



City of Hutto

Agenda

Zoning Board of Adjustment

Tuesday, September 21, 2021 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

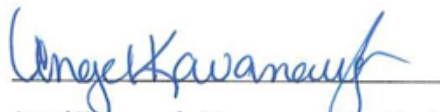
- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on January 27, 2021.
- 4.2. Consideration of a public hearing and possible action on a variance request for the Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.
- 4.3. Consideration of a public hearing and possible action on a variance request for the property located at 1022 North Ash Cove to increase the rear fence height to extend an additional ten (10) feet beyond the code allowed six (6) feet for a total of sixteen (16) feet as outlined in Unified Developed Code Section 10.408.4 Permitted fences, walls and hedges. **(Withdrawn per Applicant 9/17/2021)**

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the September 21, 2021 Hutto Zoning Hearing Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on September 17, 2021 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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 accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT



To: Zoning Board of Adjustment
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustments Commission meeting held on January 27, 2021.
Meeting: Tuesday, September 21, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Zoning Board of Adjustment - 27 Jan 2021- Minutes



MINUTES

Zoning Board of Adjustment Meeting

7:00 PM - Wednesday, January 27, 2021
City Council Chambers

The Zoning Board of Adjustment of the City of Hutto was called to order on Wednesday, January 27, 2021, at 7:00 PM, in the City Council Chambers, with the following members present:

PRESENT: Maureen Rooker, David Meyer, and Randal Clark

EXCUSED: Wendell Teltow

1 CALL SESSION TO ORDER

Chair Randal Clark called meeting to order at 7:00pm.

2 ROLL CALL

City of Hutto staff in attendance/call were: Ashley Lumpkin, Executive Director of Development Services and Ashby Grundman, Director of Planning.

3 PUBLIC COMMENT

No Public Comment

- a) Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Zoning Board of Adjustments on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action

may be placed on the agenda of a future meeting.]

4 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on December 16, 2020.

Board Member Maureen Rooker made a motion to accept the meeting minutes for the Zoning Board of Adjustment regular meeting held on December 16, 2020 as written, seconded by Board Member David Meyer. Motion passed 3 Ayes to 0 Nays

- b) Consideration of a public hearing and possible action on a variance request #1.57 for the property located at 573 Chris Kelley Boulevard from the Building Envelope and Parking and Loading Space Number Standards, as outlined Chapter 4, Sections 10.403.4 and 10.405.9 of the Unified Development Code (UDC), to allow a reduction in the required parking spaces and exceed the maximum building height for a press box both at the stadium.

Board Member Maureen Rooker made a motion to accept a variance request #1.57 for the property located at 573 Chris Kelley Boulevard from the Building Envelope and Parking and Loading Space Number Standards, as outlined Chapter 4, Sections 10.403.4 and 10.405.9 of the Unified Development Code (UDC), to allow a reduction in the required parking spaces and exceed the maximum building height for a press box both at the stadium with conditions per staff recommendation. Seconded by Board Member David Meyer. Motion Passed 3 Ayes to 0 Nays.

5 ADJOURNMENT

Meeting was adjourned at 7:17 pm.

6 CERTIFICATION

I certify that this notice of the **January 27, 2021** Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **January 22, 2021 by 5:00 P.M.**




Angel Kavanaugh, Management Assistant

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Chair

CANCELLED

AGENDA ITEM REPORT



To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action on a variance request for the Gola Preliminary Plat, 197.83 acres, more or less, of land, 576 residential lots, located on FM 1660 South to decrease the Riparian setbacks along Brushy Creek and Cottonwood Creek as outlined in Unified Developed Code Section 10.403.4.3 Riparian Setbacks.

Meeting: Tuesday, September 21, 2021

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and 1 amenity lot. The applicant submitted the subject property for annexation in May 2021. The preliminary plat was also submitted and approved by City Council on May 6 with the condition that engineering comments be addressed. The engineering comments concern showing the riparian setback for Cottonwood Creek and Brushy Creek. The site also has potential ROW set aside for the Southeast Loop on the northern portion near Cottonwood Creek.

SUMMARY OF REQUEST:

The applicant submitted for final plat in August of this year for Phase 1 and requested the proposed variance to the required riparian setbacks.

UDC 10.403.4.3 Requires Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100-year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft. – **Cottonwood Creek**
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft. – **Brushy Creek**

Riparian Setbacks are in **addition** to floodplain designation and serve to preserve the quality of the natural state of the floodplain area. Natural riparian setbacks are preserved to help to stabilize stream banks, limit erosion, reduce flood size flows and/or filter and settle out runoff pollutants.

Natural riparian areas are almost always occupied by trees and shrubs that hang over the water, providing shade. The shade keeps water cooler and cool water is essential for healthy fish and other aquatic species. Natural riparian areas also provide critical food and shelter for many kinds of land-

AGENDA ITEM REPORT



going animals and the plants that support them. When natural riparian vegetation is disturbed or removed both animals and plants lose essential habitat. There are other important health and safety benefits that come from protecting creeks, rivers and wetlands. When plants are removed along the shores of streams, or soils are dug up, erosion is very likely to happen. Water may also move faster when vegetation is gone. This can increase the risk of erosion and flooding and the chance streams will move, which often puts homes and other developments in harm's way. Healthy riparian corridors are an important part of flood prevention. Preserving the riparian setback and allowing for the natural vegetation, trees, shrubs and animals to thrive in this location would be a positive for the area.

The Gola tract contains two waterways, Cottonwood Creek and Brushy Creek.

Cottonwood Creek requires a 75 ft riparian setback. The required setback is measured from the edge of the 100-year flood plain (Zone AE). Cottonwood Creek has very little natural riparian area remaining outside of the adjacent property to the creek. The agricultural use of the property over the period of generation has stripped much of this away.

The required setback would affect approximately 6 lots in this portion of the plat.

The applicant is proposing a variable setback measured from the existing vegetation line from aerial topography. The 75' proposed is shown from the edge of existing vegetation and takes into consideration the existing agricultural uses on site.

Brushy Creek requires a 125 ft riparian setback. The required setback is measured from the edge of the 100-year flood plain (Zone AE). Brushy Creek has more opportunity to save natural riparian areas adjacent to the creek.

The required setback would affect approximately 19 lots in this portion of the plat.

The applicant is proposing a variable setback measured from the existing vegetation line from aerial topography. The 125' proposed is shown from the edge of existing vegetation and takes into consideration the existing agricultural uses on site.

Neighbor Responses and Notification

19 notifications were sent out to property owners within 200' of this site. To date, we have received four responses in opposition. However, one is not in the 200' notification area. The adjacent property owners to the south of Brushy Creek have raised concerns over flooding and the existing state of Brushy Creek. Their property is in the ETJ of the City.

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

AGENDA ITEM REPORT



- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

The proposed request does not meet the variance approval criteria. While the proximity of the restaurant could be construed as a negative for the property requesting the variance, it was an existing condition when they purchased the property.

- There are **no** unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code **does not** deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is **not** in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will **potentially** adversely affect property near the subject site.
- Conditions resulting in the request **are** self-created by disregard or ignorance of this code.
- The variance **would** confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is **not** the minimum necessary to grant relief.

Staff Recommendation

Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Variance Request Application (PDF)
2. Gola Riparian Variance Request Letter

AGENDA ITEM REPORT



3. Gola Riparian Setback Exhibit
4. 2021074553-1_Deed
5. R-2021-070 Gola Preliminary Plat 5-6-21
6. Gola_Variance_Request 200' Buffer Map
7. Staff Exhibit - Gola_75_Foot_Setback_from_Cottonwood_Creek
8. Staff Exhibit - Gola_125_Foot_Setback_from_Brushy_Creek
9. Neighbor Responses as of 9.10.2021
10. Neighbor Response 2 9.16.2021

CANCELLED



Variance Request Application

Must be accompanied by a Master Application

May 2019

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

PROJECT NAME: Gola

PROPERTY ADDRESS: FM 1660

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☐ Site Design Standards ☒ Subdivision Standards ☐ Sign Standards ☐

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

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

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- **Approved variance is valid for one (1) year from date of approval.**
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	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: Gola APPLICATION TYPE Variance

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

Name: Timothy M. Holland, PE

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. 2021074553

City Limits or ETJ: City Limits Current Zoning District: SF-1

PROPERTY OWNER INFORMATION

Name: Starlight Homes Texas, LLC

Company Name: _____

Address: 10721 Research Blvd. Suite B210 Austin, TX 78759

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.

Frank N. Del Castillo, Jr.
Property Owner Signature

Frank N. Del Castillo, Jr.
Property Owner Printed Name

08-09-2021
Date

THE STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 20____ A.D.

Notary Public Signature

Notary Public Printed Name

(Seal)

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



August 9, 2021

City of Hutto
Development Services Department
500 W. Live Oak St.
Hutto, TX 78634

Re: Riparian Setback
Project Description: Gola

On behalf of Starlight Homes Texas, LLC, BGE is requesting a variance to 10.403.4.3 of the City of Hutto Unified Development Code related to riparian setbacks. Riparian corridors or buffer zones are established to protect waterways and aquatic resources from development impacts. Typically, the zones are measured from the centerline of the waterway and do not extend past the floodplain, where many times the belt of vegetation needed to provide filtration and reduce soil erosion has ceased.

The Gola Tract contains two waterways, Cottonwood Creek and Brushy Creek. Due to the nature of the topography along Brushy Creek, the floodplain extends over 1300 feet from the centerline and banks of the waterway. Much of this area lacks the necessary vegetation due to the agricultural processes on this property. The nature of the land along Cottonwood Creek is similar, although the extent of the floodplain does not extend as far as along Brushy Creek.

We propose to apply the respective setbacks generally from the edge of the existing vegetation line based on aerial topography. Along both waterways this will provide adequate protection of the riparian corridor by providing a buffer area (equal to the setback as outlined in 10.403.4.3) outside of existing vegetation and limiting subdivision development to only areas that are currently utilized for agricultural purposes.

Should you have any questions or require any additional information, please contact me at tholland@bgeinc.com or (512) 879-0433.

Sincerely,

A handwritten signature in blue ink that reads "Timothy M. Holland".

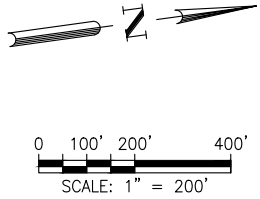
Timothy M. Holland, P.E.
Associate, Senior Project Manager

G:\TXC\Projects\WayMaker\8009-00-Gola_Prelim\LD01_CADD\05 Exhibits\Gola Riparian Setback Exhibit.dwg Layout: OVERALL PRELIMINARY PLAN Plotter: 8/16/2021 12:05:58 PM

GOLA
PRELIMINARY PLAT



VICINITY MAP



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED LOT NUMBER
	CITY LIMITS



DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ
DATE	APR
DESCRIPTION	
REV	
DAZ	
TMH	
DAZ	

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL 512-679-0400 www.browning.com

GOLA TRACT
HUTTO, TEXAS

RIPARIAN SETBACK EXHIBIT

SUBMITTAL DATE:	09-17-2020
SHEET	1 OF 1

57/FILE # 20210647-BM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS THAT:

WMV 1660, LLC, a Texas limited liability company ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto **STARLIGHT HOMES TEXAS L.L.C.**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 10721 Research Boulevard, Suite B210, Austin, Texas 78759, the real property in Williamson County, Texas more fully described in **Exhibits A-1, A-2 and A-3**, attached hereto and incorporated herein by reference, together with all buildings and other improvements located thereon and all fixtures attached thereto, if any, and all rights and interests of Grantor appurtenant thereto, including all mineral rights, streets, alleys, rights-of-way, and easements, strips and gores, rights of ingress and egress, and water rights (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereto, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise; provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (a) all of the matters listed on **Exhibit B**, attached hereto and incorporated herein by reference, and (b) the liens securing taxes and assessments for the current and all subsequent years. Taxes for the current year having been prorated, the payment thereof is assumed by Grantee.

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND DELIVERED to be effective as of May 18, 2021.

GRANTOR:

WMV 1660, LLC, a Texas limited liability company

By: WayMaker Ventures, LLC., a Texas limited liability company, its sole member:

By: [Signature]
Name: James Dougherty
Title: Member

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on May 18, 2021, by **James Dougherty**, Member of **WayMaker Ventures, LLC**, sole member of **WMV 1660, LLC**, a Texas limited liability company.

(SEAL)

[Signature]
Notary Public, State of Texas



EXHIBIT A-1

Metes and Bound Description of Tract 1 (25.01 Acre Tract)

(See attached)

Unofficial Document

Gola Tract
25.01 ac ALTA/NSPS LTS
8009-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 25.01 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291; BEING ALL OF A CALLED 24.00 ACRE TRACT OF LAND AS CONVEYED UNTO JOHN GOLA, JR. IN DOCUMENT NUMBER 2003030745, AND CORRECTED IN DOCUMENT NUMBER 2003108665 AND ALL OF A CALLED 0.946 OF ONE ACRE TRACT OF LAND AS CONVEYED UNTO JOHN GOLA, JR. IN DOCUMENT NUMBER 2007061788, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 25.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the south right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 0.946 of one acre tract and a called 0.8575 of one acre tract of land as conveyed unto Thomas A. Gola in Document Number 9854812 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 82°46'22" E, coincident with the common line of the 0.946 of one acre tract and said south right-of-way line of F.M. 1661, a distance of 11.57 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the beginning of a non-tangent curve of the herein described tract;

THENCE, curving to the right, continuing coincident with said common line, with a radius of 1,099.88 feet, an arc length of 18.43 feet, a central angle of 0°57'36", a chord bearing of S 82°14'06" E, and a chord distance of 18.43 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the common corner of the 0.946 of one acre tract and the remaining portion of a called 24.17 acre tract of land as conveyed unto Alex Vacle Gola, Sr. in Document Number 2003030744 of the Official Public Records of Williamson County, Texas, for the end of this curve and northeasterly corner of the herein described tract;

THENCE, S 07°47'02" W, depart said common line, coincident with the common line 0.946 of one acre tract and said remaining portion of the 24.17 acre tract, a distance of 1,373.61 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set on the north line of the aforementioned 24.00 acre tract of land, at the common corner of the 0.946 of one acre tract and the remaining portion of the 24.17 acre tract for a re-entrant corner of the herein described tract;

THENCE, S 82°20'27" E, coincident with the common line of the 24.00 acre tract and the remaining portion of the 24.17 acre tract, a distance of 785.51 feet to a 1/2-inch iron rod with a cap stamped "RPLS 1433" found on the west line of a called 110.663 acre tract of land as

conveyed unto Bigon Implement Company, Inc. in Volume 777, Page 744, of the Deed Records of Williamson County, Texas, at the common corner of the 24.00 acre tract and the remaining portion of the 24.17 acre tract for an easterly corner of the herein described tract;

THENCE, S 07°39'55" W, coincident with the common line of the 24.00 acre tract and said 110.663 acre tract, a distance of 1,204.18 feet to a 1/2-inch iron rod found, for an angle point of the herein described tract;

THENCE, S 07°55'51" W, continuing coincident with said common line, a distance of 78.30 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the common corner of the 24.00 acre tract and a called 59 acre tract of land as conveyed unto Thomas A. Gola in document number 9814517 of the Official Public Records of Williamson County, Texas for the southeasterly corner of the herein described tract;

THENCE, N 82°27'45" W, coincident with the common line of the 24.00 acre tract and said 59 acre tract, a distance of 817.81 feet to a 1/2-inch iron rod found at the common corner of the 24.00 acre tract and the aforementioned 0.8575 of one acre tract for the southwesterly corner of the herein described tract;

THENCE, N 07°47'02" E, coincident with the common line of the 24.00 acre tract and the 0.8575 of one acre tract, passing at a distance of 1,284.29 feet a 1/2-inch iron rod with a cap stamped "RPLS 1433" found at the common corner of the 24.00 acre tract and the aforementioned 0.946 of one acre tract, and continuing coincident with the common line of 0.8575 of one acre tract and said 0.946 of one acre tract, a total distance of 2,657.78 feet to the **POINT OF BEGINNING** and containing 25.01 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83, There is a plat of survey with like job number and date.



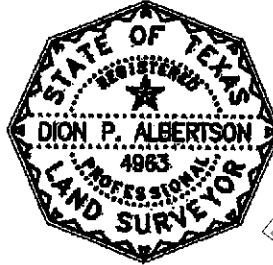
Dion P. Albertson RPLS Number 4963
BGE, Inc.

7330 San Pedro Ave, Suite 202

San Antonio TX 78216

Telephone: 210-581-3600

TBPLS Licensed Surveying Firm Number 10194490



9/4/2020

Date

Date: September 4, 2020
Project Number: 8009-00

EXHIBIT A-2

Metes and Bound Description of Tract 2 (61.40 Acre Tract)

(See attached)

Unofficial Document

Gola Tract
61.40 ac ALTA/NSPS LTS
8009-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 61.40 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291; BEING ALL OF A CALLED 59 ACRE TRACT OF LAND AND A CALLED 0.7 OF ONE ACRE TRACT OF LAND (16' WIDE ROAD STRIP) AS CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER 9814517 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 61.40 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "BGE INC" found on the south right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 0.7 of one acre tract and a called 99 acre tract of land (Third Tract) as described in Attachment "C" to Exhibit "A" as conveyed unto Wallin Farm and Ranch Partnership, Ltd. in Document Number 2004043044 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 82°46'22" E, coincident with the common line of said right-of-way and said 0.7 of one acre tract a distance of 15.73 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the 0.7 of one acre tract and a called 0.8575 of one acre tract as conveyed unto Thomas A. Gola in Document Number 9854812 of the Official Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE, S 07°47'02" W, departing said common line, coincident with the common line of the 0.7 of one acre tract and said 0.8575 of one acre tract, a distance of 2,657.71 feet to a 1/2-inch iron rod found on a northerly line of the aforementioned 59 acre tract at the common corner of the 0.7 of one acre tract and the 0.8575 of one acre tract for a re-entrant corner of the herein described tract;

THENCE, S 82°27'45" E, coincident with the common line of said 59 acre tract, the 0.8575 of one acre tract and a called 24.00 acre tract of land conveyed unto John Gola, Jr. in Document Number 2003030745 and corrected in Document Number 2003108665, both of the Official Public Records of Williamson County, Texas, a distance of 831.81 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of a called 110.663 acre tract of land as conveyed unto Bigon Implement Company, Inc. in Volume 777, Page 744, of the Deed Records of Williamson County, Texas, at the common corner of the 59 acre tract and said 24.00 acre tract for an easterly corner of the herein described tract;

THENCE, S 07°55'51" W, coincident with the common line of the 59 acre tract and said 110.663 acre tract, a distance of 1,832.08 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, S 07°41'52" W, continuing coincident with said common line, a distance of 1,139.04 feet to a calculated point on the north line of The Lookout At Brushy Creek Subdivision as recorded in Cabinet "Q", Slides 288-298 of the Plat Records of Williamson County, Texas, being on the existing centerline of

Brushy Creek at the common corner of the 59 acre tract and the 110.663 acre tract, for the southeasterly corner of the herein described tract;

THENCE, coincident with the common line of the 59 acre tract and said Lookout at Brushy Creek, being along the meanders of the existing centerline of Brushy Creek, the following five (5) courses:

- 1) N 82°19'07" W, a distance of 49.09 feet to a calculated point for an angle point of the herein described tract;
- 2) S 69°01'00" W, a distance of 105.89 feet to a calculated point for an angle point of the herein described tract;
- 3) S 76°17'22" W, a distance of 317.35 feet to a calculated point for an angle point of the herein described tract;
- 4) S 83°25'29" W, a distance of 106.37 feet to a calculated point for an angle point of the herein described tract;
- 5) N 87°50'09" W, a distance of 308.57 feet to a calculated point at the common corner of the 59 acre tract and a called 175 acre tract of land (First Tract) as described in Attachment "C" to Exhibit "A" as conveyed unto Wallin Farm and Ranch Partnership, Ltd. in Document Number 2004043044 of the Official Public Records of Williamson County, Texas, for the southwesterly corner of the herein described tract;

THENCE, N 07°48'41" E, coincident with the common line of the 59 acre tract, said 175 acre tract, the aforementioned 99 acre tract and the aforementioned 0.7 of one acre tract, a distance of 5,849.02 feet to **POINT OF BEGINNING** and containing 61.40 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83, There is a plat of survey with like job number and date.

Dion P. Albertson

Dion P. Albertson RPLS Number 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPELS Licensed Surveying Firm Number 10194490



5/12/2021

Date

Date: April 12, 2021
Project Number: 8009-00

EXHIBIT A-3

Metes and Bound Description of Tract 3 (110.56 Acre Tract)

(See attached)

Unofficial Document

Bigon Tract
110.56 ac ALTA/NSPS LTS
8009-00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 110.56 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291; BEING ALL OF A CALLED 110.663 ACRE TRACT OF LAND, AS CONVEYED UNTO BIGON IMPLEMENT COMPANY, INC IN VOLUME 777, PAGE 744, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 110.56 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the south right-of-way line of F.M. 1660 (R.O.W. ~Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of said 110.663 acre tract and a called 24.17 acre tract of land as conveyed unto Alex Vacle Gola Sr. in Document Number 2003030744 of the Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, S 63°36'25" E, coincident with the common line of the 110.663 acre tract and the south right-of-way line of F.M. 1660, a distance of 918.01 feet to a 1/2-inch iron rod found at the common corner of the 110.663 acre tract and a called 1.000 acre tract of land (Exhibit "A") as conveyed unto the City of Hutto, Texas as recorded in Document Number 2008034765 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE, S 8°20'22" W, departing said common line, coincident with the common line of the 110.663 acre tract, and said 1.000 acre tract, passing at a distance of a distance of 265.54 the common corner of the 1.000 acre tract and a called 155.136 acre tract of land (Exhibit "B") also conveyed unto the City of Hutto in the aforementioned Document Number 2008034765, and continuing coincident with the common line of 110.663 acre tract and said 155.136 acre tract, a total distance of 357.53 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, coincident with the common line of the 110.663 acre tract and said 155.136 acre tract, the following three (3) courses:

- 1) S 4°55'47" W, a distance of 245.74 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set for an angle point of the herein described tract;
- 2) S 7°27'42" W, a distance of 3,038.31 feet to a 1/2-inch iron rod found for a corner of the herein described tract;

- 3) S 7°32'52" W, a distance of 1,849.17 feet to a calculated point on the north line of The Lookout At Brushy Creek Subdivision as recorded in Cabinet "Q", Slides 288-298 of the Plat Records of Williamson County, Texas, being the existing centerline of Brushy Creek at the common corner of the 110.663 acre tract and said 155.136 acre tract, for the southeasterly corner of the herein described tract;

THENCE, coincident with the common line of the 110.56 acre tract and said Lookout at Brushy Creek, being along the meanders of the existing centerline of Brushy Creek, the following seven (7) courses:

- 1) N 65°25'37" W, a distance of 125.85 feet to a calculated point for an angle point of the herein described tract;
- 2) N 68°44'14" W, a distance of 197.02 feet to a calculated point for an angle point of the herein described tract;
- 3) N 33°01'15" W, a distance of 224.53 feet to a calculated point for an angle point of the herein described tract;
- 4) N 49°09'39" W, a distance of 101.83 feet to a calculated point for an angle point of the herein described tract;
- 5) N 62°50'43" W, a distance of 104.77 feet to a calculated point for an angle point of the herein described tract;
- 6) N 76°34'16" W, a distance of 209.29 feet to a calculated point for an angle point of the herein described tract;
- 7) N 82°19'07" W, a distance of 51.03 feet to a calculated point at the common corner of the 110.663 acre tract and a called 59 acre tract of land as conveyed unto Thomas A. Gola in Document Number 9814517 of the Official Public Records of Williamson County, Texas, for the southwesterly corner of the herein described tract;

THENCE, N 7°41'52" E, departing said common line, coincident with the common line of the 110.663 acre tract and said 59 acre tract, a distance of 1,139.04 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, N 7°55'51" E, continuing coincident with said common line, passing at a distance of 1,832.08 feet a 1/2-inch iron rod with a cap stamped "BGE, INC" set at the common corner of the 59 acre tract and a called 24.00 acre tract of land as conveyed unto John Gola Jr. in Document Number 2003030745 and corrected in Document Number 2003108665 both recorded in the Official Public Records of Williamson County, Texas, and continuing coincident with the

common line of the 110.663 acre tract and said 24.00 acre tract, a total distance of 1,910.38 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, N 7°39'55" E, continuing coincident with the common line of the 110.663 acre tract and the 24.00 acre tract, passing at a distance of 1,204.18 feet a 1/2- inch iron rod with a cap stamped "RPLS 1433" found at the common corner of the 24.00 acre tract and the aforementioned 24.17 acre tract, and continuing coincident with the common line of the 110.663 acre tract and said 24.17 acre tract a total distance of 1,695.55 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set for an angle point the herein described tract;

THENCE, N 7°55'13" E, continuing coincident with said common line, a distance of 201.76 feet to a 1/2-inch iron rod with a cap stamped "BGE, INC" set for an angle point of the herein described tract;

THENCE, North 7°37'16" East, continuing coincident with said common line, a distance of 473.58 feet to the **POINT OF BEGINNING** and containing 110.56 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83, There is a plat of survey with like job number and date

Dion P. Albertson

Dion P. Albertson RPLS Number 4963
BGE, Inc.
7330 San Pedro Ave, Suite 202
San Antonio TX 78216
Telephone: 210-581-3600
TBPLS Licensed Surveying Firm Number 10194490



9/4/2020

Date

Date: September 4, 2020
Project Number: 8009-00

EXHIBIT B**Permitted Exceptions****Permitted Exceptions for Tract 1:**

1. Water/wastewater line easement granted to City of Hutto, Texas, as set forth and defined by instrument recorded under Document No. 2007097044, Official Public Records of Williamson County, Texas.
2. Any unrecorded easement that may be evidenced by presence of overhead electric line, power poles and guys on Tract 3 as shown on the Existing Surveys.

Permitted Exceptions for Tract 2:

1. Water/wastewater line easement dated April 19, 2008, granted by Thomas Gola et al to City of Hutto, Texas, recorded under Document No. 2008030980, Official Public Records of Williamson County, Texas.
2. Any unrecorded easement that may be evidenced by presence of overhead electric line, power poles and guys on Tract 2 as shown on the Existing Surveys.

Permitted Exceptions for Tract 3:

1. Easement dated January 19, 1950, from H.E. Gainer to Texas Power & Light Company, recorded in Volume 362, Page 98, Deed Records of Williamson County, Texas.
2. Water/wastewater line easement dated November 20, 2007, granted by Bigon Implement Company, Inc. to City of Hutto, Texas, recorded under Document No. 2007099312, Official Public Records of Williamson County, Texas.
3. Electric line easement and right of way dated April 12, 2010, granted by Bigon Implement Co., Inc. to LCRA Transmission Services Corporation, recorded under Document No. 2010042890, Official Public Records of Williamson County, Texas.
4. Fences bounding Tract 1 but outside the boundary of Tract 1 as shown on the Existing Surveys.
5. Any unrecorded easement that may be evidenced by presence of overhead electric line and power poles crossing north line of Tract 1 as shown on the Existing Surveys.

Permitted Exceptions for all Tracts:

1. Development Agreement entered into effective April 1, 2021 by and between the City of Hutto, Texas, a home rule city organized under the laws of the State of Texas, and WMV 1660, LLC, a Texas limited liability company, and its successors and assigns, recorded under Document No. 2021058913, Official Public Records of Williamson County, Texas.

2. A certain Agricultural Lease between WMV 1660, LLC, as Landlord, and Gola Bros Farms, LLC, as Tenant.
3. Rights of Upper Brushy Creek Water Control and Improvement District to levy taxes and issue bonds.
4. Easement granted to Texas Power & Light Company described in Volume 353, Page 40, Deed Records of Williamson County, Texas.
5. Easement granted to Texas Power & Light Company described in Volume 353, Page 41, Deed Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021074553

Pages: 16 Fee: \$77.00
05/19/2021 09:50 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

RESOLUTION NO. R-2021-070

A RESOLUTION APPROVING THE PLAT KNOWN AS "GOLA PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the Planning and Zoning Commission to take action to recommend to the City Council whether or not to approve or disapprove a subdivision plat within thirty (30) days of the date an application is accepted, and;

WHEREAS, the Texas Local Government Code Chapter 212 and the City of Hutto Subdivision Ordinance requires the City Council take action to approve or disapprove a subdivision plat within thirty (30) days of the date of presentation at Planning and Zoning Commission, and;

WHEREAS, the Development Services Department and the City Engineer have reviewed the above referenced plat for compliance with statute and engineering standards, and;

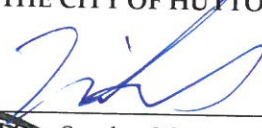
WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

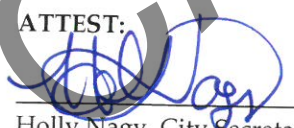
that the Hutto City Council hereby approves the resolution for the plat known as "Gola Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 6th day of the month May, 2021.

THE CITY OF HUTTO, TEXAS


Mike Snyder, Mayor

ATTEST:


Holly Nagy, City Secretary



GOLA PRELIM
HUTTO, TEXAS

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

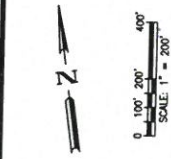


BOB, INC.

DATE	BY

LEGEND

—————	PROPERTY BOUNDARY
—————	PROPOSED RIGHT OF WAY
—————	EXISTING MAJOR CONTOUR
—————	EXISTING MINOR CONTOUR
—————	ROAD CENTERLINE
—————	PROPOSED LOT LINE
.....	PROPOSED SIDEWALK
—————	PROPOSED EASEMENT
20	PROPOSED LOT NUMBER
—————	CITY LIMITS



GOLA
PRELIMINARY PLAT

TV CABLE SERVICE
SPECTRUM BUSINESS
205-662-4792

FIRE DEPARTMENT
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2816

GAS SERVICE.
ATMOS ENERGY
512-415-8426

WATER & WASTEWATER
CITY OF HUTTO
500 W. LIVE OAK STREET
HUTTO, TEXAS 77634
512-759-3479

QUALITY OF HUITTO DEVELOPMENT SERVICES:
600 W. LIVE OAK STREET
HUITTO, TEXAS 78634
512-759-3479

ELECTRIC SERVICE:
ONCOR
650 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

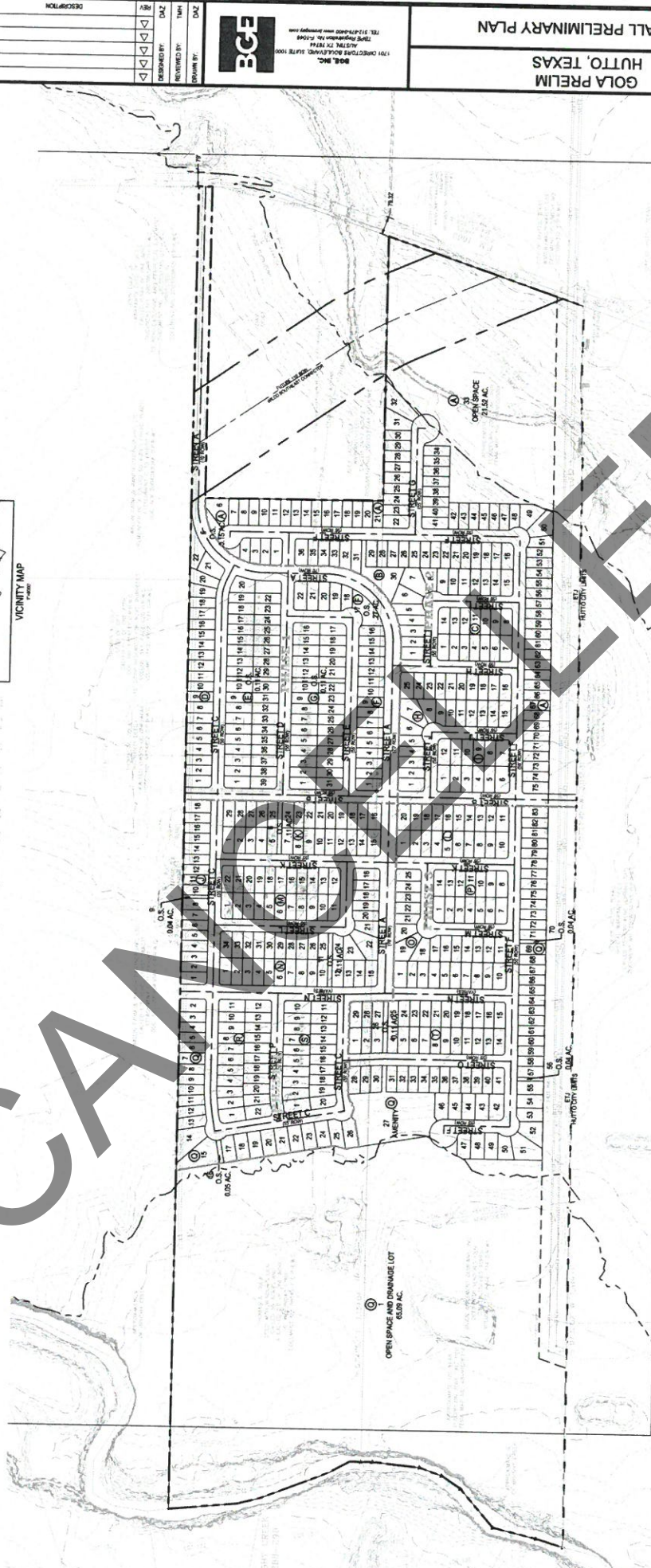
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

SURVEYOR
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

THOMAS A. GOLA
4250 FM 819
TAYLOR, TX. 76574

JOHN GOLA JR
1300 405 CR TA
TAYLOR, TX. 76574

BEIGON IMPLEMENT CO
12625 HWY 79
TAYLOR, TX. 76574



STREET TABLE									
STREET NAME	LOW VOLTAGE	STREET LIGHTS	GARAGE	TYPE	STREET CLAMPING	STREET OVERPASS	STREET LENGTH	NOTES	
STREET A	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	1. NO BOLLING, FENCING, OR PROTECTING OF STRUCTURES IS PERMITTED BY THE CITY OF CHICAGO. ANY DAMAGE TO STRUCTURES OCCURRING IS PERMITTED BY THE CITY OF CHICAGO. ANY DAMAGE TO STRUCTURES OCCURRING IS PERMITTED BY THE CITY OF CHICAGO.	
STREET B	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	2. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET C	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	3. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET D	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	4. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET E	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	5. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET F	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	6. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET G	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	7. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET H	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	8. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET I	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	9. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET J	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	10. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET K	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	11. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET L	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	12. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET M	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	13. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET N	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	14. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET O	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	15. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET P	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	16. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET Q	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	17. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET R	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	18. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET S	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	19. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET T	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	20. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET U	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	21. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET V	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	22. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET W	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	23. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET X	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	24. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET Y	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	25. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET Z	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	26. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AA	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	27. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AB	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	28. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AC	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	29. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AD	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	30. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AE	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	31. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AF	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	32. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AG	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	33. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AH	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	34. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AI	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	35. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AJ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	36. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AK	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	37. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AL	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	38. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AM	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	39. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AN	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	40. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AO	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	41. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AP	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	42. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AQ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	43. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AR	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	44. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AS	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	45. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AT	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	46. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AU	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	47. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AV	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	48. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AW	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	49. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AX	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	50. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AY	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	51. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET AZ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	52. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BA	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	53. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BB	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	54. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BC	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	55. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BD	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	56. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BE	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	57. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BF	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	58. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BG	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	59. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BH	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	60. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BI	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	61. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BJ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	62. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BK	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	63. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BL	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	64. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BM	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	65. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BN	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	66. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BO	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	67. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BP	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	68. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BQ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	69. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BR	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	70. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BS	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	71. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BT	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	72. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BU	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	73. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BV	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	74. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BW	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	75. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BX	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	76. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BY	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	77. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET BZ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	78. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CA	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	79. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CB	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	80. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CC	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	81. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CD	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	82. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CE	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	83. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CF	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	84. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CG	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	85. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CH	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	86. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CI	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	87. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CJ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	88. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CK	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	89. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CL	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	90. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CM	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	91. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CN	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	92. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CO	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	93. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CP	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	94. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CQ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	95. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CR	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	96. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CS	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	97. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CT	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	98. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CU	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	99. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CV	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	100. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CW	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	101. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CX	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	102. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CY	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	103. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET CZ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	104. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DA	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	105. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DB	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	106. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DC	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	107. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DD	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	108. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DE	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	109. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DF	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	110. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DG	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	111. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DH	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	112. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DI	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	113. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DJ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	114. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DK	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	115. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DL	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	116. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DM	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	117. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DN	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	118. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DO	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	119. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DP	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	120. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DQ	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	121. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DR	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	122. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DS	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	123. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DT	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	1000	124. BOLLING OR FENCING SHALL BE AS SHOWN ON SHEET.	
STREET DU	30' x 30'	30' x 30'	30'	30'	LOCAL	LOCAL	10		

LOT COUNT	
LOT SIZE	PERCENTAGE
45'	38%
60'	66.7%
60'	36.2%
60'	4.4%
O.E.	1.1%
AMENITY	1
TOTAL	100%

TOTAL BLOCKS: 20

[illegible][illegible]

ELECTRIC
GAS
ONCOR
ATLANS
GIFT OF MOTO

SUBMITTAL
DATE: 09-17-2020

GOLA PRELIM
HUTTO, TEXAS
PRELIMINARY PLAN (1 OF 2)

BOE, INC.
1701 DIRECTIONS BOULEVARD, SUITE 10
AUSTIN, TX 78744
TOLL FREE: 1-800-451-4514
TEL: 512-875-0400 www.boeing.com



DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

DESCRIPTION

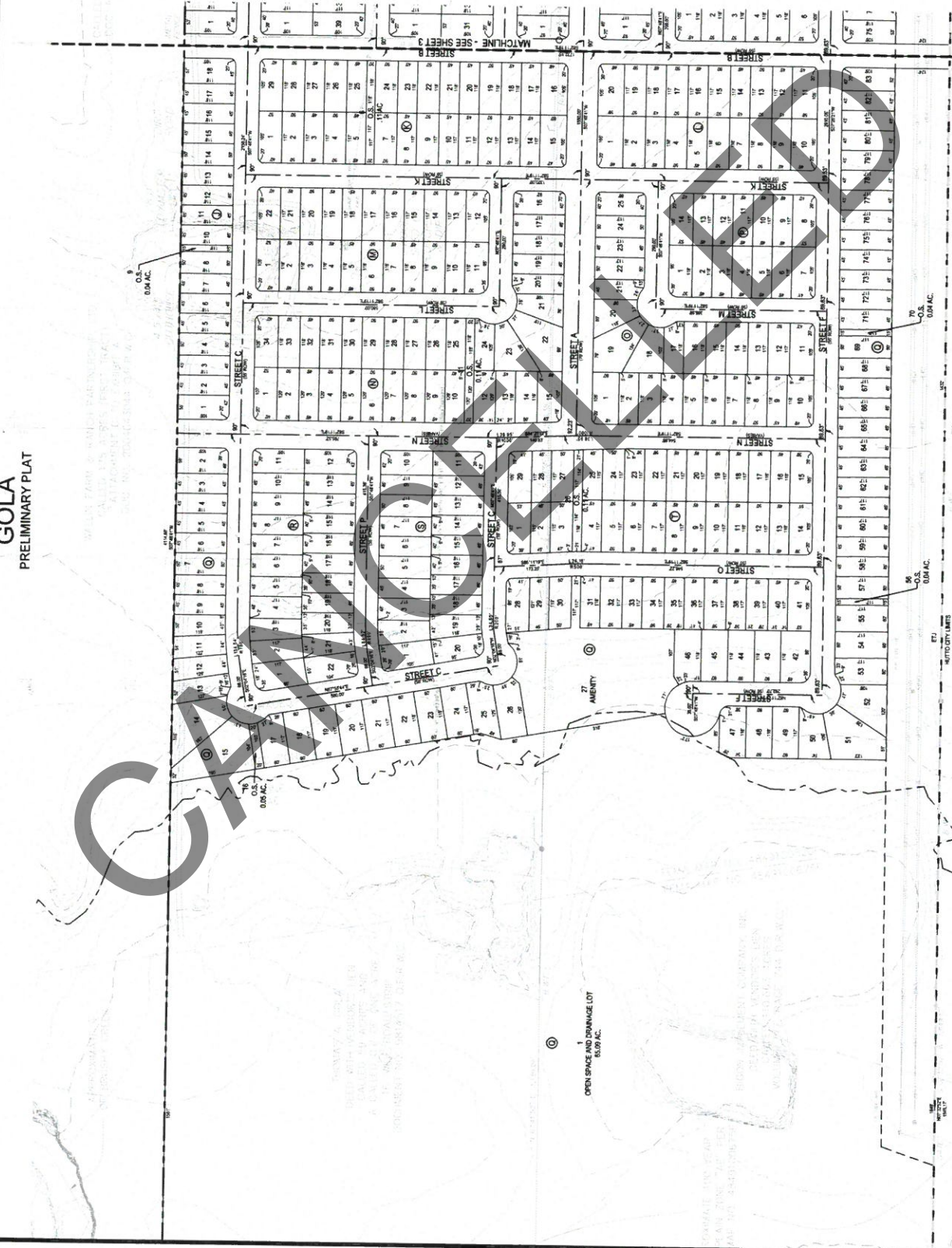
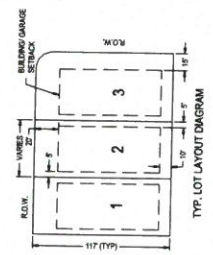
DATE	APR
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GOLA
PRELIMINARY PLAT



SCALE: 1" = 1'
LEGEND

PROPERTY BOUNDARY
 PROPOSED RIGHT OF WAY
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 ROAD CENTERLINE
 PROPOSED LOT LINE
 PROPOSED SIDEWALK
 PROPOSED EASEMENT
 PROPOSED LOT NUMBER
 CITY UNITS

[illegible]



SUBMITTAL 02-17-2020

GOLA PRELIM
HUTTO, TEXAS



BOE, INC.
701 DIRECTORS BOULEVARD, SUITE 100
AUSTIN, TX 78744
TBE Registration No. F-1046
TEL 512/793-0400 new brewery.com

DESIGNED BY:	DAZ
REVIEWED BY:	TMM
DRAWN BY:	DAZ

DATE	APR

GOLA
PRELIMINARY PLAT

LETTERS & BOUNDING DESCRIPTIONS

FIELD NOTES FOR A 110.56 ACRE TRACT OF LAND IN THE JAMES HOOKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, SAVING ALL OF A CALLED 110.683 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED DATED JANUARY 1, 1907, FROM THE ESTATE OF BOON IMPLEMENT COMPANY, INC IN VOLUME 100, PAGE 744, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 110.56 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

beginning at a 1/2-inch iron rod found on the south
right-of-way line of F.M. 1660 (Rd. 30 - Verbes), as described
in Volume 384, Page 608 and Volume 385, Page 411 of the
Recorded Records of Williamson County, Texas, at the common
corner of said 110.683 acre tract and is called 24.17 acre
document Number 200303074 of the Official Public Records
of Williamson County, Texas, for the northeast corner and
WEST of BEGINNING of the tract described herein.

ENCE, S 83°36'20" E, coincident with the common line of the N10,693 acre tract and the south right-of-way line of the N10,693 acre tract. In N10,693, the distance of 916.0 feet to a 7/2"-high iron rod set at the corner of the common corner of the N10,693 acre tract and a 1,000 acre tract of land (Exhibit "A") as conveyed unto the City of Little Rock as Exhibit "B" was located.

The Office of Public Records of Williamson County, Tennessee, advised that the northwestern quarter of the herein described tract

ENCE, S 87°02'22" W, departing said common line, adjacent with the common line of the 110.063 acre tract, and said 1000 acre tract, passing at a distance of 85.54' the common corner of the 1,000 acre tract and the 110.063 acre tract of land (Exhibit "B") also conveyed to the common line of the 110.063 acre tract, and the common line of 200.0034795, and common tract and said 153.15' line, a total distance of 357.33 feet to a 7'-high iron rod found for an angle point of the herein described

ENCE, coincident with the common line of the 110.663 acre tract and sold 153.136 acre tract, the following three (3) SURFACE

- 1) S 43°34'7" W, a distance of 243.74 feet to a 1/2-inch iron rod with a cap stamped "BOZ, INC" set for an angle point of the herein described tract
- 2) S 73°42' W, a distance of 3,038.31 feet to a 1/2-inch

iron rod found for a corner of the herein described tract: S. 73°32'52" W., a distance of 1,849.17 feet to a calculated point on the north line of The Lookout At Brushy Creek Subdivision as recorded in Exhibit "C," Slides 288-298 of the Plat Records of Williamson County, Texas, being the existing centerline of Brushy Creek of the common corner of the 110,683 acre tract and said 153,136 acre tract, for the southeasterly corner of the herein described tract.

ENCE, coincident with the common line of the 116.56 acre tract and said Lookout at Brushy Creek, being along the boundaries of the existing centerline of Brushy Creek, the line being seven (7) courses:

- 1) N. 83°25'37" W. a distance of 125.85 feet to a calculated point for an angle point of the herein described tract;
- 2) N. 68°44'14" W. a distance of 187.02 feet to a calculated

point for an angle point of the herein described tract;

3) N 33°01'15" W, a distance of 224.53 feet to a calculated point for an angle point of the herein described tract;

4) N 49°09'38" W, a distance of 101.83 feet to a calculated point for an angle point of the herein described tract;

5) N 62°30'43" W, a distance of 104.77 feet to a calculated point for an angle point of the herein described tract;

3) N 76°34'16" W, a distance of 209.29 feet to a calculated point for an angle point of the herein described tract;

ENCE, N 74°32' E, departing said common line, coincident with the common line of the 110.663 acre tract and said 59 acre tract, a distance of 1,138.043 feet to a 1/2-inch iron rod and for an angle point of the herein described tract;

ENCE, N 75°31' E, continuing coincident with said common line, passing at a distance of 1,832.08 feet a 1/2-inch iron rod with a cap stamped "BCE," set at the common corner of the 59 acre tract and a called 24.04 acre tract of land as

veyed into John Gola Jr. in Document Number 20030030745 corrected in Document Number 2003108665 both recorded in the Official Public Records of Williamson County, Texas, and the adjoining coincident with the common line of the 110.663 acre tract and said 24.00 acre tract, a total distance of 0.38 feet to a 1/2-inch iron rod found for an angle point in the herein described tract;

ing at a distance of 1,204.18 feet $\pm 1/2$ - inch from red
a cap stamped "RPLS 1433" found at the common
ner of the 24.00 acre tract and the aforementioned 24.17

LEGAL DESCRIPTION:

RECORDS NOTES FOR A 25.01 ACRE TRACT OF LAND IN THE JAMES
W. BECKHORN SURVEY NUMBER 284, ABSTRACT NUMBER 239; BEING
ALL OF A CALLED 24.00 ACRE TRACT OF LAND AS CONVICTED
IN DOCUMENT NUMBER 2003030745, AND ALL OF A
CORRECTED IN DOCUMENT NUMBER 2003106865 AND ALL OF A
CORRECTED 0.946 OF ONE ACRE TRACT OF LAND AS CONVICTED
IN DOCUMENT JOHN GOLLA JR. IN DOCUMENT NUMBER 2007081798,
RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON
COUNTY, TEXAS. SAID 25.01 ACRE TRACT OF LAND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS

beginning at a 1/2-inch iron rod found on the south right-of-way line of F.M. 1890 (R.O.W. -- Varies), as described in Volume 364, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common corner of tract 0.946 of one acre tract and a called 0.8375 of one acre tract of land as conveyed unto Thomas A. Gale in Document Number 9554812 of the Official Public Records of Williamson County, Texas, for the northern boundary line of

HENCE, S 82°46'22" E, coincident with the common line of the 1.48' of one row tract and said south right-of-way line of S. 1681, a distance of 11.37 feet to a 1/2"-inch iron rod with a cap stamped "BGE, INC." set at the beginning of a non-tangent curve of the herein described tract.

HENCE, curving to the right, continuing coincident with said

[illegible]

with the common line of the 24.17 acre tract and sold the remaining portion of the 24.17 acre tract and sold the common line of the 0.46 acre tract, a distance of 373.81 feet to a 1/2-inch iron rod with a cap stamped "373.81" set on the north line of the aforementioned 24.00 acre tract of land, at the common corner of the 0.945 acre tract and the remaining portion of the 24.17 acre tract and the remaining corner of the herein described tract.

tract, a distance of 785.31 feet to a 1/2-inch steel rod with a cap stamped "99153" found on the west line of a catted tract. The corner of the 110.663 acre tract on conveyed unto Bland Company, Inc. in Volume 777, page 744, of the Deed Records Williamson County, Texas, at the common corner of the 0.0000 acre tract and the remaining portion of the 24.17 acre tract for an eastern corner of the herein described tract.

INCENSE, S. 073551" W. continuing coincident with said common line, a distance of 76.30 feet to a 1/2"-inch iron rod with a p atomped "INC" set at the common corner of the 0.00 acre tract and a called 39 acre tract, and
wavyed into Thomas A. Gales in document number 9814517 of the Official Public Records of Williamson County, Texas for said southeasterly corner of the herein described tract;

ENCE, N 82°27'45" W, coincident with the common line of 24.00 acre tract and sold 59 acre tract, a distance of 78.01 feet to a 1/2-inch turn bar found at the corner of the 24.00 acre tract and the aforementioned 0.8575 acre tract. The corner of the 24.00 acre tract for the southwesterly corner of the tract described last.

ENCE, N 07°47'02" E, coincident with the common line of 24.00 acre tract and the 0.8575 of one acre tract.

measuring at a distance of 1,284.29 feet at the corners of a cap stamped "M-1 1437" found at the corners of the 24,000-acre tract and the circumference of one acre tract, and continuing adjacent with theodolite of 0.3575 of one acre tract and added 0.945 of one acre tract, a total distance of 2,557.76 feet to the POINT OF BEGINNING and encompassing 25.01 acres of land, more or less.

FIELD NOTES FOR A 83.25 ACRE TRACT OF LAND IN THE JAMES
HARRIS SURVEY, SECTION 24, ABSTRACT NUMBER 291, BEING
A 59 ACRE TRACT OF LAND AND A CALLED 0.7
OF ONE ACRE TRACT OF LAND, (16 WIDE ROAD STRIP) AS
CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER
109114517 AND A CALLED 0.1875 OF ONE ACRE TRACT OF LAND
AS CONVEYED UNTO THOMAS A. GOLA IN DOCUMENT NUMBER
109048412 BOTH RECORDED IN THE OFFICE PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS, SAID 83.25 ACRE TRACT OF LAND
BEING PART OF THE

beginning at a 1/2-inch iron rod with a cap stamped BGE
INC. facing on the south right-of-way line of J.L. 1660 (R.O.W.
- *Varies*), as described in Volume 364, Page 608 and Volume
3885, Page 411 of the Deed Records of Williamson County,
Tennessee, at the common corner of sold 0.7 of one acre tract
and a celled 99 acre tract of land (Third Tract) described

Attachment "C" to Exhibit "A" as conveyed unto Wells Fargo Bank and Branch Partnerships, Ltd. in Document Number 2004043044 if and only if the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING of the herein described tract

[illegible]

003030745, and corrected in Document Number 20033106860, which is recorded in the Official Public Records of Jefferson County, Texas, and contributing coincident with the common line of the 0.8575 of one acre tract and said 24.00 acre tract, a distance of 2,657.78 feet to a 1/2-inch high iron fence located in a westerly line of the aforementioned 59 acre tract at the common corner of the 0.8575 of one acre tract and the 0.00 acre tract for a re-entrant corner of the herein described tract;

ENCE, S 82°27'45" E, coincident with the common line of land 59 acre tract and the 24.00 acre tract, distance of 178.71 feet to a 1/2-inch iron rod with a cap stamped 862, 8.71 feet on the west line of a called 110.663 acre tract of land conveyed unto Bliton Implement Company, Inc. in Volume 17, page 744, of the Deed Records of Williamson County, Tenn., at the common corner of the 59 acre tract and the 24.00 acre tract for an easterly corner of the heresh described tract;

ENCE, S 73°51' W, continuing coincident with said common line, a distance of 1,139.04 feet to a calculated point on the north line of The Lookout At Brulley Creek Subdivision as recorded in Cabinet "C", Slides 286-298 of the Public Records of Williamson County, Texas, being the existing centerline of the here described tract.

59 acres tract at the common corner of the 59 acres tract and a 110.683 acre tract, for the southeasterly corner of the 59 acres described tract;

59 acres tract, coincident with the common line of the 59 acres tract and a 100.000 acre tract, being along the meanders of the existing centerline of Brushy Creek, the following five (5) acres:

34.82107° N., a distance of 49.09 feet to a calculated

j) S 89°01'00" W, a distance of 105.89 feet to a calculated point for an angle point of the herein described tract;
 k) S 76°17'22" W, a distance of 317.35 feet to a calculated point for an angle point of the herein described tract;
 l) S 83°25'29" W, a distance of 106.37 feet to a calculated point for an angle point of the herein described tract.

N 87°50'08" W, a distance of 308.57 feet to a calculated point at the common corner of the 59 acre tract and a called 175 acre tract of land (First Tract) as described in Attachment 'A' to Exhibit 'A' as conveyed unto Welfin Farm and Ranch Partnership, Ltd. in Document Number 2004043044 of the Official Public Records of Williamson County Texas, for the southwesterly corner of the herein described tract.

ANCE, N 74°49'41" E, coincident with the common line of the
core tract, add 175 acre tract and the aforementioned 99
acre tract, a distance of 5,849.02 feet to POINT OF BEGINNING
containing 61.25 acres of land, more or less.

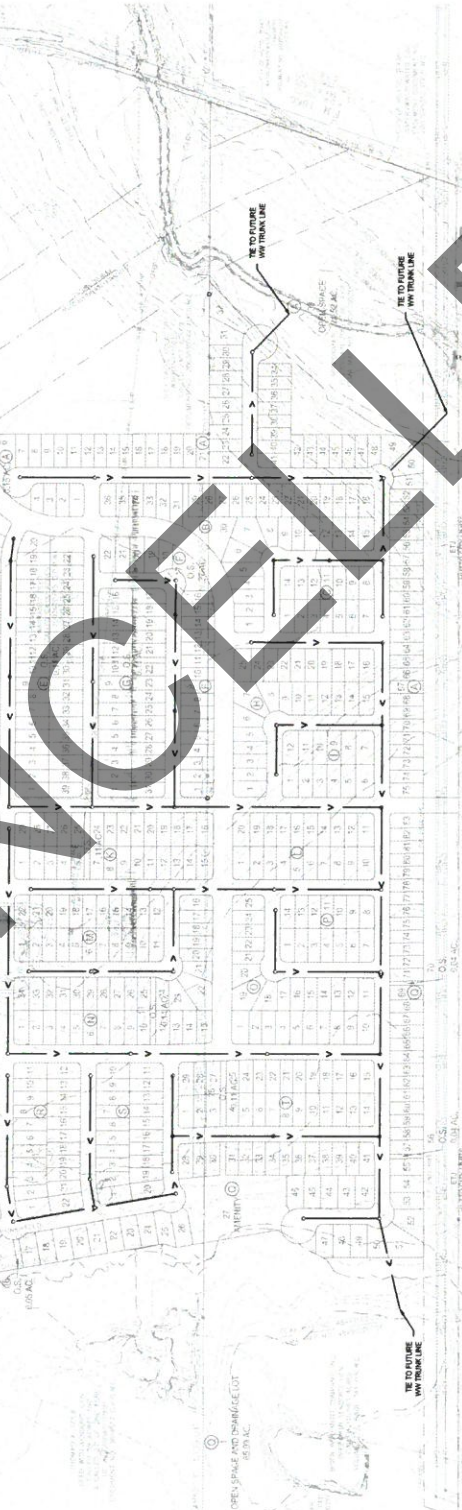
GOLA
PRELIMINARY PLAT



0 100' 200' 400'
SCALE: 1" = 200'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED WASTEWATER LINE
- LOT NUMBER
- PROPOSED EASEMENT
- PROPOSED WASTEWATER LINE



BGE, INC.
1701 CANTON ROAD, SUITE 1000
ALLEN, TX 75015
TEL: 972.346.6000
WWW.BGE.COM

OVERALL WASTEWATER PLAN
GOLA PRELIM
HUTTO, TEXAS

DATE: 06-17-2020
SHEET: 5 OF 7



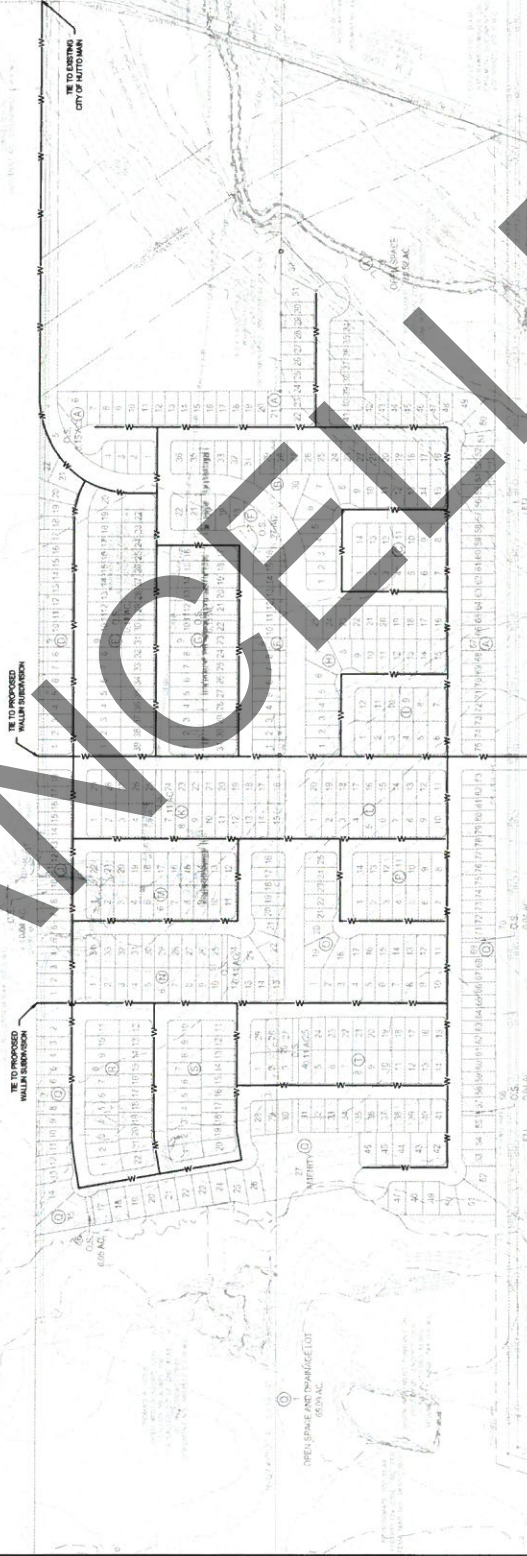
DESIGNED BY: TUAH
CHECKED BY: TUAH
DATE: 06-17-2020

GOLA PRELIMINARY PLAT



0 25' 50' 100'
SCALE 1" = 50'

LEGEND	
---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	EXISTING MAJOR CONTIGUOUS
---	EXISTING MINOR CONTIGUOUS
---	FEASIBLE LOT LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED WATER LINE
---	PROPOSED FURNISH ASSEMBLY



BGE
BGE, INC.
1701 LAMAR BLVD., SUITE 1000
HOUSTON, TEXAS 77058
TEL: 832.770.0000
FAX: 832.770.0001
WWW.BGE.COM

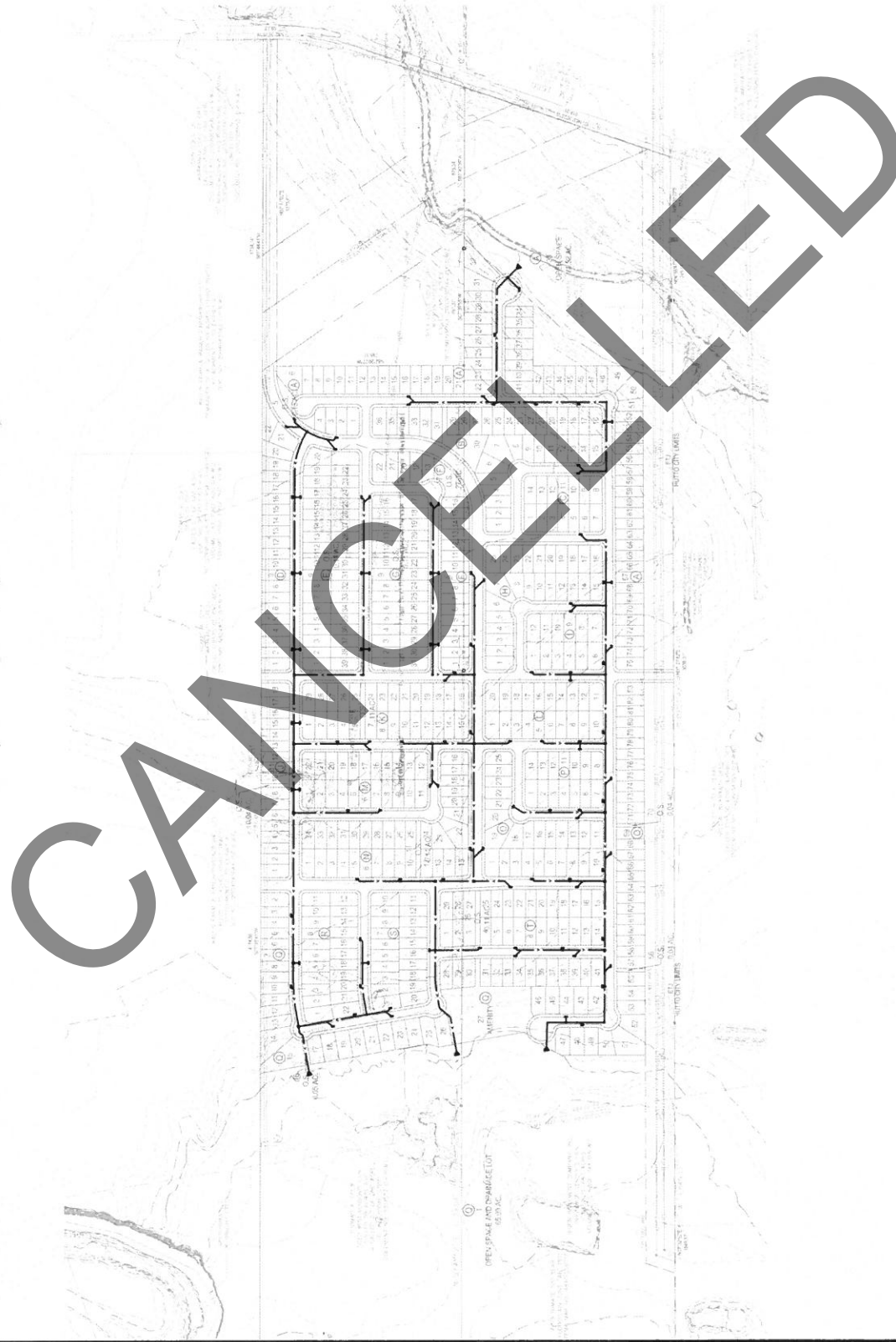
**GOLA PRELIM
HUTTO, TEXAS
OVERALL WATER PLAN**

DATE: 06-11-2020
SHEET: 6 OF 7



Page 36 of 65

GOLA PRELIMINARY PLAT



0 25' 50' 100'
SCALE 1" = 50'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED LOT LINE
- PROPOSED LOT LINE 10 YEAR FLOODPLAIN
- LOT NUMBER
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED STORM LINE
- PROPOSED CURB INLET

BCE
BOB, INC.
1701 DIRECTOR BUILDING, SUITE 1000
HOUSTON, TEXAS 77056
TEL: 281.460.0000 FAX: 281.460.0001
www.bceinc.com

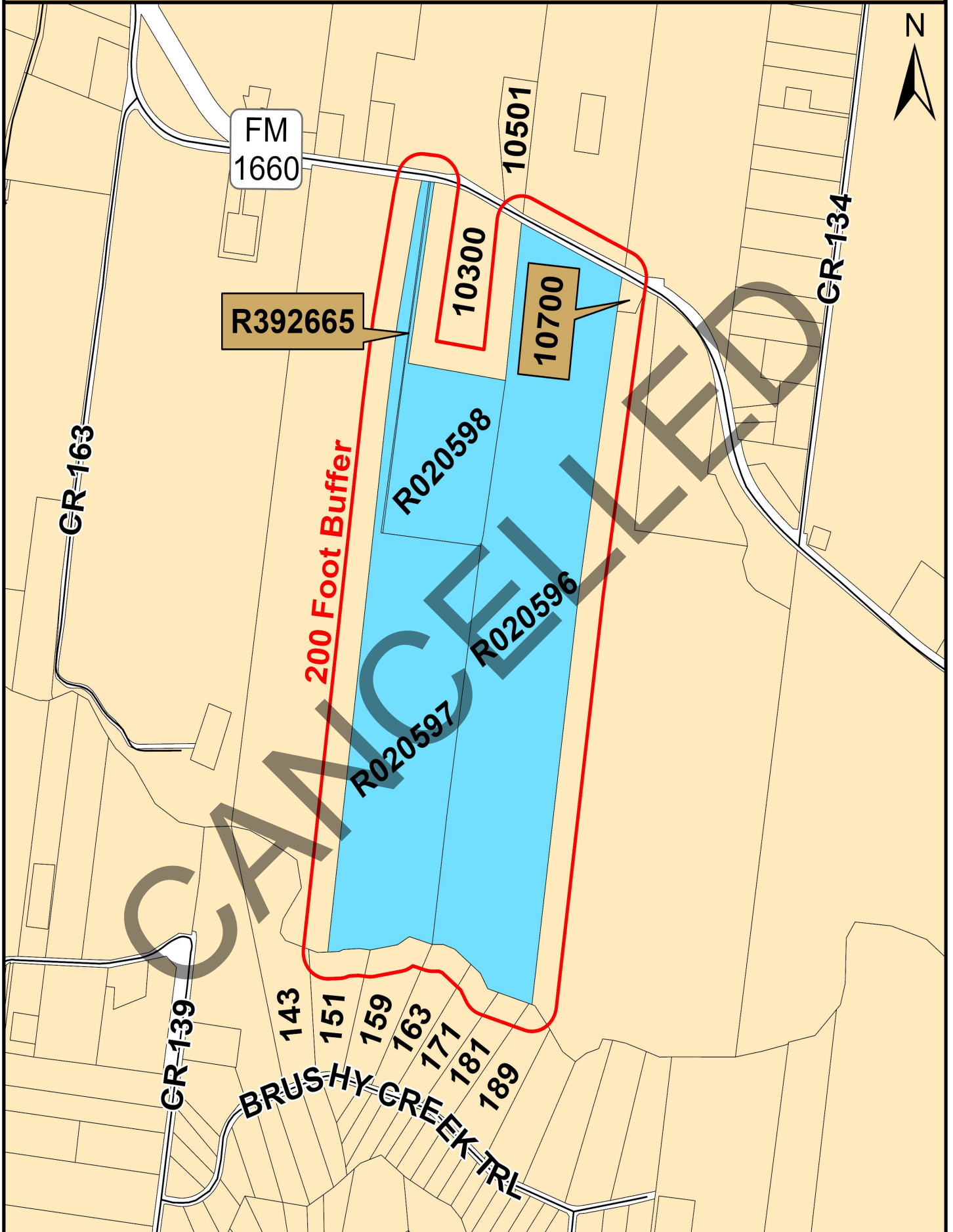
OVERALL STORM PLAN
HUTTO, TEXAS
GOLA PRELIM

DATE: 09-17-2009
DRAWN BY: [blank]
CHECKED BY: [blank]
REVIEWED BY: [blank]
DATE: [blank]

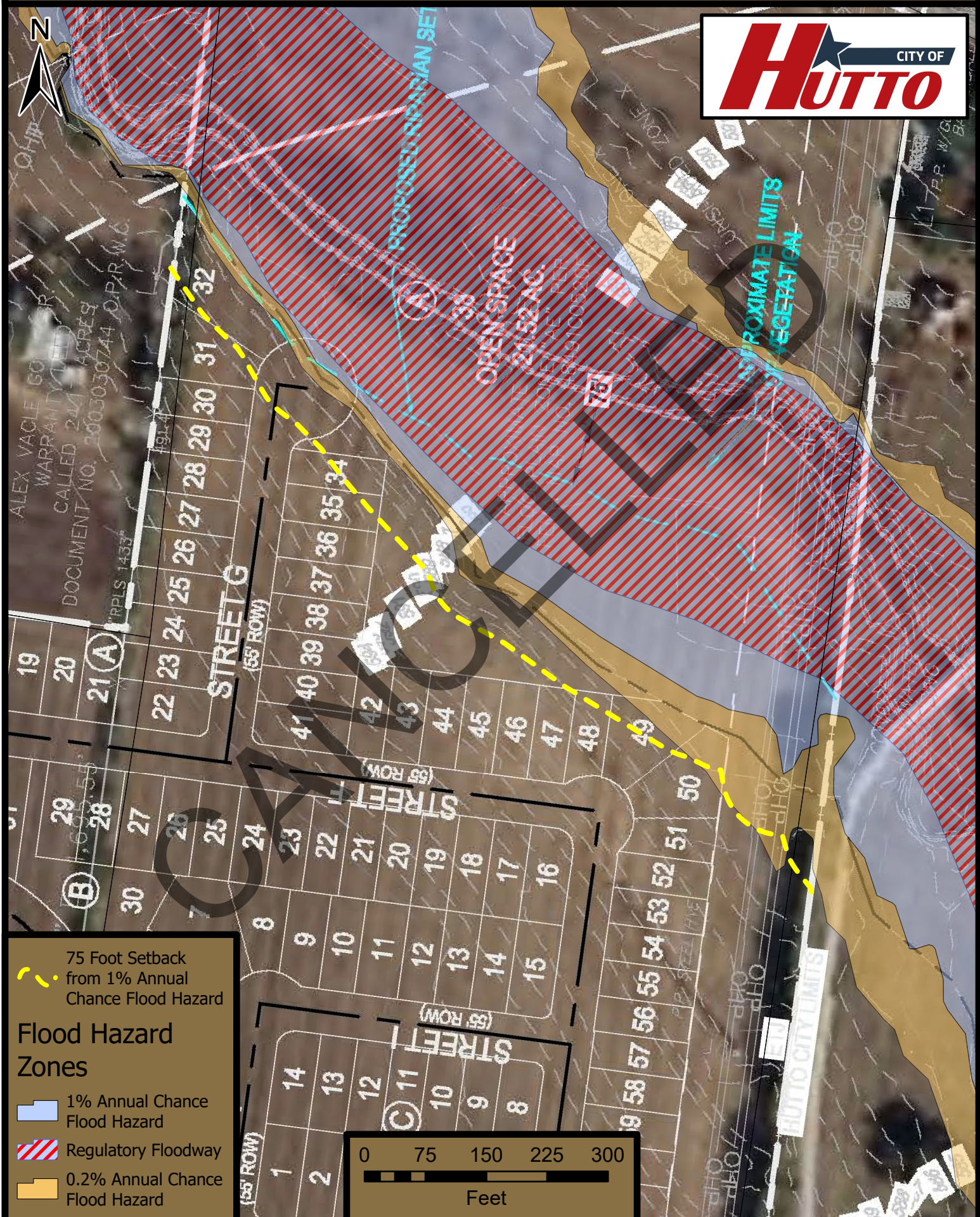


SHEET
7 OF 7

Gola Variance Request



Gola (75 Foot Setback from Cottonwood Creek)





Autumn Speer

From: Dina Gachman <dinagachman@gmail.com>
Sent: Wednesday, September 8, 2021 2:41 PM
To: Planning
Subject: Gola Primary Plat

Gola Primary Plat hearing 9/21/21
Dina and Jerett Zipin
163 Brushy Creek Trl
Hutto TX 78634
The Lookout at Brushy Creek

We strongly OPPOSE the decrease of the riparian setback along the creek. For one, deforestation, building and altering the land near the creek will increase the flood risk not just for residents like us, but for people on the other side, in the new development.

There are also species of salamanders, fish, and wildlife that count on the current habitat to survive and altering the land and coming closer to the creek will severely impact them.

There will be so many residents in the new subdivision, coming closer to the creek will impact:
flooding
safety/trespassing
light pollution
noise pollution

We are 100% against the decrease in any form
Thank you
Dina and Jerett Zipin

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Autumn Speer

From: orbie welch <orbiewelch52@gmail.com>
Sent: Wednesday, September 8, 2021 3:51 PM
To: Planning; orbie welch
Subject: Hutto Gola Variance Request - 151 Brushy Creek Trail
Attachments: flood2.jpg; flood1.jpg

September 8, 2021

Hi,

Case Name: Gola Variance Request
Hearing Date: 9.21.2021

Orbie and Laura Welch
151 Brushy Creek Trail
Hutto, TX

We received the letter concerning the variance.

It is not clear if you are requesting to not have any setback from Brushy Creek or a change in distance?

Do you know if the builder plans to remove the woods across from 151 Brushy creek trail?
Can you provide a plot of how the 576 residential lots will fit on the 197.83 acres? It would be helpful to see exactly how it will be. This might change our mind.

I have been at 151 since around 2002. I have seen the creek flood a number of times. Meaning it went over the banks and extended into my property at least 200 feet. I have attached a few photos. The properties east of mine had it covered even more. Will you require everyone in the floodplain to purchase flood insurance? The mortgage company will.

The woods along the creek have been disappearing for years. Not sure what the cause is. I have been using a wildlife camera for the last 10 years and have seen a variety of animals. Example: Coyotes, bobcats, deer, smaller animals like racoon, skunk, fox, possums, etc. I am concerned that a large development like this will cause the animals moving back and forth on the creek to disappear. We have hawks, waterfowl and owls that live in the area. We can also see fish. I am concerned that runoff from the new streets, etc. will pollute the water if the setbacks are moved. The streetlights may cause the birds to move elsewhere, and stars disappear.

I understand the need for housing. However, there is a cost associated with too many homes on a small area of land. More homes mean more traffic, more schools, more infrastructure, etc. Is this approach sustainable? Perhaps fewer homes and then a park along the creek instead of simply ignoring the reason the variant was put there in the first place.

If you could not build the wastewater treatment plant in the flood plan, why is it ok to build homes?

So, my wife and I, OBJECT to the variance request.

Sincerely,





Autumn Speer

From: Kevin and Charlotte Igo <igeaoux@gmail.com>
Sent: Wednesday, September 8, 2021 4:34 PM
To: Planning
Subject: Gola Preliminary Plat opposition

Please accept this email as my opposition to the Gola Preliminary Plat plan.

This plan as proposed will destroy the ecological system in the area, congest traffic on very narrow roads, and place many new homes in a flood plain.

The placement of additional homes around the creek will completely disrupt the habitat of countless wildlife and will also place additional flood dangers to both sides of the creek due to the presence of hardscapes (streets, sidewalks, house foundations) that will further restrict natural water absorption.

Respectfully,

Kevin and Charlotte Igo
201 Comanche Cir, Hutto
The Lookout at Brushy Creek

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Autumn Speer

From: Pete THOMSEN <petethomsen@yahoo.com>
Sent: Thursday, September 16, 2021 1:42 PM
To: Planning
Subject: Gola variance request

Gola preliminary plat
Public hearing date: September 21, 2021

Pete Thomsen
181 Brushy Creek Trl
Hutto, TX

I object due to flooding concerns.

Question: what is the current Riparian setback and what is the variance request. That info is not in the notice.

Kind Regards,
Pete Thomsen
Petethomsen@yahoo.com

CANCELLED

AGENDA ITEM REPORT



To: Zoning Board of Adjustment
Subject: Consideration of a public hearing and possible action on a variance request for the property located at 1022 North Ash Cove to increase the rear fence height to extend an additional ten (10) feet beyond the code allowed six (6) feet for a total of sixteen (16) feet as outlined in Unified Developed Code Section 10.408.4 Permitted fences, walls and hedges. **(Withdrawn per Applicant 9/17/2021)**
Meeting: Tuesday, September 21, 2021
Department: Development Services
Staff Contact: Autumn Speer

BACKGROUND INFORMATION:

Applicant withdrew the submittal on Friday, September 17, 2021. Please see attached withdrawal email. They did not want to pay the application fee.

The home at 1022 North Ash Cove is part of the Emory Farms subdivision that was originally platted in 2006. The home was constructed in 2007 and according to WCAD the current owner purchased it June 30, 2021. The property is zoned SF-1 (single household medium density). The pool was installed in 2008. The property is in a cul-de-sac and backs up onto the adjacent commercial property off of Ed Schmidt Boulevard.

SUMMARY OF REQUEST:

The adjacent property is zoned B-1 (commercial local/neighborhood). The adjacent property was also originally platted as part of the Emory Farms subdivision. The Rio Grande restaurant is located directly to the rear of the subject property. It received its Certificate of Occupancy on February 13, 2020. The restaurant was in place when the applicant purchased the property.

The UDC requires a bufferyard between lots of different intensity per 10.403.6. The bufferyard between SF-1 and B-1 is a level b or medium level bufferyard.

A medium level bufferyard ("b") shall consist of the following:

- 20 ft. wide planting area; or a 15 ft. wide planting area plus a 6+ ft. tall masonry wall;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
- For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required

The adjacent property provided a 20ft. wide planting area, 16 large trees, 46 small trees and 778' of shrubs. They substituted small trees for 16 large trees.

AGENDA ITEM REPORT



The site does have a significant grade change and higher elevation than the adjacent residential property. The rear portion of the restaurant facing the property owners' lot is the outdoor patio portion.

To help alleviate the view and noise from the adjacent restaurant, the applicant is requesting this variance to the fence ordinance to allow a 16' tall slatted fence structure placed in front of the existing wood fence.

Neighbor Responses and Notification

15 notifications were sent out to property owners within 200' of this site. To date, we have received three notices in favor (attached).

Variance Criteria 10.203.24.3

A variance may be granted if all the following findings are made.

- There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is the minimum necessary to grant relief.

STAFF REVIEW:

The proposed request does not meet the variance approval criteria. While the proximity of the restaurant could be construed as a negative for the property requesting the variance, it was an existing condition when they purchased the property.

- There are **no** unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
- Strict application of this code **does not** deprive the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
- The variance is **not** in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site. ***The 16' height request would be extreme compared to the neighborhood. The height is not allowed anywhere in the city. The tallest permitted fence in the city is 12' for tennis and basketball courts.***
- Conditions resulting in the request are not self-created by disregard or ignorance of this code. **NA**

AGENDA ITEM REPORT



- The variance **would** confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
- The variance is **not** the minimum necessary to grant relief. ***This was an existing condition when the property was purchased.***

Staff Recommendation

Staff Recommends denial of the proposed variance request.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Withdrawal Letter 9.17.2021
2. 1022AshCv(N)-ZBAVar-Fence-Applic(8-31-21)
3. 1022AshCv(N)-ZBAVar-Fence-SitePlan(8-31-21)
4. Applicant Photos 1022 North Ash Cove
5. 1022NashCv-ZBAVariance-(Favor)OConnell
6. Favor - Maldonado
7. Favor Mckinney
8. Staff Photos 1022 North Ash Cove
9. 551 Ed Schmidt Rio Grande Site Plan 1
10. 551 Ed Schmidt Rio Grande Site Plan 2 Buffer
11. 551 Ed Schmidt Rio Grande Site Plan 2 Buffer Calculations

Autumn Speer

From: Corey Nugent <corey.nugent@yahoo.com>
Sent: Friday, September 17, 2021 10:53 AM
To: Autumn Speer
Subject: Variance permit

Hi Autumn,

We are NOT going to move forward with the variance permit. It is just way too much money to just get an answer if we can build a privacy fence. We will keep looking for another solution to solve this issue with the restaurant and our neighborhood.

Thank you again for your help

Corey Nugent
1022 n ash cv

Sent from my iPhone

CANCELLED



Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2646
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Corey & Heather Nugent

PROPERTY ADDRESS: 1022 N Ash CV Hutto TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☐ Site Design Standards ☐ Subdivision Standards ☐ Sign Standards ☒ Privacy Fence from Restaurant

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: City of Hutto (See City of Hutto Development Fees)

REQUIRED FOR SUBMITTAL

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

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8 1/2" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8 1/2" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 15 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2544
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Corey & Heather Nugent

APPLICATION TYPE: Privacy Fence Install

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

Name: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

PROPERTY INFORMATION

Address: 1022 N Ash CV

Legal Description: Deed Lot(s) _____ Block _____ Subdivision Emory Farms Sec 01

Reference: Volume _____ Page(s) _____ or Document No. _____

City Limits ☐ ETJ ☐ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: Corey and Heather Nugent

Company Name: _____

Address: 1022 N Ash CV Hutto Tx 78634

Phone: 714-813-5777 Email: Corey.Nugent@4chicken.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

Corey Nugent
Property Owner Printed Name

8/20/21
Date

THE STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____, 20____

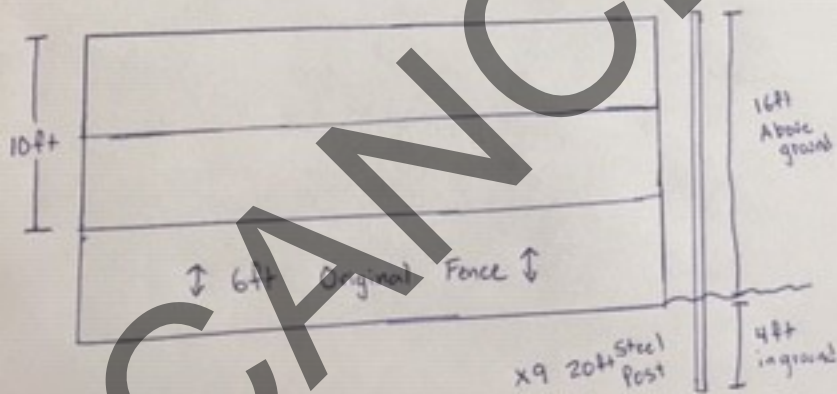
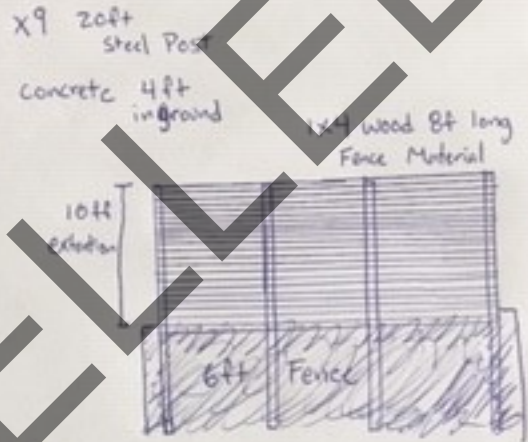
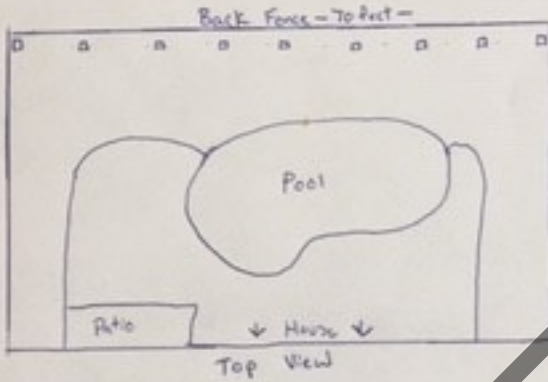
(Seal)

Notary Public Signature

Notary Public Printed Name

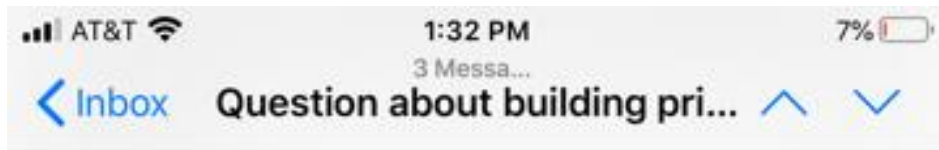
If there are multiple property owners attach separate page(s) with notarized signature(s)

↑ Resturant ↑



Applicant Photos 1022 North Ash Cove

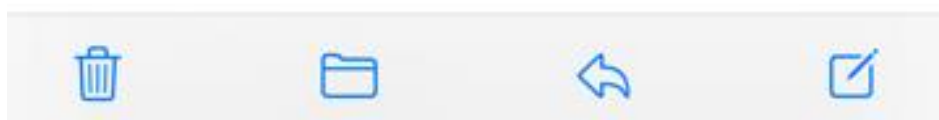




Example of what fence would look like.



What the view from our house:







**SURROUNDING
PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE
ZONING BOARD OF ADJUSTMENT MEETING**

PUBLIC HEARING DATE: **September 21, 2021**
PUBLIC HEARING TIME: **7:00 PM**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**

Notice is hereby given to all interested persons that the **HUTTO ZONING BOARD OF ADJUSTMENT** will hold a public hearing regarding the variance request for the property located at **1022 North Ash Cove** to increase the rear fence height to extend an additional ten (10) feet beyond the code allowed six (6) feet for a total of sixteen (16) feet as outlined in Unified Developed Code Section 10.408.4 Permitted fences, walls and hedges.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here:

http://www.huttotx.gov/residents/services/zoning_board_of_adjustment_agendas_and_minutes.php
. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services-Planning Division, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the variances including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: The variance request for the property located at **1022 North Ash Cove** to increase the rear fence height to extend an additional ten (10) feet beyond the code allowed six (6) feet for a total of sixteen (16) feet as outlined in Unified Developed Code Section 10.408.4 Permitted fences, walls and hedges.

Name: Joe O'Connell

Address: 1025 N. Ash CV

☒ **I AM IN FAVOR**

☐ **I OBJECT** Write comments below, if needed please attach additional pages.

The developer of the shopping center should have to pay for it

Site Map on Back of Page



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SURROUNDING PROPERTY OWNER'S RESPONSE

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Name: Mario Maldonado, Mc Ebenezer LLC (completed by the property manager on behalf of the Landlord)
Address: 551 Ed Schmidt Blvd, Hutto, TX 78634

☒ **I AM IN FAVOR**

☐ **I OBJECT** Write comments below, if needed please attach additional pages.

Site Map on Back of Page

Autumn Speer

From: Jessi N <jessi.mckinney@gmail.com>
Sent: Friday, September 10, 2021 9:13 AM
To: Planning
Subject: 1022 North Ash Cove Variance Request Response

Good day,

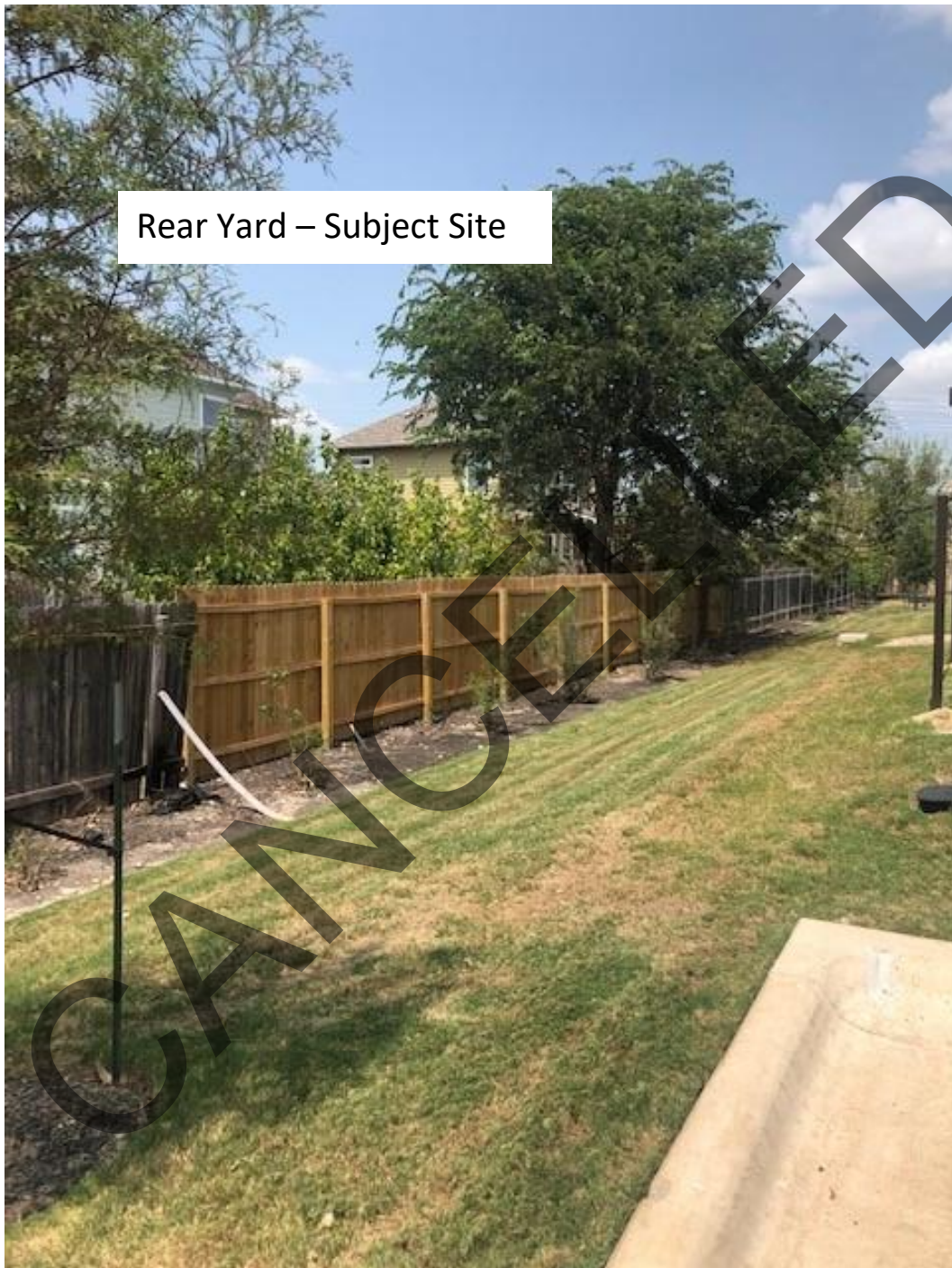
This is Travis and Jessi Nichols at 1017 N Ash Cove in response to the variance request for 1022 North Ash Cove for the hearing on 9+/21/21 at 7pm to increase the rear fence height an additional ten feet. We are **IN FAVOR** of the variance.

Thank you,

Travis & Jessi Nichols

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Staff Photos





South View
from
Commercial Site

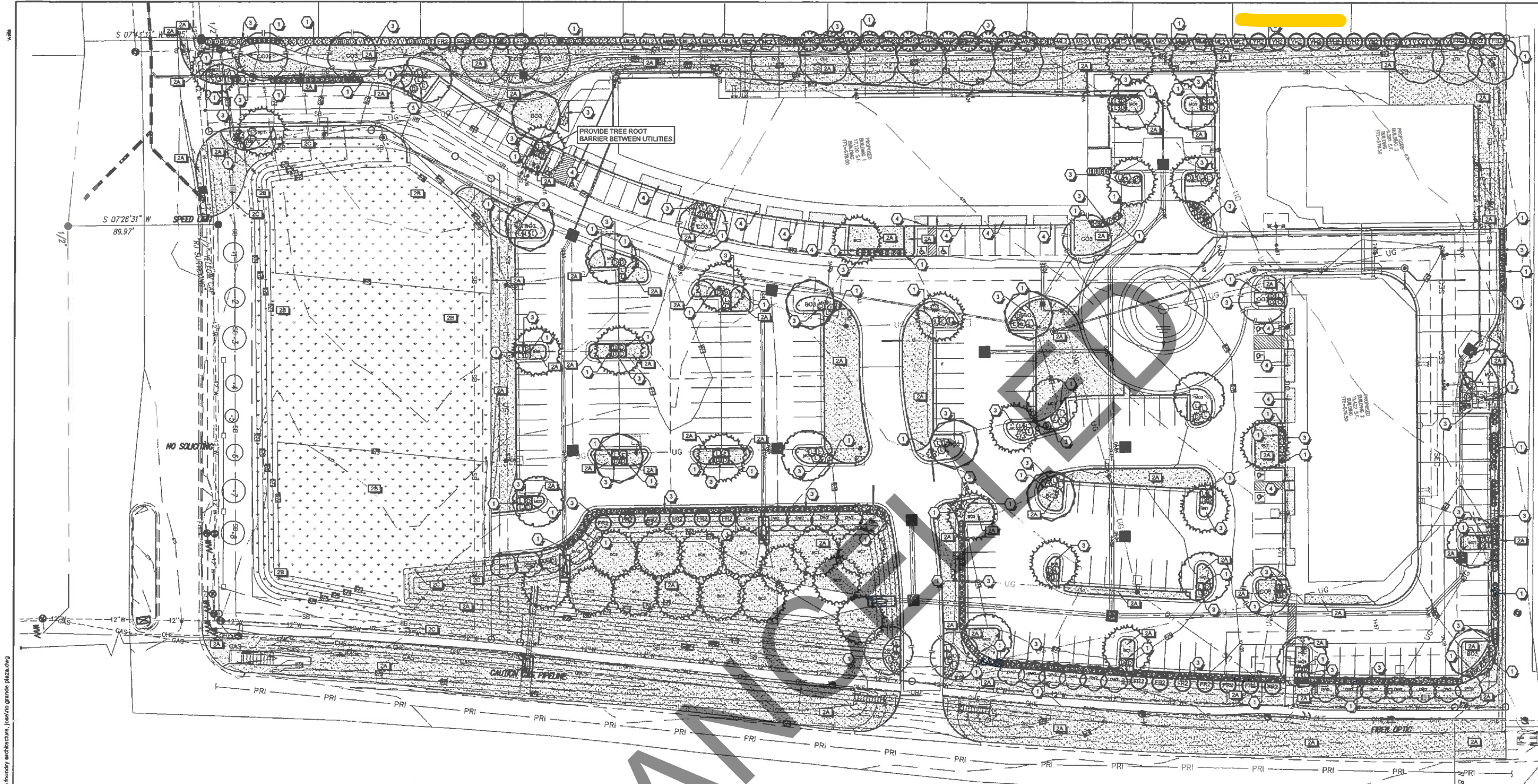


North View from
Commercial Site



Front Yard View Subject Site





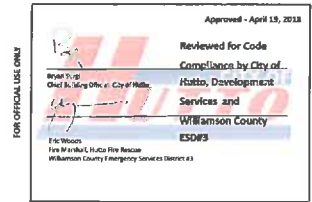
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.	2,403 lf
2A	Lawn, Bermuda "Latitude 36" Sod, provide 2" of topsoil tilled into existing. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. No irrigation with Right of Way (R.O.W.). Pre emergent weed treatment recommended. Provide bid alternate for hydramulch (2B Reference Note)	79,769 sf
2B	Lawn, Bermuda "Sahara" Hydramulch. Include Perennial Ryegrass if planted in cool season. Provide 2" of additional top soil. Tackifier additive for hydramulch. Spray irrigation. No irrigation with Right of Way (R.O.W.). Temporary irrigation until established if outside of property line. Pre emergent weed treatment recommended.	37,578 sf
2C	Limit of sod lawn.	
3	Mulch, Native Hardwood, 3" deep with 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Drip irrigation. Ensure that drip line is placed above rootballs.	12,360 sf
4	Crushed Granite 3/4"-1" diameter "Tejas Black", 4" deep compacted. Weed barrier cloth beneath	1,578 sf

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
BOO	Burr Oak	Quercus macrocarpa	-	3" Cal	6' H min	8
COO	Chinquapin Oak	Quercus muhlenbergii	-	3" Cal	6' H min	11
MOO	Monterey Oak	Quercus polymorpha 'Monterey'	-	3" Cal	6' H min	13
LOO	Live Oak	Quercus virginiana	-	3" Cal	6' H min	9
BCO	Bald Cypress	Taxodium distichum	-	3" Cal	6' H min	34
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
FR2	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	-	2" Cal	6' H min	21
YH2	Desert Willow	Chilopsis linearis	-	2" Cal	6' H min	23
YH2	Yaupon Holly - Clear trunk to 3' H	Ilex vomitoria	-	2" Cal	6' H min	8
WY2	Wax Myrtle	Myrica cerifera	-	2" Cal	6' H min	12
ML2	Texas Mountain Laurel	Sophora secundiflora	-	2" Cal	6' H min	18

SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	QTY
HA	Havard Agave	Agave havardiana	3 gal	16
PA	Powis Castle Artemisia	Artemisia x 'Powis Castle'	3 gal	69
CB	Cotoneaster, Bearberry	Cotoneaster dammeri 'Coral Beauty'	3 gal	10
BI	Bicolor Iris	Iris bicolor	3 gal	12
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	3 gal	88
LD	Loropetalum, Plum Delight	Loropetalum chinense rubrum	3 gal	94
MG	Maiden Grass	Miscanthus sinensis 'Gracillimus'	3 gal	7
KO	Knock Out Rose	Rosa acicularis 'Knock Out'	3 gal	20
DP	Dwarf Palmetto	Sabal minor	3 gal	70
SV	Sandankwa Viburnum	Viburnum suspensum	3 gal	15
SL	Soft Leaf Yucca	Yucca pendula	3 gal	73
BY	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	3 gal	17



Received 4/18/18



Date
07/25/18

Rev
Updates per City Comments

Description

Company Name and Address
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**BLAIR LANDSCAPE
ARCHITECTURE, LLC**
QUALITY. INTEGRITY. RELIABILITY.

William S. Blair
January 4, 2018
Project Name and Address

Highlights of Hutto Plaza
NWC of Emory Farms Ave
and CM 119
Hutto, Texas

Sheet Title
Landscape Plan

Design: Ryl Will Blair
Issue Dates: 10/10/2017
Project Numbers: 1727-LP

L1
OF 3



LANDSCAPING	REQUIRED	PROVIDED
• Total Site Area		248,316sf
• Landscaped Area	37,248 sf (15%)	72,860 sf (29%)
• Large Trees	149	149
••• (2 for every 500sf of Req. Landscape Area)		
•••• Large Trees	75	75
•••• Small Tree Substitutions	74	74
••••• (2 small trees may substitute for one large tree up to 50%)		
••••• 82 small trees are provided but only 74 can be credited		
• Shrubs	298	491
••• (4 for every 500sf of Req. Landscape Area)		

PARKING LOT	REQUIRED	PROVIDED
• Parking Screening		677 l.f.
•• Large Trees (1 for every 30 l.f.)	5	5
••• & Small Trees (2 for every 30 l.f.)	36	36
•• Shrubs (continuous hedge)	677 l.f.	677 l.f.
• Total Parking Lot Area		77,940sf
• Landscaped Island Area	5,456sf (7%)	11,317 sf (15%)
• Parking Islands		
•• Large Trees (1 per island)	39	39
•• Shrubs (4 per island)	156	156
• Driveway Entry		
•• Large Trees (1 per side)	4	4
•• Shrubs (5 per side)	20	20

BUFFERYARD	REQUIRED	PROVIDED
• Medium Level B		778 l.f.
•• Large Trees (2 for every 50 l.f.)	16	16
••• (15 X 2=30 small trees substitutions)	30	30
•• Small Trees (1 for every 50 l.f.)	16	16
•• Shrubs (continuous hedge)	778 l.f.	778 l.f.

TREE PRESERVATION	REQUIRED	PROVIDED
• Total Number of Quality Trees		--
• Total Trees Kept	--(50%)	-- (--%)

Not applicable, no existing trees

- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds, & spray irrigation in all lawn areas.

- 1) Guarantee - All labor materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- 11) All planting beds should have three (3) inches of compost tilled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
- 14) Steel edging shall be 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
- 15) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walks and curbs).
- 16) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- 17) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- 18) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.
- 19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 20) Remove all tags, ribbons and wires from all newly installed plant material.

- A) All required landscaping, irrigation systems, fences, walls, berms, vegetation and other landscape components shall be maintained by the owner or agent in a healthy, safe and operating condition.
- B) Maintenance practices shall consist of all regular and normal maintenance operations of landscaping including, but not limited to, weeding, irrigation, fertilizing, pruning, mowing and litter pick-up. Plant material that exhibits severe levels of insect or pest infestation, disease and/or damage, shall be appropriately treated, and all dead plant material shall be removed and replaced with living plant material where required according to the city approved plan for the site.
- C) Street right-of-way between a property line and curb or street pavement adjoining the property shall be maintained by the adjacent landowner.
- D) It shall be the responsibility of the owner to maintain and properly irrigate all landscaping required by this section. Failure to replace dead or diseased plant material within 30 days of written notification by the city shall constitute a violation of the zoning ordinance.
- E) It shall be unlawful for any person to damage required landscaping through tree topping, over pruning or chemical poisoning. It shall be an affirmative defense that a maintenance/pruning plan was approved by the zoning administrator and that the work was performed in compliance with said approved plan. In the event that required landscaping has been so severely damaged due to tree topping, over pruning or chemical poisoning that it has died, the developer/owner shall replace the landscaping within 45 days of written notice from the city.

All required landscape areas shall be irrigated by an underground automatic system that may include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the state. An irrigation system shall comply with the following:

- A) Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum runoff and minimum overspray onto non-irrigated areas (i.e., paving, walkway, buildings).
- B) Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- C) Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.
- D) Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be provided for all large and medium size trees.
- E) Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
- F) All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days.
- G) All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.

- 1) Irrigation contracts will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.
- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Hutto, Texas and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Natural Resource Conservation Commission, P.O. Box 13087, Austin, Texas 78711-3087

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Project Name and Address	Project Manager	Project Engineer	Project Designer	Project Architect	Project Contractor	Project Consultant	Project Client
Project A	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project B	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project C	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project D	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project E	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project F	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project G	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project H	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
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Project J	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
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Project L	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
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Project T	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project U	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project V	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
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Project X	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project Y	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black
Project Z	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Eve Black

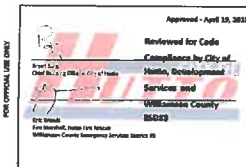
Highlights of Hutto Plaza

Sheet Title

Landscape Calculations & Specifications

Design By: WHI Blair
Issue Date: 10/10/2017
Project Number: 1727-LP

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