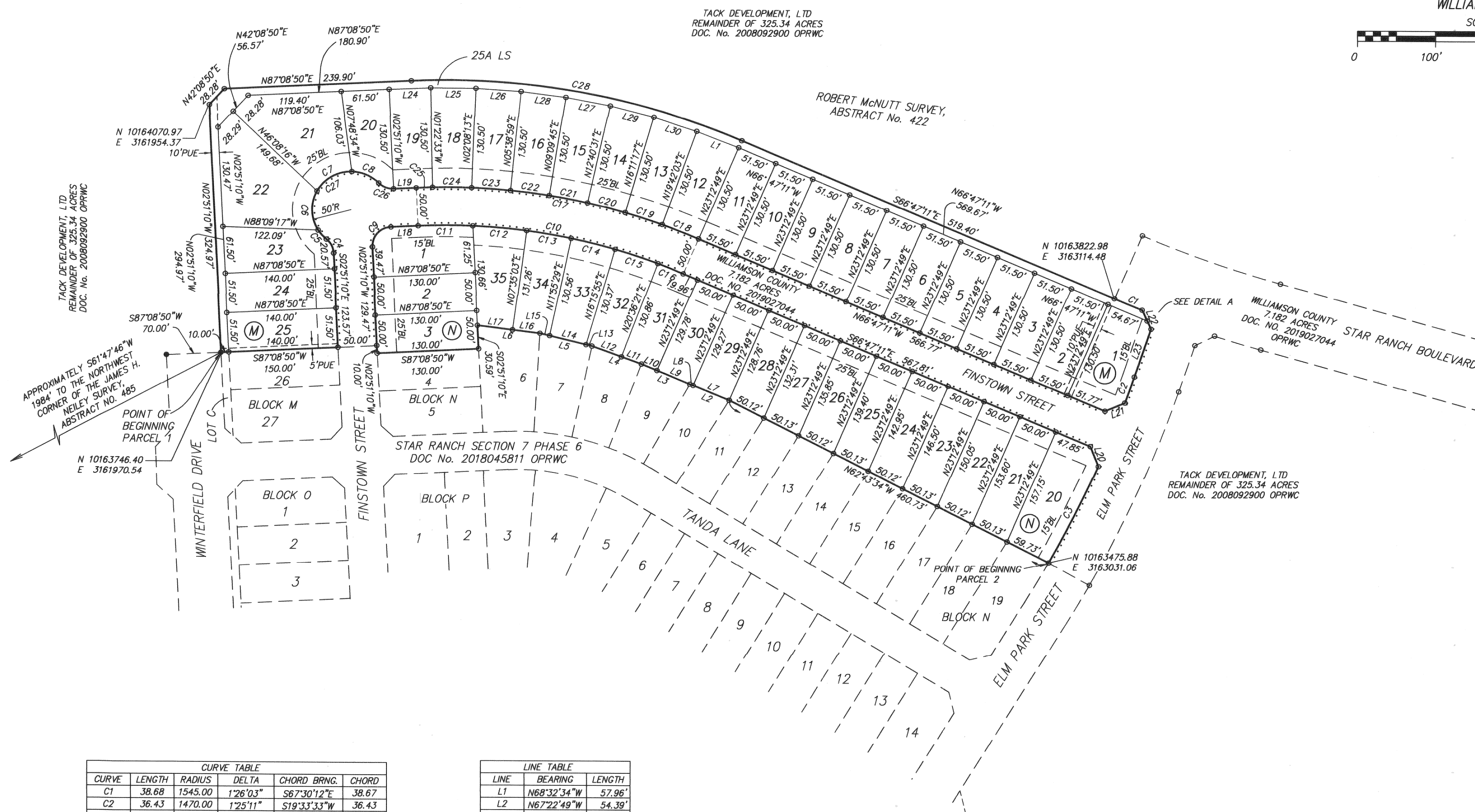
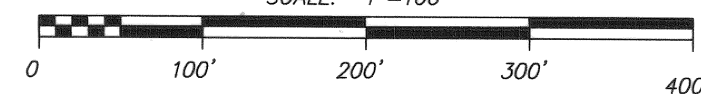
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
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SHEET 1 OF 3 SHEETS

F-10015400

FINAL PLAT OF
STAR RANCH SECTION 7 PHASE 7
WILLIAMSON COUNTY, TEXAS
SCALE: 1"=100'



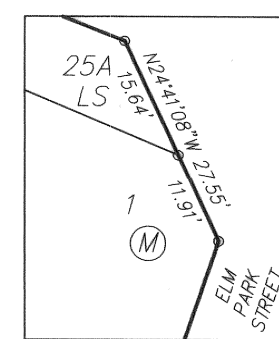
LOT AREAS
(IN SQUARE FEET)
BLOCK-LOT

- M-1 8604
- M-2 6721
- M-3 6721
- M-4 6721
- M-5 6721
- M-6 6721
- M-7 6721
- M-8 6721
- M-9 6721
- M-10 6721
- M-11 6721
- M-12 7026
- M-13 7026
- M-14 7026
- M-15 7026
- M-16 7026
- M-17 7026
- M-18 7026
- M-19 6741
- M-20 6615
- M-21 12099
- M-22 13005
- M-23 7600
- M-24 7210
- M-25 7210
- M-25A 16648 (LS)

- N-1 8172
- N-2 6500
- N-3 6500
- N-20 10195
- N-21 7769
- N-22 7591
- N-23 7414
- N-24 7236
- N-25 7059
- N-26 6881
- N-27 6704
- N-28 6527
- N-29 6451
- N-30 6476
- N-31 6479
- N-32 6921
- N-33 6931
- N-34 6926
- N-35 7490

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	38.68	1545.00	1°26'03"	S67°30'12"E	38.67
C2	36.43	1470.00	1°25'11"	S19°33'33"W	36.43
C3	141.67	1470.00	5°31'19"	N26°32'18"E	141.62
C4	21.03	25.00	48°11'23"	S26°56'51"E	20.41
C5	15.91	50.00	18°13'41"	N41°55'42"W	15.84
C6	54.13	50.00	62°01'26"	N01°48'09"W	51.52
C7	54.13	50.00	62°01'26"	N60°13'18"E	51.52
C8	38.49	50.00	44°06'12"	N66°42'53"W	37.54
C9	39.27	25.00	90°00'00"	N42°08'50"E	35.36
C10	348.03	765.00	26°03'59"	S79°49'10"E	345.04
C11	70.19	765.00	5°15'25"	N89°46'33"E	70.17
C12	69.16	765.00	5°10'48"	N85°00'21"W	69.14
C13	57.95	765.00	4°20'26"	N80°14'44"W	57.94
C14	57.95	765.00	4°20'26"	N75°54'18"W	57.94
C15	57.95	765.00	4°20'26"	N71°33'52"W	57.94
C16	34.82	765.00	2°36'28"	N68°05'25"W	34.82
C17	370.78	815.00	26°03'59"	N79°49'10"W	367.59
C18	49.97	815.00	3°30'46"	N68°32'34"W	49.96
C19	49.97	815.00	3°30'46"	N72°03'20"W	49.96
C20	49.97	815.00	3°30'46"	N75°34'06"W	49.96
C21	49.97	815.00	3°30'46"	N79°04'52"W	49.96
C22	49.97	815.00	3°30'46"	N82°35'38"W	49.96
C23	49.97	815.00	3°30'46"	N86°06'24"W	49.96
C24	49.97	815.00	3°30'46"	N89°37'10"W	49.96
C25	21.01	815.00	1°28'37"	N87°53'09"E	21.01
C26	21.03	25.00	48°11'23"	N68°45'28"W	20.41
C27	162.65	50.00	186°22'46"	S42°08'50"W	99.85
C28	434.70	955.50	26°03'59"	S79°49'10"E	430.96

LINE	BEARING	LENGTH
L1	N68°32'34"W	57.96'
L2	N67°22'49"W	54.39'
L3	N67°22'01"W	67.31'
L4	N69°59'19"W	67.48'
L5	N76°07'52"W	68.61'
L6	N82°52'18"W	80.71'
L7	N67°22'49"W	50.00'
L8	N67°22'01"W	45.62'
L9	N69°59'19"W	27.16'
L10	N67°22'01"W	21.70'
L11	N69°59'19"W	7.77'
L12	N69°59'19"W	40.32'
L13	N76°07'52"W	7.77'
L14	N76°07'52"W	48.06'
L15	N76°07'52"W	12.78'
L16	N82°52'18"W	35.32'
L17	N82°52'18"W	45.40'
L18	N87°08'50"E	34.91'
L19	N87°08'50"E	29.01'
L20	N21°41'57"W	28.24'
L21	S66°56'11"W	27.65'
L22	S24°41'08"E	27.55'
L23	S18°50'58"W	66.37'
L24	N87°29'19"E	53.38'
L25	N89°37'10"W	57.96'
L26	N86°06'24"W	57.96'
L27	N79°04'52"W	57.96'
L28	N82°35'38"W	57.96'
L29	N75°34'06"W	57.96'
L30	N72°03'20"W	57.96'



DETAIL A
SCALE: 1" = 20'

- LEGEND:
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP (UNLESS NOTED OTHERWISE)
 - (M) = BLOCK NAME
 - = 4' WIDE SIDEWALK REQUIRED
 - LS = LANDSCAPE
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - BL = BUILDING SETBACK LINE

Received 01/29/2020



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SCALE: 1" = 100'

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SHEET 2 OF 3 SHEETS

F-10015400

STAR RANCH SECTION 7 PHASE 7
WILLIAMSON COUNTY, TEXAS

PARCEL 1 - 4.640 ACRES

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 14.955 ACRE TRACT OF LAND CONVEYED TO STAR GOLF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2019027043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHEAST TERMINUS OF WINTERFIELD DRIVE (70-FOOT WIDE RIGHT-OF-WAY PER THE PLAT OF STAR RANCH SECTION 7 PHASE 6 RECORDED IN DOCUMENT NO. 2018045811, OPRWC), BEING ALSO AT THE NORTHWEST CORNER OF LOT C, BLOCK M, AND ALSO BEING ON THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6, FROM WHICH THE NORTHWEST CORNER OF THE JAMES H. NEILEY SURVEY, ABSTRACT NO. 485 BEARS APPROXIMATELY S61°47'46"W A DISTANCE OF 1984 FEET;

THENCE ALONG THE WEST AND NORTH LINES OF SAID 14.955 ACRE TRACT AND ACROSS THE REMAINDER OF THAT 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900, OPRWC, THE FOLLOWING FIVE (5) COURSES:

1. N02°51'10"W A DISTANCE OF 324.97 FEET TO A 1/2" IRON ROD SET;
2. N42°08'50"E A DISTANCE OF 28.28 FEET TO A 1/2" IRON ROD SET;
3. N87°08'50"E A DISTANCE OF 239.90 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 434.70 FEET, HAVING A RADIUS OF 955.50 FEET, A CENTRAL ANGLE OF 26°03'59", AND A CHORD BEARING S79°49'10"E, 430.96 FEET TO A 1/2" IRON ROD SET;
5. S66°47'11"E A DISTANCE OF 519.40 FEET TO A 1/2" IRON ROD SET AT A NORTHERLY ELL CORNER OF THAT 7.182 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2019027044, OPRWC, BEING AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE ALONG THE NORTHWESTERLY LINES OF SAID 7.182 ACRE TRACT AND ACROSS SAID 14.955 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES:

1. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 38.68 FEET, HAVING A RADIUS OF 1545.00 FEET, A CENTRAL ANGLE OF 01°26'03", AND A CHORD BEARING S67°30'12"E, 38.67 FEET TO A 1/2" IRON ROD SET;
2. S24°41'08"E A DISTANCE OF 27.55 FEET TO A 1/2" IRON ROD SET;
3. S18°50'58"W A DISTANCE OF 66.37 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 36.43 FEET, HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 01°25'11", AND A CHORD BEARING S19°33'33"W, 36.43 FEET TO A 1/2" IRON ROD SET;
5. S66°56'11"W A DISTANCE OF 27.65 FEET TO A 1/2" IRON ROD SET;
6. N66°47'11"W A DISTANCE OF 566.77 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
7. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 370.78 FEET, HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 26°03'59", AND A CHORD BEARING N79°49'10"W, 367.59 FEET TO A 1/2" IRON ROD SET;
8. S87°08'50"W A DISTANCE OF 29.01 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 21.03 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°11'23", AND A CHORD BEARING N68°45'28"W, 20.41 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
10. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 162.65 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 186°22'46", AND A CHORD BEARING S42°08'50"W, 99.85 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
11. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 21.03 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°11'23", AND A CHORD BEARING S26°56'51"E, 20.41 FEET TO A 1/2" IRON ROD SET;
12. S02°51'10"E A DISTANCE OF 123.57 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST TERMINUS OF FINSTOWN STREET (50-FOOT WIDE RIGHT-OF-WAY PER THE PLAT OF SAID STAR RANCH SECTION 7 PHASE 6), BEING ALSO AT THE NORTHEAST CORNER OF LOT 26, BLOCK M AND ON THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6;

THENCE S87°08'50"W ALONG THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6 AND ALONG THE SOUTH LINE OF SAID 14.955 ACRE TRACT, A DISTANCE OF 150.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 4.640 ACRES, MORE OR LESS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NO. R584442.

PARCEL 2 - 3.133 ACRES

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 14.955 ACRE TRACT OF LAND CONVEYED TO STAR GOLF DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2019027043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 14.955 ACRE TRACT FOR THE NORTHWEST TERMINUS OF ELM PARK STREET (60-FOOT WIDE RIGHT-OF-WAY PER THE PLAT OF STAR RANCH SECTION 7 PHASE 6 RECORDED IN DOCUMENT NO. 2018045811, OPRWC), BEING ALSO AT THE NORTHEAST CORNER OF LOT 19, BLOCK N, BEING ALSO ON THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6, BEING ALSO AT A WESTERLY ELL CORNER OF THAT 7.182 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2019027044, OPRWC;

THENCE ALONG THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6 AND ALONG THE SOUTH LINE OF SAID 14.955 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

1. N62°43'34"W A DISTANCE OF 460.73 FEET TO A 1/2" IRON ROD SET;
2. N67°22'49"W A DISTANCE OF 54.39 FEET TO A 1/2" IRON ROD SET;
3. N67°22'01"W A DISTANCE OF 67.31 FEET TO A 1/2" IRON ROD SET;
4. N69°59'19"W A DISTANCE OF 67.48 FEET TO A 1/2" IRON ROD SET;
5. N76°07'52"W A DISTANCE OF 68.61 FEET TO A 1/2" IRON ROD SET;
6. N82°52'18"W A DISTANCE OF 80.71 FEET TO A 1/2" IRON ROD SET;
7. S02°51'10"E A DISTANCE OF 30.59 FEET TO A 1/2" IRON ROD SET;
8. S87°08'50"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF FINSTOWN DRIVE (50-FOOT WIDE RIGHT-OF-WAY PER THE PLAT OF SAID STAR RANCH SECTION 7 PHASE 6), BEING THE NORTHWEST CORNER OF LOT 4, BLOCK N OF SAID STAR RANCH SECTION 7 PHASE 6;

THENCE N02°51'10"W ALONG THE EAST LINE OF SAID FINSTOWN DRIVE, CONTINUING ALONG THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6, AND CONTINUING ALONG THE SOUTH LINE OF SAID 14.955 ACRE TRACT, A DISTANCE OF 10.00 FEET TO THE NORTHEAST TERMINUS OF FINSTOWN DRIVE, BEING AN ANGLE POINT ON THE NORTH LINE OF SAID STAR RANCH SECTION 7 PHASE 6, BEING ALSO A NORTHWESTERLY ELL CORNER OF SAID 7.182 ACRE TRACT;

THENCE ACROSS SAID 14.955 ACRE TRACT AND ALONG THE SOUTHERLY LINE OF SAID 7.182 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

1. N02°51'10"W A DISTANCE OF 129.47 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N42°08'50"E, 35.36 FEET TO A 1/2" IRON ROD SET;
3. N87°08'50"E A DISTANCE OF 34.91 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 348.03 FEET, HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 26°03'59", AND A CHORD BEARING S79°49'10"E, 345.04 FEET TO A 1/2" IRON ROD SET;
5. S66°47'11"E A DISTANCE OF 567.81 FEET TO A 1/2" IRON ROD SET;
6. S21°41'57"E A DISTANCE OF 28.24 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
7. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 141.67 FEET, HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 05°31'19" AND A CHORD BEARING S26°32'18"W, 141.62 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 3.133 ACRES, MORE OR LESS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NO. R584479.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT STAR GOLF DEVELOPMENT, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019027043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "STAR RANCH SECTION 7 PHASE 7".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1 DAY OF

January 2020

STAR GOLF DEVELOPMENT, INC., A TEXAS CORPORATION

BY: Timothy Timmerman
TIMOTHY TIMMERMAN, PRESIDENT
STAR GOLF DEVELOPMENT, INC.
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

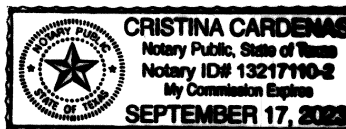
STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED TIMOTHY TIMMERMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF

January 2020 A.D.
BY: Cristina Cardenas
NOTARY PUBLIC, STATE OF TEXAS



PRINTED NAME: Cristina Cardenas

MY COMMISSION EXPIRES: 9-17-2023

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 8th DAY OF January, 2020.

Teresa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE ____ DAY OF _____, 20____.

DOUG GAUL, MAYOR DATE ____ LISA L. BROWN, CITY SECRETARY DATE ____

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 20____.

ASHBY GRUNDMAN, DIRECTOR OF PLANNING DATE ____

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE ____
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____ A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. ____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 01/29/2020



DATE: MAY 2, 2018

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F-10015400

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Cottonwood Creek Phase 1 Final Plat, 45.597 acres, more or less, of land, 160 residential lots, located off of CR 199.
Meeting: Planning and Zoning Commission - 04 Feb 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Cottonwood Creek Phase 1 Final Plat is approximately 45.597 acres of land, with 160 single-family residential lots, 1 amenity lot, 4 open space lots and 14.579 acres of right-of-way.

This plat was originally recorded in 2009. There was a plat vacation processed at the last meeting, and that had to occur before recordation of this plat. The applicant revised the Planned Unit Development, creating an overall better development. There is now more connectivity, a larger dedication of parkland, a mix of uses, and right-of-way dedication for the FM 1660 S expansion.

Current Zoning:

The subject property is zoned PUD with a base zoning of SF-1.

Surrounding Zoning:

North: ETJ

East: ETJ

South: ETJ

West: Cross Creek PUD (SF-1)

Summary of Request:

The proposed Final Plat is comprised of 160 Single-Family Lots, 1 amenity lot, 4 open space lots and has a total acreage of 45.579. Of the 160 lots, 47 are 40 feet wide, 111 are 50 feet wide and 2 are 70 feet wide.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law. The proposed street layout provides for connectivity between adjacent developments. This provides a needed collection and alternate routes in the area.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[CCPh1FP-Init-Applic\(10-18-19\)](#)

[CCPh1FP-U1-Plat\(11-25-19\)](#)



PLAT APPLICATION
(PRELIMINARY-FINAL-SHORT FORM-AMENDED)
Must be accompanied by a
Master Application
May 2019

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Cottonwood Creek Phase I

Number of lots 165 (x \$25 per lot) Total acreage of right-of-way 14.579 (x \$20 per acre) (Not applicable to Short Form Plats)
Total acreage 45.597 Proposed use Single-Family Residential

(Check One) ☐ Preliminary Plat ☒ Final Plat ☐ Short Form Final Plat ☐ Amended Plat

UTILITY SERVICES INFORMATION

Electric service provider Oncor Natural gas/propane provider Atmos
Water service provider City of Hutto Wastewater service provider City of Hutto

Indicate here if the subject property has been approved for: ☐ Private wastewater treatment system or ☐ Septic tank system

FEES ☒ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☒ Complete Master application and Plat application.
- ☒ Applicant has coordinated with staff on submittal requirements.
- ☒ Plat drawing size must be at a 1"=100' scale. For smaller parcels use best judgment to ensure scale is legible.
- ☒ (2) 18" x 24" + (2) 11" x 17" + (1) 8 1/2" x 11" paper copies of plat.
- ☒ All submittal documents provided on a CD (disk) or other compatible electronic storage device.
- ☒ Proof of ownership (copy of deed).
- ☒ Written verification from all utility providers that the project is within their service area and the ability to provide services to the development.

N/A Copy of proposed/existing deed restrictions, restrictive covenants or other private limitations.

- ☒ Summary letter declaring the intent for parkland dedication or fee-in-lieu of dedication.

ADDITIONAL REQUIREMENTS FOR PRELIMINARY PLAT:

- ☒ Traffic Impact Analysis (TIA), if applicable.

N/A Significant trees $\geq 2.5'$ in caliper, height measured to nearest foot and associated root zones shall be shown.

- ☒ Summary letter describing type of street surfacing, drainage and wastewater facilities.

ADDITIONAL REQUIREMENTS FOR FINAL PLAT:

- ☒ Copy of approved preliminary plat.
- ☒ Traffic Impact Analysis (TIA), if applicable.
- ☒ Written approval of all street names from Williamson County 9-I-I Addressing.
- ☒ Copy of drainage study.

ONE OF THE FOLLOWING REQUIRED:

- ☐ Written statement, with professional engineer signature and seal required, that schematic plans and preliminary drainage calculation were submitted with the preliminary plat and no changes have occurred; OR
- ☐ New schematic plans and outline specifications for water, wastewater, paving, and drainage plus calculations for drainage; OR
- ☒ Construction plans and specifications for water, wastewater, paving, and drainage prepared by a registered professional engineer; OR
- ☐ Copy of utility plan.

ADDITIONAL REQUIREMENTS FOR SHORT FORM

- ☐ Copy of approved preliminary plat, if applicable.

ADDITIONAL REQUIREMENTS FOR AMENDED PLAT

- ☐ Copy of recorded final plat being amended.

WAIVER OF RIGHTS ACKNOWLEDGEMENT

- ☒ CHECK HERE IF APPLICANT or AUTHORIZED AGENT WAIVES PROVISIONS OF TLGC §212.009(b). CHECKING THIS BOX ALLOWS THE APPLICATION TO REMAIN UNDER ACTIVE REVIEW WITHOUT REQUIRING A FORMAL WRITTEN REQUEST TO WAIVE SAID PROVISIONS IN THE EVENT THE APPLICANT CAN NOT ADDRESS ALL CITY REVIEW COMMENTS PRIOR TO 10 DAYS BEFORE A SCHEDULED MEETING, ACCORDING TO THE POSTED SUBMITTAL SCHEDULE, FOR COMMISSION(S) AND/OR CITY COUNCIL. THE ALTERNATIVE IS THE APPLICATION PROCEEDS TO COMMISSION(S) AND/OR CITY COUNCIL WITH A STAFF RECOMMENDATION OF DISAPPROVAL.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	PZ Mtg. date	CC Mtg. date



MASTER APPLICATION

Must accompany all application types

Unless otherwise indicated

February 2016

City of Hutto Development Services
210 US 79 East #103 Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4022 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Cottonwood Creek Phase 1 APPLICATION TYPE Construction Plan/Final Plat

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Timothy M. Holland, P.E.
Company Name: BGE, Inc.
Address: 1701 Directors Blvd., Suite 1000 Austin, TX 78744
Phone: (512) 879-0433 Email: tholland@bgeinc.com

PROPERTY INFORMATION

Address: _____
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. 2003066617
City Limits or ETJ: City _____ Current Zoning District: PUD

PROPERTY OWNER INFORMATION

Name: Hutto 372, LTD
Company Name: _____
Address: 3839 Bee Caves Rd, Suite 204 Westlake Hills, TX 78746
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

John C. Lewis
Property Owner Signature

John C. Lewis
Property Owner Printed Name

5-13-19
Date

THE STATE OF TEXAS

COUNTY OF Tarrant

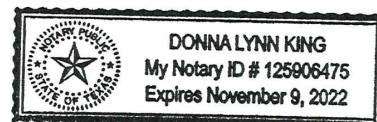
Before me, the undersigned authority, on this day personally appeared John C. Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 13th day of May, 2019 A.D.

Donna Lynn King
Notary Public Signature

Donna Lynn King
Notary Public Printed Name

(Seal)



If there are multiple property owners attach separate page(s) with notarized signature(s)

PLAT APPLICATION

REVIEW CRITERIA

- ☐ The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.
- ☐ The subdivision is compatible with existing and permitted land uses in the surrounding area.
- ☐ The subdivision preserves and/or enhances the character of Hutto.

ADDITIONAL REVIEW CRITERIA FOR PRELIMINARY / FINAL / SHORT FORM PLATS:

- ☐ The newly created parcels will meet minimum lot size standards and minimum access standards.

ADDITIONAL REVIEW CRITERIA FOR PRELIMINARY / FINAL PLATS:

- ☐ A preliminary plat and final plat may not be submitted simultaneously.

ADDITIONAL REVIEW CRITERIA FOR PRELIMINARY PLATS:

- ☐ Subdivision improvements plans may not be submitted without an approved preliminary plat.

ADDITIONAL REVIEW CRITERIA FOR FINAL PLATS:

- ☐ Subdivision improvements plans may be submitted concurrently, but not without, a final plat.

ADDITIONAL REVIEW CRITERIA FOR SHORT FORM PLATS:

- ☐ New streets are not required.
- ☐ Off-site improvements are not required.
- ☐ Drainage improvements are not required.
- ☐ A preliminary plat is not required for a short form plat.

ADDITIONAL REVIEW CRITERIA FOR AMENDED PLATS:

- ☐ New lots will not be created.
- ☐ Resulting lots meet the required minimum lot size and lot width of the underlying zoning district. If existing plat is non-conforming, amending the plat shall not increase non-conformity.
- ☐ It shall not create a non-conforming setback for any existing buildings.
- ☐ Access, drainage, utility easements or right-of way serving the property or other properties in the area will not be adversely affected.
- ☐ Covenants and deed restrictions applied to the original plat convey to the amended plat. This shall be noted on the plat.
- ☐ "Quitclaiming" land to an adjacent property owner without approval by formal subdivision review is prohibited.

PLAT CONTENT REQUIREMENTS

- ☐ Proposed name of development. Cannot be the same as any other subdivision within Williamson County.
- ☐ Name and contact information of developer, owner of record, and authorized agent (engineer, consultant, etc).
- ☐ Location map drawn at a scale of 1" = 2,000' showing the area within a one mile radius of site.
- ☐ Date, scale, north indicator, and page numbers on each page.
- ☐ Total number of blocks and lots, and label each lot number and all blocks.
- ☐ Acreage of total site, lots and right-of-way.
- ☐ Dimensions for front, side and rear lot lines, identify building setback lines as dashed lines or as plat note.
- ☐ Identify adjacent city limit, ETJ or County line.
- ☐ Owner's name, deed or plat reference and property lines of all adjacent properties.
- ☐ Surveyor: signature and seal.
- ☐ Engineer: signature and seal.
- ☐ Show all appropriate signature blocks: owner(s), lien holders, etc.
- ☐ Location, bearings, dimensions, and widths of all proposed/existing/dedicated streets, alleys, railroads or easements.
- ☐ Locations, dimensions, names and descriptions of all existing/proposed streets, alleys, parks, open space, blocks, lots, reservations, easements and right-of way.
- ☐ Locations, dimensions and holders of all existing/proposed easements, right-of-way and utilities within, intersecting or contiguous with the subdivision.
- ☐ Survey ties across existing right-of-way.

ADDITIONAL CONTENT REQUIREMENTS FOR PRELIMINARY PLATS:

- ☐ Topography lines at the following intervals: slope < 5% use 1' intervals; slope = 5% to 10% use 2' intervals; slope > 10% use 5' intervals.
- ☐ Location of existing hydrologic and topographic features.
- ☐ Label proposed and existing arterial and collector streets – show right-of-way
- ☐ Location of areas subject to flooding, especially in the 100-yr flood plain, shown as drainage easement.

ADDITIONAL CONTENT REQUIREMENTS FOR PRELIMINARY / FINAL PLATS:

- ☐ Street names and linear feet of new of new streets.
- ☐ Location of centerline in watercourses, creeks and drainage structures.
- ☐ Summary letter describing type of street surfacing, drainage and wastewater facilities.
- ☐ Copy of completed LOMA/CLOMAR/LOMAR as required.

PLAT APPLICATION

ADDITIONAL CONTENT REQUIREMENTS FOR FINAL PLATS:

- ☐ Dedication of all streets, alleys, parks, easements and other land intended for public use, signed by the owner(s) and by all other persons, firms or corporations owning an interest in the property (notarized).
- ☐ Show regulatory 100-year floodplain as per FEMA, use FEMA panel reference on plan and dedicate as drainage easement.

ADDITIONAL CONTENT REQUIREMENTS FOR FINAL / SHORT FORM PLATS:

- ☐ Location of sidewalks for each street, shown as dotted line inside the proposed right-of-way lines or by plat note.

ADDITIONAL CONTENT REQUIREMENTS FOR FINAL / SHORT FORM / AMENDED PLATS:

- ☐ Label usage of all lots within the subdivision if not intended to be for single-family use.
- ☐ Complete curve data (delta, arc length, radius, tangent, point of curve, point of reverse curve, point of tangent, long chord with bearing) between all lot corner pins.
- ☐ Bearings and distances of the land being subdivided.
- ☐ For ETJ plats: Signature on plat of the Williamson County and Cities Health District for projects utilizing individual on-site wastewater (septic) systems.

REQUIRED PLAT NOTES (AS THEY APPLY)

- ☐ No building, fencing, landscaping or structures are allowed within any drainage easement unless expressly permitted by the City of Hutto.
- ☐ Building setback lines shall conform to UDC requirements.
- ☐ A 5' P.U.E. is hereby dedicated along and adjacent to all street side property lines.
- ☐ A 5' P.U.E. is hereby dedicated on each side of all rear lot lines.
- ☐ A 3' P.U.E. is hereby dedicated on each side of all interior side lot lines.
- ☐ No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- ☐ Street lighting shall be provided by the developer in conformance with the UDC requirements.
- ☐ Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision.
- ☐ 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.
- ☐ 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 $\frac{1}{2}$ " per foot for a distance of at least 10 feet.
- ☐ Utility providers for this development are:
 - Water: _____
 - Wastewater: _____
 - Electric: _____
 - Gas (Natural or Propane): _____
- ☐ There are /are no (select one) areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Map Number _____, effective date of _____.
- ☐ Amenity, open space and greenlink lots will be owned and maintained by the Homeowners Association.
- ☐ Greenlink lots shall be developed in conformance with the UDC.
- ☐ This subdivision will be zoned: _____.

ADDITIONAL NOTES FOR RESIDENTIAL PLATS:

- ☐ All lots in this subdivision are restricted to single family residential use, unless otherwise indicated.
- ☐ The maximum impervious coverage per residential lot is ____%.

ADDITIONAL NOTES FOR COMMERCIAL PLATS:

- ☐ The maximum impervious coverage per non-residential lot is ____%.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled public meeting date (Preliminary Plat).
- ☐ Staff review, comments issued, applicant submits update addressing all comments (step may repeat).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.
- ☐ Documents are to be recorded with the Williamson County Clerk, fees may apply. (not Preliminary Plats).

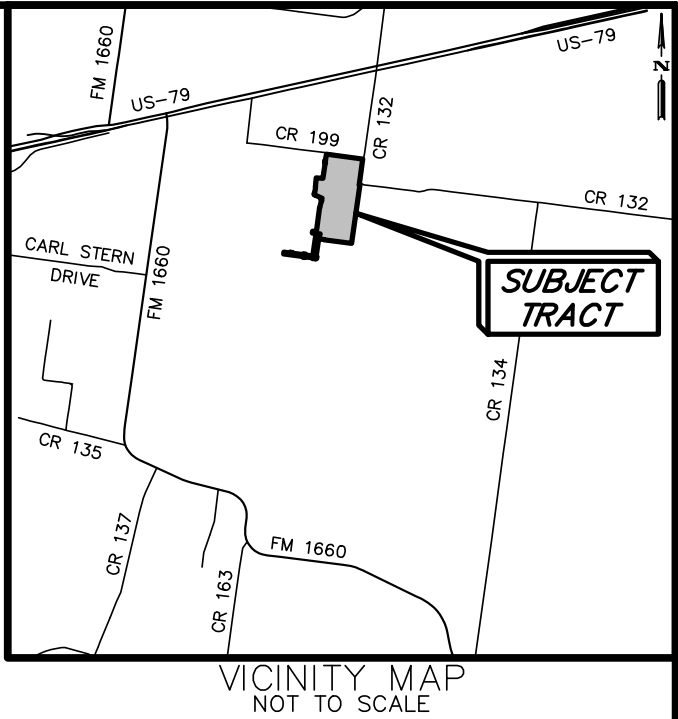
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MERITAGE HOMES OF TEXAS, LLC
CALLED 167.461 ACRES
DOC. NO. 2018105406 O.P.R.W.C.

BENCHMARKS:

- BENCHMARK #12 MAG NAIL W/ SHINER STAMPED "BGE INC" IN ASPHALT IN THE CENTER OF COUNTY ROAD 199, BEING APPROXIMATELY 1,420 FEET WEST-NORTHWEST OF THE INTERSECTION OF COUNTY ROAD 199 AND COUNTY ROAD 132.
- ELEVATION: 648.75 FEET NAVD-88
GRID N: 10171601.73
GRID E: 3178479.93
- BENCHMARK #13 MAG NAIL W/ SHINER STAMPED "BGE INC" IN ASPHALT IN THE NORTHBOUND LANE OF COUNTY ROAD 132, BEING APPROXIMATELY 15 FEET SOUTHEAST OF THE INTERSECTION OF COUNTY ROAD 199 AND COUNTY ROAD 132.
- ELEVATION: 653.29 FEET NAVD-88
GRID N: 10171379.44
GRID E: 3179884.00
- BENCHMARK #20 MAG NAIL W/ SHINER STAMPED "BGE INC" SET IN ASPHALT IN THE WESTBOUND LANE OF LUNA VISTA DRIVE BEING APPROXIMATELY 500 FEET EAST-SOUTHEAST OF THE INTERSECTION OF LUNA VISTA AND TEA ROSE TRAIL IN FRONT OF THE SOUTHEAST CORNER OF 517 LUNA VISTA DRIVE.
- ELEVATION: 619.40 FEET NAVD-88
GRID N: 10166495.17
GRID E: 3177612.50

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
GOLDEN PLAINS PARKWAY	50 FT.	795 FT.
BRANSON BOULEVARD	80 FT.	2,480 FT.
MONTEGO STREET	50 FT.	40 FT.
MILLINER LOOP	50 FT.	80 FT.
ARNAGE DRIVE	50 FT.	2,125 FT.
SEBRING CIRCLE	50 FT.	150 FT.
COVENTRY DRIVE	60 FT.	838 FT.
WOLSELEY DRIVE	50 FT.	812 FT.
WOLSELEY COVE	50 FT.	148 FT.
LONGBRIDGE DRIVE	60 FT.	963 FT.
CANLEY LOOP	50 FT.	938 FT.
ASCARI COURT	50 FT.	106 FT.
TOTAL LINEAR FEET		9,475 FT.



MYRON THOMAS JOHNSTON, II
A 17.0% INTEREST IN
A CALLED 46.2 ACRES
DOC. NO. 2011057142 O.P.R.W.C.

LESCHBER INVESTMENTS, LP
A 5/6 INTEREST IN
A CALLED 46.14 ACRES
DOC. NO. 2010007503 O.P.R.W.C.

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LESCHBER INVESTMENTS, LP
A 5/6 INTEREST IN
A CALLED 46.14 ACRES
DOC. NO. 2010007503 O.P.R.W.C.

HUTTO 372, LTD.
REMAINDER OF A
CALLED 367.15 ACRES
(EXHIBIT "A")
DOC. NOS. 2003097296, 2003097297
& 2003097298 O.P.R.W.C.

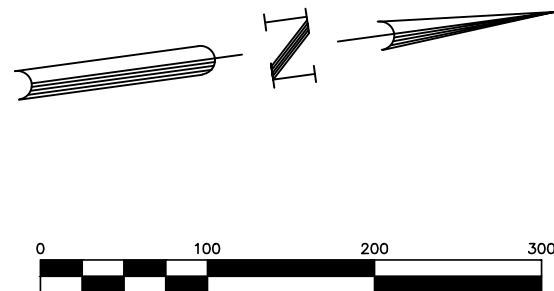
MATCHLINE SHEET 1 OF 5
MATCHLINE SHEET 2 OF 5

LOT PERCENTAGE TABLE				
LOT SIZE	PREVIOUS	PROPOSED PHASE 1	TOTAL	ALLOWABLE
40	0	47	47	266 MAX (27%)
50/60	0	111	111	N/A
70	0	2	2	99 MIN. (10%)

LEGEND

DOC. DEED RECORDS OF WILLIAMSON COUNTY
D.R.W.C. ELECTRIC EASEMENT
ELEC. EASEMENT
ESMT. NUMBER
NO. NUMBERS
NOS. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
O.R.W.C. PAGE
PG. POINT OF BEGINNING
P.O.B. RIGHT-OF-WAY
R.O.W. VOLUME
VOL. RECORD INFORMATION FOR DOC. NOS. 2003097296, 2003097297 & 2003097298 O.P.R.W.C.
() RECORD INFORMATION FOR DOC. NO. 2010007503 O.P.R.W.C.
[] RECORD INFORMATION FOR DOC. NO. 2009067576 O.P.R.W.C.
~ ~ ~ RECORD INFORMATION FOR DOC. NO. 2018105406 O.P.R.W.C.
+ FOUND 1/2" IRON ROD
+ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
+ BENCHMARK

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	160	25.543 AC.
AMENITY LOT	1	2.225 AC.
OPEN SPACE	4	3.250 AC.
RIGHT-OF-WAY	1	14.579 AC.
TOTAL	166	45.597 AC.



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001097659

Received 11/25/19



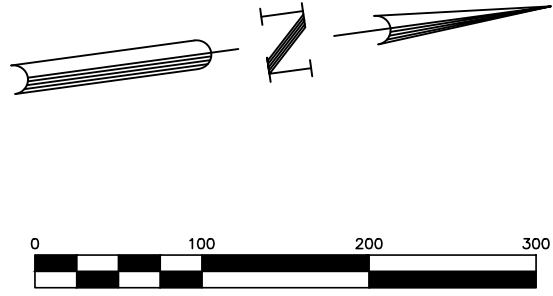
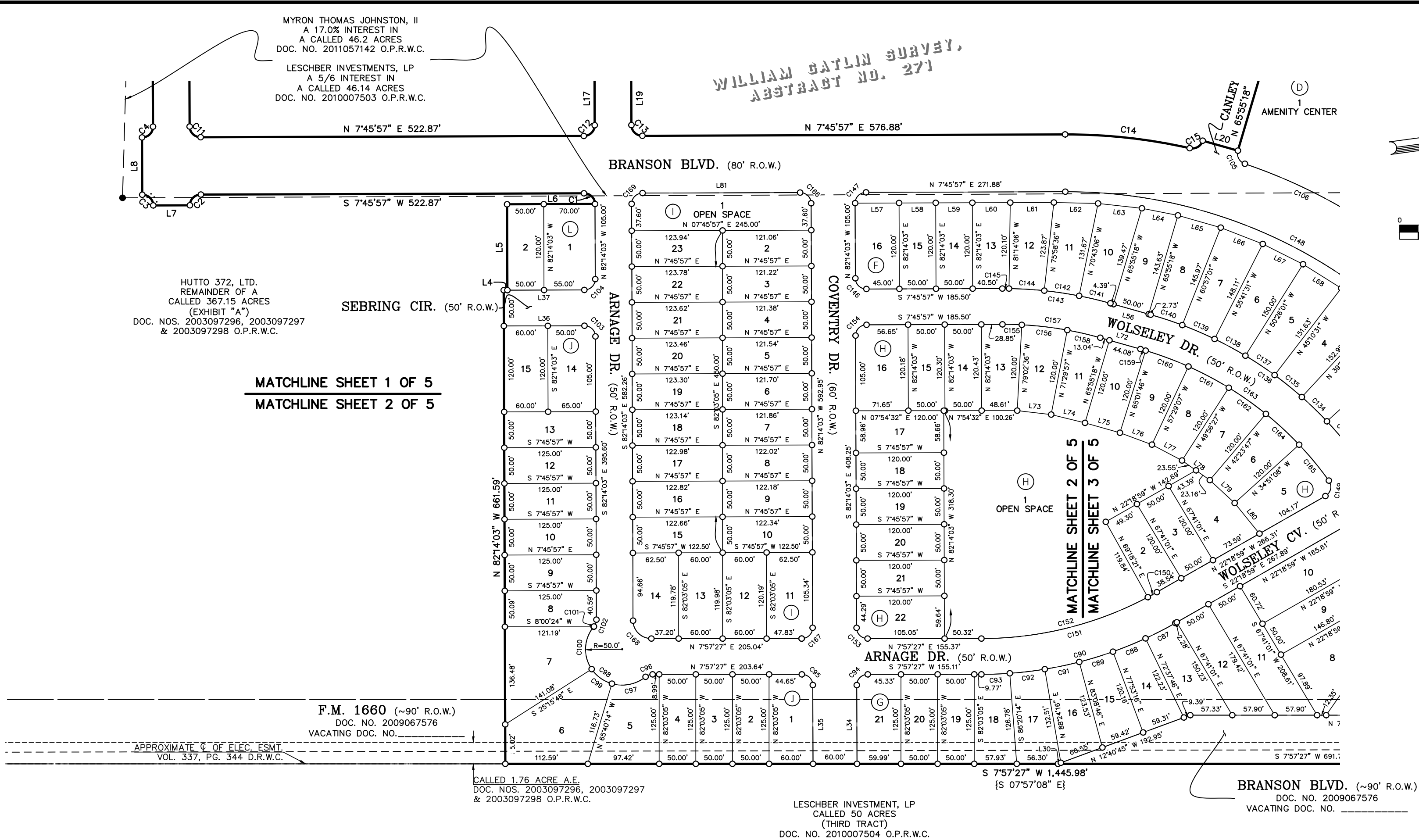
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

SHEET 1 OF 5

FINAL PLAT
COTTONWOOD PHASE 1

A SUBDIVISION OF 45.597 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS

G:\TWC\Projects\Lenna\7131-00_Cottonwood_Phd\06_Survey\04_Finals\Drawings\7131-00_Cottonwood Phase 1 Plat\7131-00_Cottonwood_Phd_Plat_R2.dwg, 11/21/2019 8:47 AM, mmlisk, 1:1



LEGEND

- | | |
|------------|---|
| DOC. | DOCUMENT |
| D.R.W.C. | DEED RECORDS OF WILLIAMSON COUNTY |
| ELEC. | ELECTRIC |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| NOS. | NUMBERS |
| O.P.R.W.C. | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY |
| O.R.W.C. | OFFICIAL RECORDS OF WILLIAMSON COUNTY |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| () | RECORD INFORMATION FOR DOC. NOS. 2003097296, 2003097297 & 2003097298 O.P.R.W.C. |
| [] | RECORD INFORMATION FOR DOC. NO. 2010007503 O.P.R.W.C. |
| { } | RECORD INFORMATION FOR DOC. NO. 2009067576 O.P.R.W.C. |
| ~ | RECORD INFORMATION FOR DOC. NO. 2018105406 O.P.R.W.C. |
| • | FOUND 1/2" IRON ROD |
| + | SET 1/2" IRON ROD W/CAP STAMPED "BGE INC" |
| | BENCHMARK |

FINAL PLAT
COTTONWOOD PHASE 1

A SUBDIVISION OF 45.597 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS

JACOB H. FREDENBURGH
SURVEY, ABSTRACT NO. 237

Received 11/25/19



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

SHEET 2 OF 5

R – RESIDENTIAL O/S – OPEN SPACE A/C – AMENITY CENTER

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	L	8,352	R
2	L	6,000	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	I	12,790	O/S
2	I	6,057	R
3	I	6,065	R
4	I	6,073	R
5	I	6,081	R
6	I	6,089	R
7	I	6,097	R
8	I	6,105	R
9	I	6,113	R
10	I	6,121	R
11	I	7,492	R
12	I	7,205	R
13	I	7,193	R
14	I	7,324	R
15	I	6,129	R
16	I	6,137	R
17	I	6,145	R
18	I	6,153	R
19	I	6,161	R
20	I	6,169	R
21	I	6,177	R
22	I	6,185	R
23	I	6,193	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	J	7,427	R
2	J	6,250	R
3	J	6,250	R
4	J	6,250	R
5	J	9,332	R
6	J	12,515	R
7	J	11,262	R
8	J	6,282	R
9	J	6,250	R
10	J	6,250	R
11	J	6,250	R
12	J	6,250	R
13	J	6,250	R
14	J	7,752	R
15	J	7,200	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	9,950	R
2	G	7,104	R
3	G	7,329	R
4	G	8,980	R
5	G	13,719	R
6	G	9,054	R
7	G	8,869	R
8	G	10,881	R
9	G	8,058	R
10	G	10,918	R
11	G	9,701	R
12	G	8,241	R
13	G	7,249	R
14	G	6,485	R
15	G	6,523	R
16	G	6,889	R
17	G	7,029	R
18	G	6,675	R
19	G	6,250	R
20	G	6,250	R
21	G	7,474	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	H	79,630	O/S
2	H	6,118	R
3	H	6,000	R
4	H	7,442	R
5	H	8,108	R
6	H	6,581	R
7	H	6,581	R
8	H	6,581	R
9	H	6,581	R
10	H	6,066	R
11	H	6,433	R
12	H	6,581	R
13	H	6,255	R
14	H	6,018	R
15	H	6,012	R
16	H	8,556	R
17	H	7,057	R
18	H	6,000	R
19	H	6,000	R
20	H	6,000	R
21	H	6,000	R
22	H	7,085	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	B	26,878	O/S
2	B	6,321	R
3	B	5,200	R
4	B	5,200	R
5	B	5,200	R
6	B	5,200	R
7	B	4,978	R
8	B	8,164	R
9	B	12,605	R
10	B	7,051	R
11	B	4,939	R
12	B	5,086	R
13	B	5,098	R
14	B	5,110	R
15	B	5,122	R
16	B	5,134	R
17	B	5,227	R
18	B	6,242	R
19	B	6,115	R
20	B	6,157	R
21	B	8,027	R
22	B	6,183	R
23	B	8,426	R
24	B	7,616	R
25	B	8,823	R
26	B	8,865	R
27	B	9,281	R
28	B	13,787	R
29	B	10,528	R
30	B	7,847	R
31	B	13,143	R
32	B	9,031	R
33	B	6,594	R
34	B	7,600	R
35	B	7,600	R
36	B	7,600	R
37	B	7,794	R
38	B	7,586	R
39	B	9,251	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	E	5,937	R
2	E	4,783	R
3	E	4,789	R
4	E	4,794	R
5	E	4,799	R
6	E	4,805	R
7	E	4,811	R
8	E	4,878	R
9	E	5,045	R
10	E	5,853	R
11	E	6,180	R
12	E	6,830	R
13	E	6,784	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	D	96,926	A/C

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	F	22,275	O/S
2	F	8,505	R
3	F	8,449	R
4	F	8,374	R
5	F	8,281	R
6	F	8,172	R
7	F	8,048	R
8	F	7,873	R
9	F	7,077	R
10	F	7,296	R
11	F	6,877	R
12	F	6,533	R
13	F	6,084	R
14	F	6,000	R
15	F	6,000	R
16	F	7,152	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	I	12,790	O/S
2	I	6,057	R
3	I	6,065	R
4	I	6,073	R
5	I	6,081	R
6	I	6,089	R
7	I	6,097	R
8	I	6,105	R
9	I	6,113	R
10	I	6,121	R
11	I	7,492	R
12	I	7,205	R
13	I	7,193	R
14	I	7,324	R
15	I	6,129	R
16	I	6,137	R
17	I	6,145	R
18	I	6,153	R
19	I	6,161	R
20	I	6,169	R
21	I	6,177	R
22	I	6,185	R
23	I	6,193	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	J	7,427	R
2	J	6,250	R
3	J	6,250	R
4	J	6,250	R
5	J	9,332	R
6	J	12,515	R
7	J	11,262	R
8	J	6,282	R
9	J	6,250	R
10	J	6,250	R
11	J	6,250	R
12	J	6,250	R
13	J	6,250	R
14	J	7,752	R
15	J	7,200	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	9,950	R
2	G	7,104	R
3	G	7,329	R
4	G	8,980	R
5	G	13,719	R
6	G	9,054	R
7	G	8,869	R
8	G	10,881	R
9	G	8,058	R
10	G	10,918	R
11	G	9,701	R
12	G	8,241	R
13	G	7,249	R
14	G	6,485	R
15	G	6,523	R
16	G	6,889	R
17	G	7,029	R
18	G	6,675	R
19	G	6,250	R
20	G	6,250	R
21	G	7,474	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	H	79,630	O/S
2	H	6,118	R
3	H	6,000	R
4	H	7,442	R
5	H	8,108	R
6	H	6,581	R
7	H	6,581	R
8	H	6,581	R
9	H	6,581	R
10	H	6,066	R
11	H	6,433	R
12	H	6,581	R
13	H	6,255	R
14	H	6,018	R
15	H	6,012	R
16	H	8,556	R
17	H	7,057	R
18	H	6,000	R
19	H	6,000	R
20	H	6,000	R
21	H	6,000	R
22	H	7,085	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	B	26,878	O/S
2	B	6,321	R
3	B	5,200	R
4	B	5,200	R
5	B	5,200	R
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8	B	8,164	R
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11	B	4,939	R
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13	B	5,098	R
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15	B	5,122	R
16	B	5,134	R
17	B	5,227	R
18	B	6,242	R
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22	B	6,183	R
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35	B	7,600	R
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4	E	4,794	R
5	E	4,799	R
6	E	4,805	R
7	E	4,811	R
8	E	4,878	R
9	E	5,045	R
10	E	5,853	R
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6	F	8,172	R
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21	H	6,000	R
22	H	7,085	R

3	H	6,000	R
4	H	7,442	R
5	H	8,108	R
6	H	6,581	R
7	H	6,581	R
8	H	6,581	R

G:\TWC\Projects\Lennar\7131-00-Cottonwood_Phase 1\Plat\7131-00_Cottonwood_Ph1_Plat_R2.dwg, 11/21/2019 8:48 AM, mmlbak, 1:1

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BEING THE OWNER OF 45.597 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY INSTRUMENTS RECORDED IN DOC. NO'S. _____ & _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OF WHICH A PORTION BEING OUT OF MEADOWS AT COTTONWOOD CREEK, PHASE ONE, A SUBDIVISION AS RECORDED IN DOC. NO. 2009067576 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID MEADOWS AT COTTONWOOD CREEK, PHASE ONE HAVING BEEN VACATED BY DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION & HEARING PROVISIONS OF CHAP. 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, DOES HEREBY SUBDIVIDE 45.597 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 1

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

KEVIN PAPE, VICE PRESIDENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 NORTH F.M. 620
BUILDING 1, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

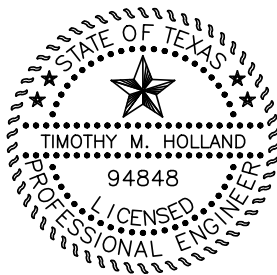
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE

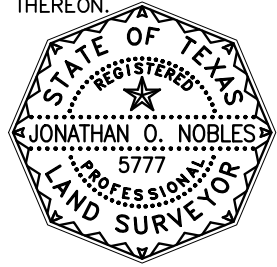


I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

**PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT**

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS

DATE



CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE _____ DAY OF _____, 20____.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE _____ DAY OF _____, 20____.

DOUG GAUL, MAYOR

DATE

LACIE HALE, CITY SECRETARY

DATE

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 - D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FINAL PLAT
COTTONWOOD PHASE 1

A SUBDIVISION OF 45.597 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

Received 11/25/19



SHEET 5 OF 5