City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, November 9, 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 proposed Carver Ridge Apartments Phase 2 Addition Lot 1 Block 1 Final Plat, 13.77 acres, more or less, of land, one multi-family lot, located on the southwest intersection of FM 1660 and Swindoll Lane.

4.2. Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 2, Block 1 Final Plat, 14.933 acres, more or less, of land, 1 industrial lot, located at the southeast intersection of Limmer Loop and Innovation Boulevard.

4.3. Consideration of a public hearing and possible action on a subdivision variance for driveway spacing less than 425' for the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.

4.4. Consideration and possible action on the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.

4.5. Consideration of a public hearing and possible action on the proposed Bell Yard Farley Farm Preliminary Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South.

4.6. Consideration of a public hearing and possible recommendation to City Council on the proposed Planned Unit Development (PUD) zoning request for the property known as Schmidt's Creek Planned Unit Development (PUD), 30.3 acres, more or less, of land, located on Ed Schmidt Boulevard. The land use proposal is detached and attached residential and commercial uses.

4.7. Consideration of a public hearing on the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 382 residential lots and two mixed use lots, located on the south side of FM 1660 east of County Road 163.

4.8. Consideration of a public hearing on the proposed Thomison Subdivision Preliminary Plat, 53.123 acres, more or less, of land, 146 residential lots, located on CR 132 and CR 133.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the November 9, 2021 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on November 5, 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@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Carver Ridge Apartments Phase 2 Addition Lot 1 Block 1 Final Plat, 13.77 acres, more or less, of land, one multi-family lot, located on the southwest intersection of FM 1660 and Swindoll Lane.
Meeting: Tuesday, November 9, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for one lot zoned Multi-Family (MF-1).

WEST: General Commercial (B-2), vacant with proposed convenience store
NORTH: Aspen Height PUD, proposed residential development
EAST: ETJ, vacant with proposed residential Heritage Mill
SOUTH: Single Family 1 (SF-1), Farley Middle School

SUMMARY OF REQUEST:

STAFF REVIEW:

The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval with the following conditions:

1. Remove the recording information placeholder for the JUAE.
2. Provide survey ties across existing right-of-way.
3. Provide a summary letter describing the type of street surfacing, drainage and wastewater facilities.
4. Complete the note - Add the zoning to note 18 (MF-1)
5. Complete the note - Add the impervious cover to note 19 (80% per zoning)
6. Add Note - Utility providers for this development are:
   a. Water:
   b. Wastewater:
   c. Electric:
   d. Gas (Natural or Propane)

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

ATTACHMENTS:

1. Carver Ridge Phase 2 Final Plat

SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

ENGINEER

OLSSON
302 E. MILLSAP ROAD
FAYETTEVILLE, AR 72703
(479) 443-3404 (PHONE)
(479) 443-4340 (FAX)

DEVELOPER

ZIMMERMAN PROPERTIES
DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MO 65804
(417) 883-1632 (PHONE)

OWNER

STUART GREGORY FARLEY,
HAL PATRICK FARLEY,
AND NINA BATES
P.O. BOX 22309
SACRAMENTO, CA 95822

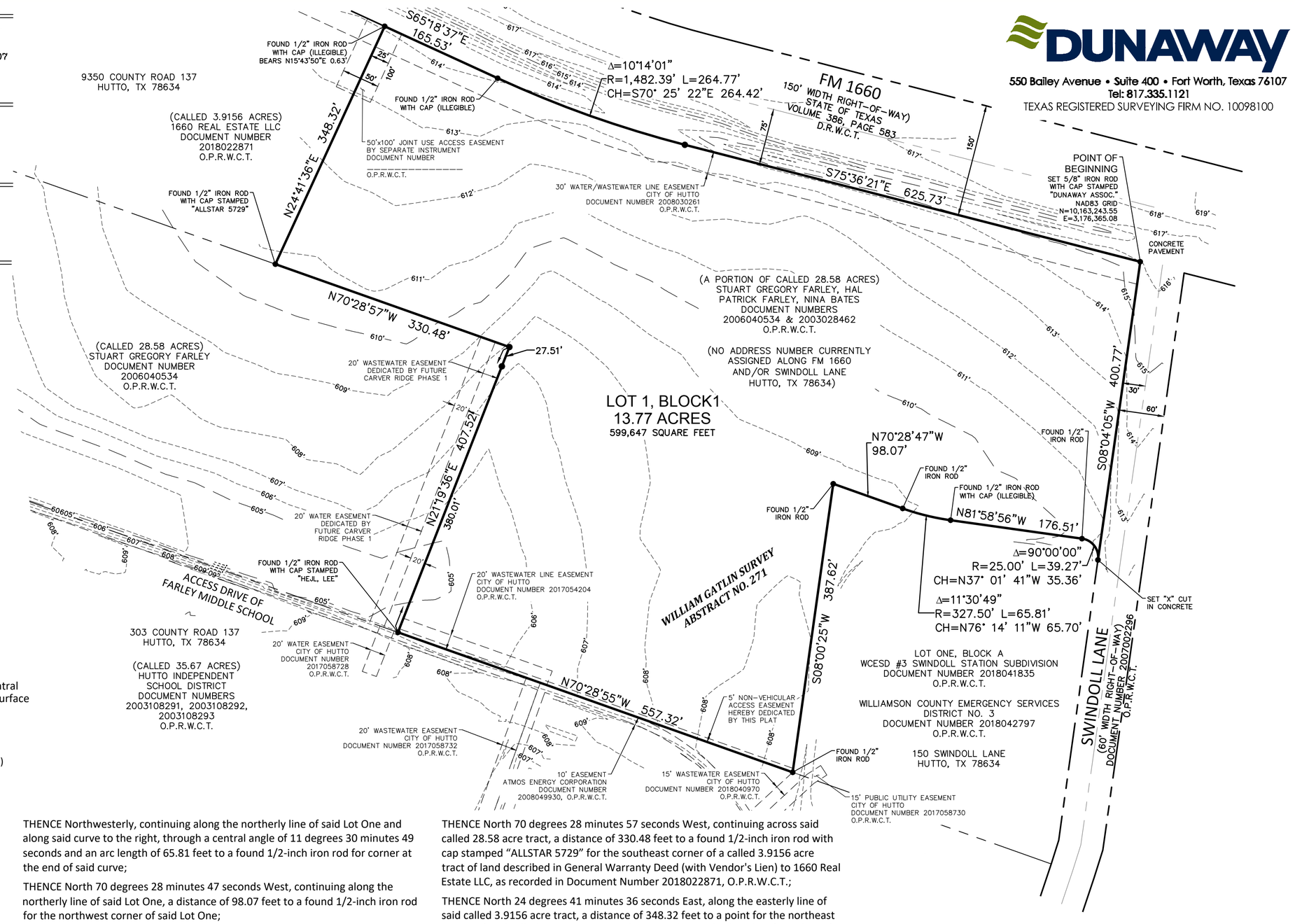
VICINITY MAP
1" = 2000'

LAND USE DATA:

- Number of Blocks: 1
- Number of Lots: 1
- Area: 13.77 acres
- Site address: FM 1660, Hutto, TX 78634
- Zoning: MF (Multi-family)
- New Roadway: 0 linear feet
- Lot Use: Apartment Community

Subject property access to public rights-of-way shares joint access with adjacent properties.

100' 0 100' 200'
SCALE 1"= FEET 100'



NOTE:

The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4203, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99989216 was used for this project.

O.P.R.W.C.T. = Official Public Records of Williamson County, Texas
D.R.W.C.T. = Deed Records of Williamson County, Texas
● = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC." (unless otherwise noted)

METES AND BOUNDS

BEING a 13.77 acre parcel of land situated in the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas, and being a portion of a called 28.58 acre tract of land described in General Warranty Deed to Stuart Gregory Farley, as recorded in Document Number 2006040534, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and as described in Special Warranty Distribution Deed to Hal Patrick Farley, Stuart Gregory Farley, and Nina Bates, as recorded in Document Number 2003028462, O.P.R.W.C.T., said 13.77 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for the northeast corner of said called 28.58 acre tract, being the intersection of the southerly right-of-way line of FM 1660 (80 foot width) with the westerly right-of-way line of Swindoll Lane (60 foot width), and being locatable by NAD83 Grid Coordinate N=10,163,243.55, E=3,176,365.08;

THENCE South 08 degrees 04 minutes 05 seconds West, along the westerly right-of-way line of said Swindoll Lane, a distance of 400.77 feet to a set "X" cut in concrete for a northeast corner of Lot One, Block A, WCESD #3 Swindoll Station Subdivision, an addition to the City of Hutto, as recorded in Document Number 2018041835, O.P.R.W.C.T., and being the beginning of a curve to the left, having a radius of 25.00 feet and whose chord bears North 37 degrees 01 minute 41 seconds West, a distance of 35.36 feet;

THENCE Northwesterly, departing the westerly right-of-way of said Swindoll Lane, along the northerly line of said Lot One, and along said curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds and an arc length of 39.27 feet to a found 1/2-inch iron rod for the end of said curve;

THENCE North 81 degrees 58 minutes 56 seconds West, continuing along the northerly line of said Lot One, a distance of 176.51 feet to a found 1/2-inch iron rod with cap (illegible) for corner at the beginning of a curve to the right, having a radius of 327.50 feet and whose chords bears North 76 degrees 14 minutes 11 seconds West, a distance of 65.70 feet;

THENCE Northwesterly, continuing along the northerly line of said Lot One and along said curve to the right, through a central angle of 11 degrees 30 minutes 49 seconds and an arc length of 65.81 feet to a found 1/2-inch iron rod for corner at the end of said curve;

THENCE North 70 degrees 28 minutes 47 seconds West, continuing along the northerly line of said Lot One, a distance of 98.07 feet to a found 1/2-inch iron rod for the northwest corner of said Lot One;

THENCE South 08 degrees 00 minutes 25 seconds West, along the westerly line of said Lot One, a distance of 387.62 feet to a found 1/2-inch iron rod for the southwest corner of said Lot One, being on the common southerly line of said called 28.58 acre tract and the northerly line of a called 35.67 acre tract of land described in General Warranty Deeds to the Hutto Independent School District, as recorded in Document Numbers 2003108291, 2003108292, and 2003108293, O.P.R.W.C.T.;

THENCE North 70 degrees 28 minutes 55 seconds West, along said common line, a distance of 557.32 feet to a found 1/2-inch iron rod with cap stamped "HEJL, LEE" for the southeast corner of a City of Hutto Zoning District tract as described in City Ordinance Number 0-16-08-18-9A, as recorded in Document Number 2016079126, O.P.R.W.C.T.;

THENCE North 21 degrees 19 minutes 36 seconds East, departing said common line and crossing said called 28.58 acre tract along said City of Hutto Zoning District tract, passing at a distance of 380.01 feet a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for the northeast corner of said City of Hutto Zoning District tract, and continuing across said called 28.58 acre tract a total distance of 407.52 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for corner;

THENCE North 70 degrees 28 minutes 57 seconds West, continuing across said called 28.58 acre tract, a distance of 330.48 feet to a found 1/2-inch iron rod with cap stamped "ALLSTAR 5729" for the southeast corner of a called 3.9156 acre tract of land described in General Warranty Deed (with Vendor's Lien) to 1660 Real Estate LLC, as recorded in Document Number 2018022871, O.P.R.W.C.T.;

THENCE North 24 degrees 41 minutes 36 seconds East, along the easterly line of said called 3.9156 acre tract, a distance of 348.32 feet to a point for the northeast corner of said called 3.9156 acre tract, being on the southerly right-of-way line of said FM 1660, from which a found 1/2-inch iron rod with cap (illegible) bears North 15 degrees 43 minutes 50 seconds East, a distance of 0.63 feet;

THENCE South 65 degrees 18 minutes 37 seconds East, along the southerly right-of-way line of said FM 1660, a distance of 165.53 feet to a found 1/2-inch iron rod with cap (illegible) for corner at the beginning of a curve to the left, having a radius of 1,482.39 feet and whose chord bears South 70 degrees 25 minutes 22 seconds East, a distance of 264.42 feet;

THENCE Southeasterly, continuing along the southerly right-of-way line of said FM 1660 and along said curve to the left, through a central angle of 10 degrees 14 minutes 01 second and an arc length of 264.77 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for corner at the end of said curve;

THENCE South 75 degrees 36 minutes 21 seconds East, continuing along the southerly right-of-way line of said FM 1660, a distance of 625.73 feet to the POINT OF BEGINNING and containing 13.77 acres (or 599,647 square feet) of land, more or less.

FINAL PLAT
LOT 1, BLOCK 1
CARVER RIDGE APARTMENTS PHASE 2
1 LOT BEING 13.77 ACRES

Situated in the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas

JOB NO. B007152.002 DATE: NOVEMBER 2, 2021 PAGE 1 OF 2

PLOTTED BY: Brandon Bullard ON: Tuesday, November 02, 2021 AT: 3:03 PM FILEPATH: G:\Production4000\007100\7152\002\Survey\Drawings\B007152.002 Carver Ridge Phase 2 Plat.dwg

VICINITY MAP
1" = 2000'

SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)

ENGINEER

OLSSON
302 E. MILLSAP ROAD
FAYETTEVILLE, AR 72703
(479) 443-3404 (PHONE)
(479) 443-4340 (FAX)

OWNER

STUART GREGORY FARLEY,
HAL PATRICK FARLEY,
AND NINA BATES
P.O. BOX 22309
SACRAMENTO, CA 95822

DEVELOPER

ZIMMERMAN PROPERTIES
DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MO 65804
(417) 883-1632 (PHONE)

UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

Water: _____
Wastewater: _____
Electric: _____
Gas (Natural or Propane): _____

OWNER'S CERTIFICATE:

STATE OF CALIFORNIA)(
COUNTY OF MADERA)(
KNOW ALL MEN BY THESE PRESENTS

That, Nina Bates, being the co-owner of 7.529 acres of land out of the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas. Same being conveyed by deed of record in Document No. 2006040534, 2003028462, of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, do hereby subdivide said 7.529 acres of land shown hereon, and do hereby forever dedicate to the City of Hutto the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as City of Hutto may deem appropriate. This subdivision is to be known as CARVER RIDGE APARTMENTS PHASE 2.

TO CERTIFY WHICH, witness by my hand this the ____ day of _____, 2021.

BY: _____
Authorized Signature of Owner

_____
Printed Name

STATE OF CALIFORNIA)(
COUNTY OF MADERA)(

This instrument was acknowledged before me on the ____ day of _____, 2021.

_____
Notary Public, State of California

_____
My Commission Expires On:

OWNER'S CERTIFICATE:

STATE OF CALIFORNIA)(
COUNTY OF SACRAMENTO)(
KNOW ALL MEN BY THESE PRESENTS

That, Stuart Gregory Farley, being the co-owner of 7.529 acres of land out of the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas. Same being conveyed by deed of record in Document No. 2006040534, 2003028462, of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, do hereby subdivide said 7.529 acres of land shown hereon, and do hereby forever dedicate to the City of Hutto the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as City of Hutto may deem appropriate. This subdivision is to be known as CARVER RIDGE APARTMENTS PHASE 2.

TO CERTIFY WHICH, witness by my hand this the ____ day of _____, 2021.

BY: _____
Authorized Signature of Owner

_____
Printed Name

STATE OF CALIFORNIA)(
COUNTY OF SACRAMENTO)(

This instrument was acknowledged before me on the ____ day of _____, 2021.

_____
Notary Public, State of California

_____
My Commission Expires On:

OWNER'S CERTIFICATE:

STATE OF CALIFORNIA)(
COUNTY OF SANTA BARBARA)(
KNOW ALL MEN BY THESE PRESENTS

That, Hal Patrick Farley, being the co-owner of 7.529 acres of land out of the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas. Same being conveyed by deed of record in Document No. 2006040534, 2003028462, of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, do hereby subdivide said 7.529 acres of land shown hereon, and do hereby forever dedicate to the City of Hutto the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as City of Hutto may deem appropriate. This subdivision is to be known as CARVER RIDGE APARTMENTS PHASE 2.

TO CERTIFY WHICH, witness by my hand this the ____ day of _____, 2021.

BY: _____
Authorized Signature of Owner

_____
Printed Name

STATE OF CALIFORNIA)(
COUNTY OF SANTA BARBARA)(

This instrument was acknowledged before me on the ____ day of _____, 2021.

_____
Notary Public, State of California

_____
My Commission Expires On:

SURVEYOR'S CERTIFICATE:

I, Mark Yale, do hereby certify that this plat is true and correct and was prepared from an actual and accurate on-the-ground survey of the land, and that all corner monuments shown thereon were properly placed on the ground under my personal supervision. The field work was completed on June 8th, 2021.

_____ _____
Mark Yale Date
Registered Professional Land Surveyor
Texas Registration No. 5975

STATE OF TEXAS
REGISTERED
MARK D. YALE
5975
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATE:

I, Matthew Loos, do hereby certify that this subdivision is in compliance with the codes and ordinances of the City of Hutto, Texas.

_____ _____
Matthew Loos, P.E. Date
Licensed Professional Engineer
Texas License No. 128869

CITY OF HUTTO PLAT DEVELOPMENT NOTES:

1) No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.
2) Building setbacks shall conform to UDC requirements, as amended.
3) A ten (10) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines for water, sewer, and storm sewer. However, the 10 foot PUE shall not be within the existing 30 foot Water/Wastewater line easement along FM 1660.
4) A five (5) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer, and storm sewer lines.
5) A three (3) foot Public Utility Easement (PUE) is hereby dedicated on each side of all interior side lot lines for utilities other than water, sewer, and storm sewer lines.
6) No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
7) Sidewalks shall be constructed on both sides of all streets within and bounding this subdivision, in conformance with UDC, as amended.
8) Subdivision walls shall be loctaed and constructed in accordance with Chapter 4 of the UDC, as amended.
9) Street lighting shall be provided by the developer in conformance with the UDC requirements, as amended.
10) Utility Notes
    a. Within CCN
        i. Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
11) Floodplain Notes:
    a. Ultimate Floodplain
        i. "No portion of this tract is encroached by the ultimate 1% annual chance floodplain."
        ii. No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
    b. Existing Floodplain
        i. No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number 520 of 750, Map Number 48491C0520F, map revised date: December 20, 2019, for Williamson County, Texas."
12) In order to promote drainage away from a structure, the slab elevations shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of ½" per foot for a distance of at least ten (10) feet.
13) All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
14) On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-year storm events.
15) All easements on private property shall be maintained by the property owner or his or her assigns.
16) All drainage lots, amenity, open space, and greenlink lots shall be owned and maintained by the Homeowner's association.
17) Greenlink lots shall be developed in conformance with the UDC.
18) This subdivision will be zoned: _____
19) The maximum impervious coverage per lot is _____ %

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

This plat was approved for recording by the Hutto Planning and Zoning Commission on the _____ day of _____ , 2021.

_____
Tony Wertz, Chair Date

CITY DEVELOPMENT SERVICES SIGNATURE:

This subdivision is located within the city limits of the City of Hutto, this the _____ day of _____ , 2021.

_____
Ashley Lumpkin, AICP Date
Executive Director of Development Services

COUNTY CLERK:

STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(
KNOW ALL MEN BY THESE PRESENTS

I, Nancy Rister, Clerk of the County Court of said county, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my off ice on the _____ day of _____ , 2021 A.D., at _____ o'clock, ___ .M., and duly recorded this the _____ day of _____ , 2021 A.D., at _____ o'clock, ___ . M., in the Official Public Records of Williamson County in Document Number _____

To certify which, witness by my hand and seal at the Williamson County Court, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk of the County Court of Williamson County, Texas

By: _____

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

FINAL PLAT
LOT 1, BLOCK 1
CARVER RIDGE APARTMENTS PHASE 2
1 LOT BEING 13.77 ACRES

Situated in the William Gatlin Survey, Abstract No. 271, City of Hutto, Williamson County, Texas

JOB NO. B007152.002 DATE: NOVEMBER 2, 2021 PAGE 2 OF 2

PLOTTED BY: Brandon Bullard ON: Tuesday, November 02, 2021 AT: 3:03 PM FILEPATH: G:\Production4000\007100\7152\002\Survey\Drawings\B007152.002 Carver Ridge Phase 2 Plat.dwg

AGENDA ITEM REPORT

To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Titan Innovation Business Park Phase II Lot 2, Block 1 Final Plat, 14.933 acres, more or less, of land, 1 industrial lot, located at the southeast intersection of Limmer Loop and Innovation Boulevard.
Meeting: Tuesday, November 9, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for one lot zoned LI - Light Industrial. The site is part of the Titan Innovation Business Park.

WEST: ETJ (vacant)
NORTH: LI and B-2 (vacant)
EAST: Light Industrial, Titan Innovation Business Park
SOUTH: Light Industrial, Titan Innovation Business Park

SUMMARY OF REQUEST:

The proposed final plat matches the revised preliminary plat approved in October 2021.

STAFF REVIEW:

The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval with the following conditions:

Add 5' public utility easement outside of the 50' permanent easement and the 30' wastewater easement along Limmer Loop for dry utilities.
Sheet 1 – Identify on plat or add note to plat indicating that joint-use-access easement is needed for access onto Limmer Loop.
Sheet 1 – Update note 16 & 20 regarding detention pond ownership and maintenance responsibility to reflect the correction lot #.

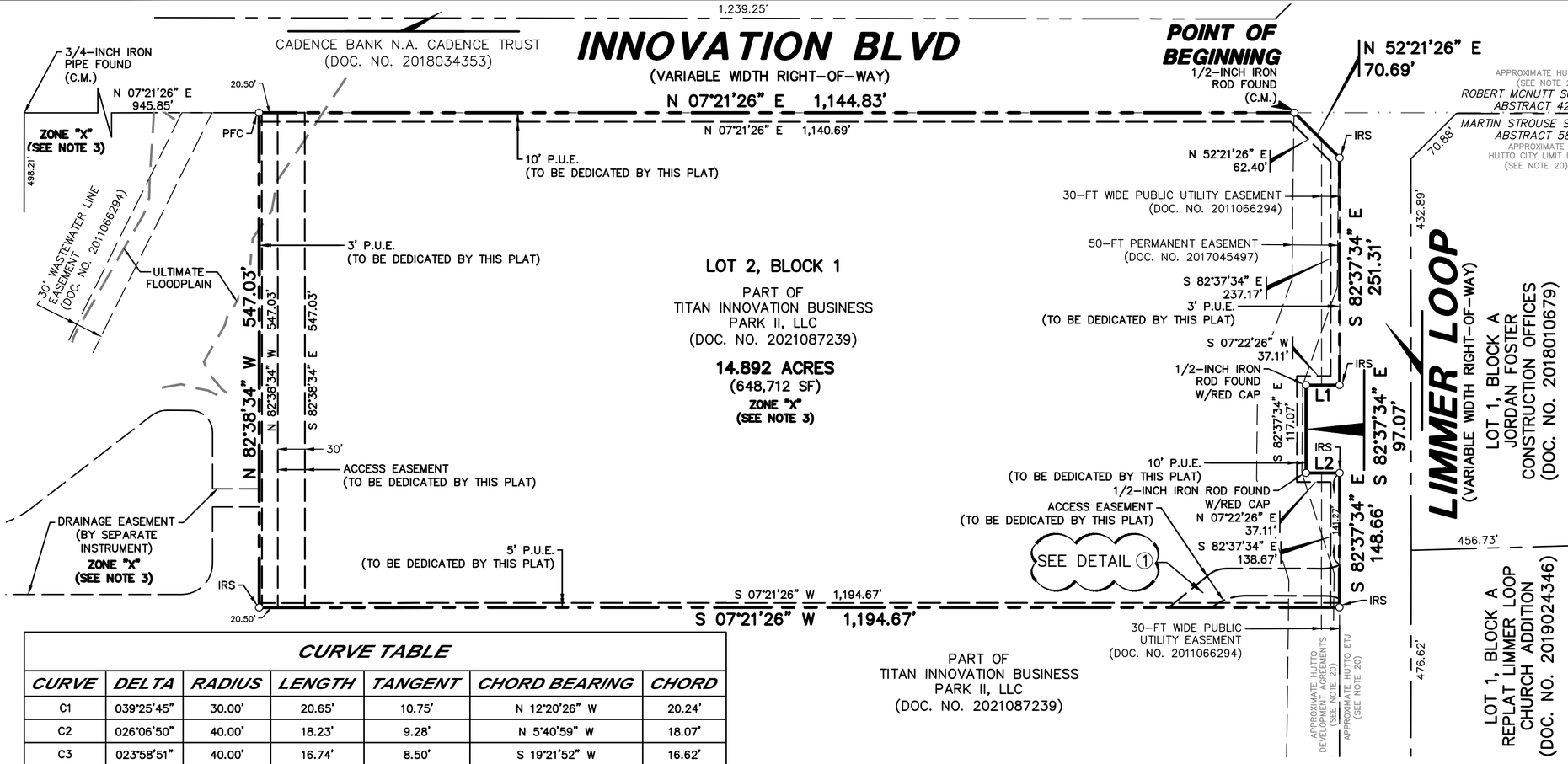
FINANCIAL IMPACT:

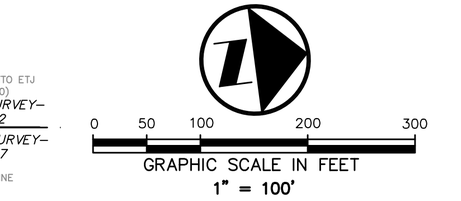
POLICY IMPLICATIONS:

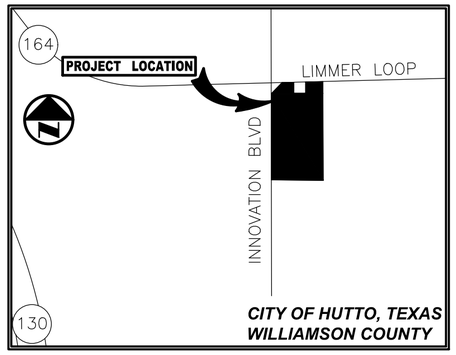
ATTACHMENTS:

AGENDA ITEM REPORT

1. Titan Business Park Final Plat



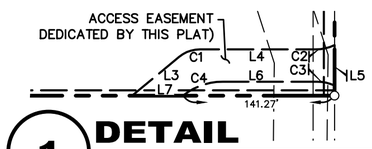




VICINITY MAP
(1"=2000')

LEGEND

(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	LIMITS OF FLOOD ZONE
	SURVEY ABSTRACT LINE
O	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
O	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
ETJ	EXTRA TERRITORIAL JURISDICTION



1 DETAIL
1" = 100'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	039°25'45"	30.00'	20.65'	10.75'	N 12°20'26" W	20.24'
C2	026°06'50"	40.00'	18.23'	9.28'	N 5°40'59" W	18.07'
C3	023°58'51"	40.00'	16.74'	8.50'	S 19°21'52" W	16.62'
C4	038°23'28"	60.00'	40.20'	20.89'	S 11°49'18" E	39.46'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 07°22'26" W	37.11'
L2	N 07°22'26" E	37.11'
L3	N 32°03'19" W	56.93'
L4	N 07°22'26" E	107.90'
L5	S 82°37'34" E	37.54'
L6	N 07°22'26" E	87.75'
L7	S 07°21'26" W	47.27'

NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. UTILITY NOTES

   a. WITHIN CCN

   i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. FLOODPLAIN NOTES:

   a. ULTIMATE FLOODPLAIN

   ii.NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

   b. EXISTING FLOODPLAIN

   A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR CITY OF HUTTO, TEXAS."
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½"PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

NOTES CONTINUED

8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
10. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
11. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
    WATER: CITY OF HUTTO
    SEWER: CITY OF HUTTO
    ELECTRIC: ONCOR ELECTRIC DELIVERY
13. THE SUBDIVISION WILL BE ZONED INDUSTRIAL.
14. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
15. SIDEWALKS AND TREES SHALL BE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
16. DETENTION FOR LOT 1, BLOCK 1, SHALL BE PROVIDED ON LOT 2, BLOCK 1 AND PROPOSED POND SHALL BE A DRAINAGE EASEMENT. IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE IMPERVIOUS COVER IS PLACED ON LOT 1.
17. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
18. CITY LIMIT AND ETJ LINES ARE APPROXIMATE, INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (https;//www.huttotx.gov/departments/gis/gis_layers.php), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
19. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
20. DETENTION POND IN LOT 2, BLOCK 1 SHALL BE OWNED BY THE OWNER OF LOT 2, BLOCK 1 AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOT 1 AND 2, BLOCK1.

Received 11/3/2021

CITY OF HUTTO

TITAN INNOVATION BUSINESS PARK PHASE II LOT 2, BLOCK 1

FINAL PLAT

LOCATED IN THE CITY OF HUTTO, TEXAS AND BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, WILLIAMSON COUNTY, TEXAS

SHEET 1 OF 3

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
TITAN INNOVATION BUSINESS PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	LMG	1"=100'	NOV. 2021	4703-21.339

TITAN INNOVATION BUSINESS PARK PHASE II LOT 2, BLOCK 1 - FINAL PLAT

JNICHOLSON
11/2/2021 9:06 AM
M:\DWG-47\4703-21.339\DWG\SURVEY C3D 2018\4703-21.339FP.DWG

DESCRIPTION OF PROPERTY

DESCRIPTION of a 14.892 acre (648,712 square foot) tract of land situated in the Martin Strouse Survey, Abstract No. 587, Williamson County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Titan Innovation Business Park II, LLC recorded in Instrument Number 2021087239 of the Official Public Records of Williamson County, Texas; said 14.892 acre tract (648,712 square foot) tract of land being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod found at the south end of a right–of–way corner clip at the intersection of the south right–of–way line of Limmer Loop (a variable width right–of–way) and the east right–of–way line of Innovation Boulevard (a variable width right–of–way); said point being the northwest corner of the said Titan Innovation tract;

THENCE, along the said corner clip, the said south line of Limmer Loop and the north line of the said Titan Innovation tract the following six (6) calls:

North 51 degrees, 21 minutes, 26 seconds East, a distance of 70.69 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 251.31 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set;

South 07 degrees, 22 minutes, 26 seconds West, a distance of 37.11 feet to a 1/2–inch iron rod with red cap found;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 97.07 feet to a 1/2–inch iron rod with red cap found;

North 07 degrees, 22 minutes, 26 seconds East, a distance of 37.11 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set;

South 82 degrees, 37 minutes, 34 seconds East, a distance of 148.66 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set;

THENCE, departing the said south line of Limmer Loop and the said north line of said Titan Innovation tract and into and across said Titan Innovation tract the following two (2) calls:

South 07 degrees, 21 minutes, 26 seconds West, a distance of 1,194.67 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set;

North 82 degrees, 38 minutes, 34 seconds West, a distance of 547.03 feet to a point for corner; said point being in the said east line of said Innovation Boulevard and in the west line of the said Titan Innovation tract;

THENCE, North 07 degrees, 21 minutes, 26 seconds East, a distance of 1,144.83 feet to the POINT OF BEGINNING;

CONTAINING: 14.892 acres or 648,712 square feet of land, more or less.

OWNER'S CERTIFICATION

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

KNOW ALL MEN BY THESE PRESENTS
I, TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2021087239 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS–OF–WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS **TITAN INNOVATION BUSINESS PARK PHASE II LOT 2, BLOCK 1.**

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2021.

BY: TIBP PHASE II MANAGEMENT, LLC
ITS MANAGER

BY: TITAN LONE STAR, LLC
ITS MANAGER

BY: _____
BEN SPENCER, MANAGER

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN SPENCER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF_____, 2021.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO
_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

Received 11/3/2021

TITAN INNOVATION BUSINESS PARK PHASE II LOT 2, BLOCK 1

FINAL PLAT

LOCATED IN THE CITY OF HUTTO, TEXAS
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 3

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512–485–0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972–235–3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210–382–3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
TITAN INNOVATION BUSINESS
PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 210–382–3049
CONTACT: EMILIANO Z. GUERRERO

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	LMG	1"=100'	NOV. 2021	4703–21.339

TITAN INNOVATION BUSINESS PARK PHASE II LOT 2, BLOCK 1 - FINAL PLAT

JNICHOLSON
11/2/2021 9:06 AM
M:\DWG–47\4703–21.339\DWG\SURVEY C3D 2018\4703–21.339FP.DWG

SURVEYOR'S CERTIFICATION

STATE OF TEXAS {

COUNTY OF DALLAS {

KNOW ALL MEN BY THESE PRESENTS
I, LUIS M. GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6793, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DALLAS, DALLAS COUNTY, TEXAS, THIS __ DAY OF _____, 2021.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 11/2/21._____

LUIS M. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6793
STATE OF TEXAS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS, 75231
TELEPHONE: 972-235-3031

ENGINEER'S CERTIFICATION

STATE OF TEXAS {

COUNTY OF TRAVIS {

KNOW ALL MEN BY THESE PRESENTS
I, CLAYTON J. STROLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS__DAY OF _____, 2021.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 11/2/21.

CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER NO. 108906
STATE OF TEXAS
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
TELEPHONE: 512-485-0831

PLANNING AND ZONING COMMISSION CHAIR SIGNATURES

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE __ DAY OF _____, 2021.

_____ _____
TONY WERTZ, CHAIR DATE

CITY DEVELOPMENT SERVICES SIGNATURES

THIS SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF THE CITY OF HUTTO, THIS THE __ DAY OF _____, 2021.

_____ _____
CITY OF HUTTO STAFF SIGNATURE DATE

COUNTY CLERK CERTIFICATION

STATE OF TEXAS§

COUNTY OF WILLIAMSON§

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE __ DAY OF __, 2021, A.D., AT_____ O'CLOCK .M. AND DULY RECORDED THIS __DAY OF_____, 2021, A.D., AT O'CLOCK_____ .M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO._____. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY

Received 11/3/2021

CITY OF HUTTO

TITAN INNOVATION BUSINESS PARK PHASE II LOT 2, BLOCK 1

FINAL PLAT

LOCATED IN THE CITY OF HUTTO, TEXAS
AND BEING OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 3

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS, INC.
8701 N MOPAC EXWY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW,
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

OWNERS:
TITAN INNOVATION BUSINESS PARK II, LLC
4903 WOODROW, UNIT A
AUSTIN, TEXAS 78759
PH: 210-382-3049
CONTACT: EMILIANO Z. GUERRERO

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	LMG	1"=100'	NOV. 2021	4703-21.339

TITAN INNOVATION BUSINESS PARK PHASE II LOT 2, BLOCK 1 - FINAL PLAT

JNICHOLSON
11/2/2021 9:06 AM
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AGENDA ITEM REPORT

To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on a subdivision variance for driveway spacing less than 425' for the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.
Meeting: Tuesday, November 9, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for two lots zoned Local Business (B-1). The applicant is requesting a variance for the driveway spacing along Ed Schmidt Boulevard for these two lots.

WEST: ETJ, vacant
NORTH: General Commercial (B-2), Gas station
EAST: ETJ, vacant
SOUTH: Single Family 1 (SF-1), Emory Farms

SUMMARY OF REQUEST:

Ed Schmidt is classified as a minor arterial and has a posted speed limit of 50 mph in this area. This speed requires driveways to be located 425' apart. The entire frontage along Ed Schmidt of these two lots is approximately 404'. Proposed Lot 1 has shared access provided to the north from the gas station, but there are no other independent opportunities for access for the proposed Lot 2. The proposed lots meet all other dimension/size requirements. The applicants are proposing one driveway onto Ed Schmidt Boulevard to be shared by both lots approximately 225' back of curb from the gas station driveway and approximately 645' from the entrance to Emory Farms off of North Emory Cove. No other driveways will be permitted.

STAFF REVIEW:

Staff recommends approval of the requested driveway spacing variance as shown on the proposed concept plan and Final Plat (next agenda item).

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

1. Variance Letter of Intent
2. Concept Plan A
3. Variance Sign on Site

VINCENT GERARD & ASSOCIATES, INC.

Ms. Autumn Speer
City of Hutto TX
Development Services

September 29th, 2021

RE; Variance Request Application Ed Schmidt Commercial Addition

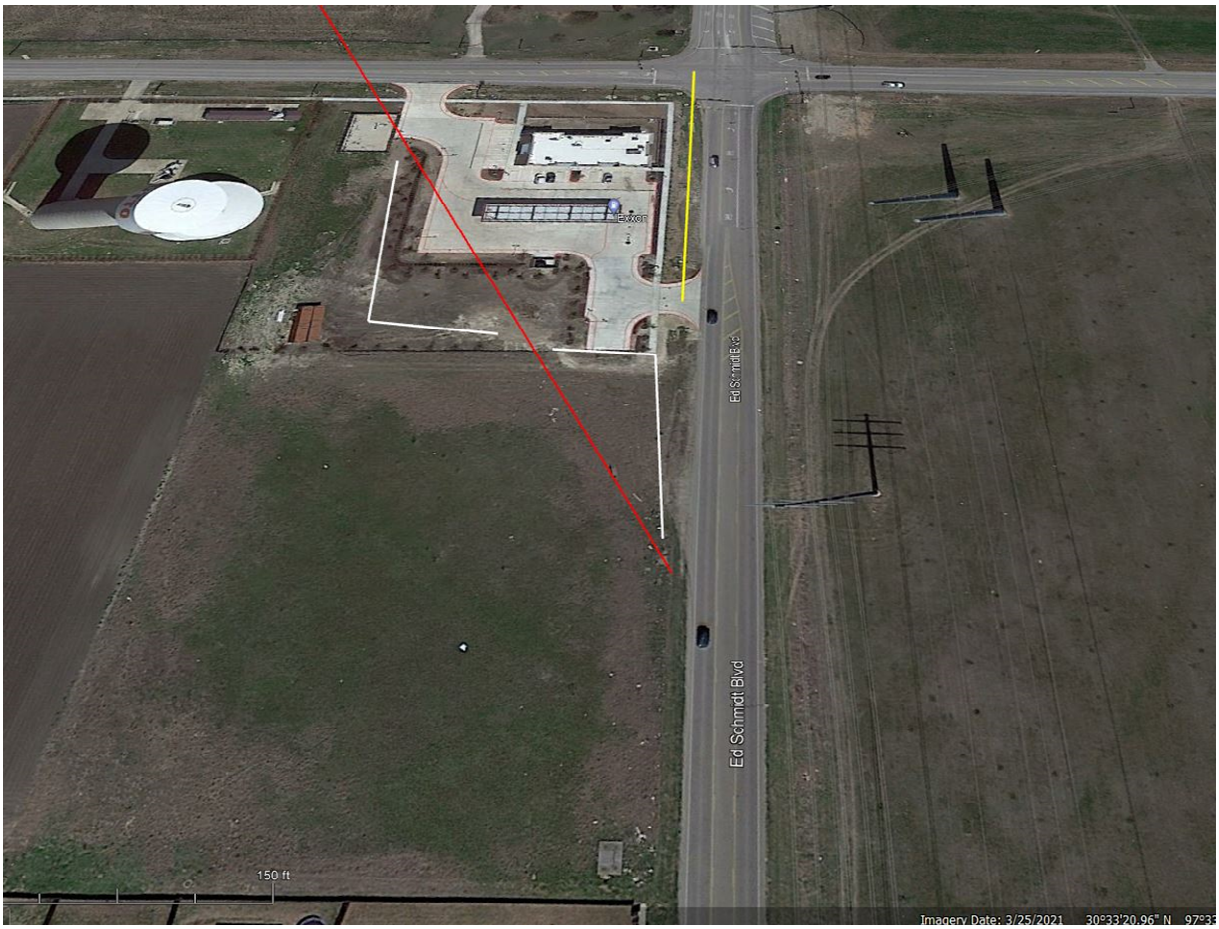
Ms. Speer;
We respectfully request formal review and approval for a Variance Request application for direct access to the Minor Arterial Road Ed Schmidt Blvd. situated in Hutto Texas full purpose city limits. This Variance Request Application will be for one shared access drive to the newly created lots 1 & 2 of the Ed Schmidt Commercial Addition. As seen in our attached pre-development meeting notes we were told by staff 04/29/2021 that this plat would have direct access to Ed Schmidt Blvd. The Speed limit of 50 mph for Ed Schmidt, found in Sec.22.07.001 Ordinance O-15-11-19-7A, set's the minimum distance for Driveway Spacing to 425 ft and was approved in 2019. The driveway approved on the Limmer Gas Station Site Plan in 2018 from Center Line of intersection to Center Line of Ed Schmidt entrance is only 335'. This entrance also does not have a deceleration lane, this set a precedent for the adjacent lot to the south.

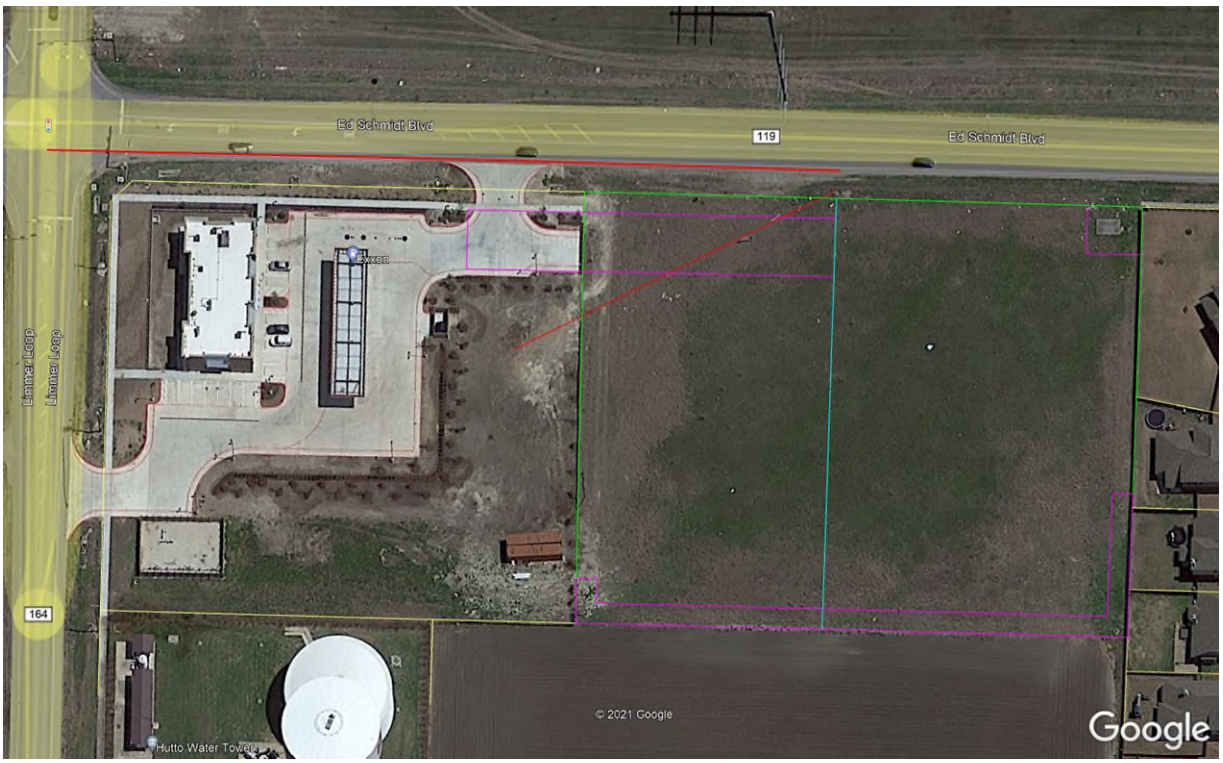
We are formally asking for direct shared access to Ed Schmidt Bldv. as guaranteed by our pre-development meeting and for a variance in the newly written code Sec.22.07.001.

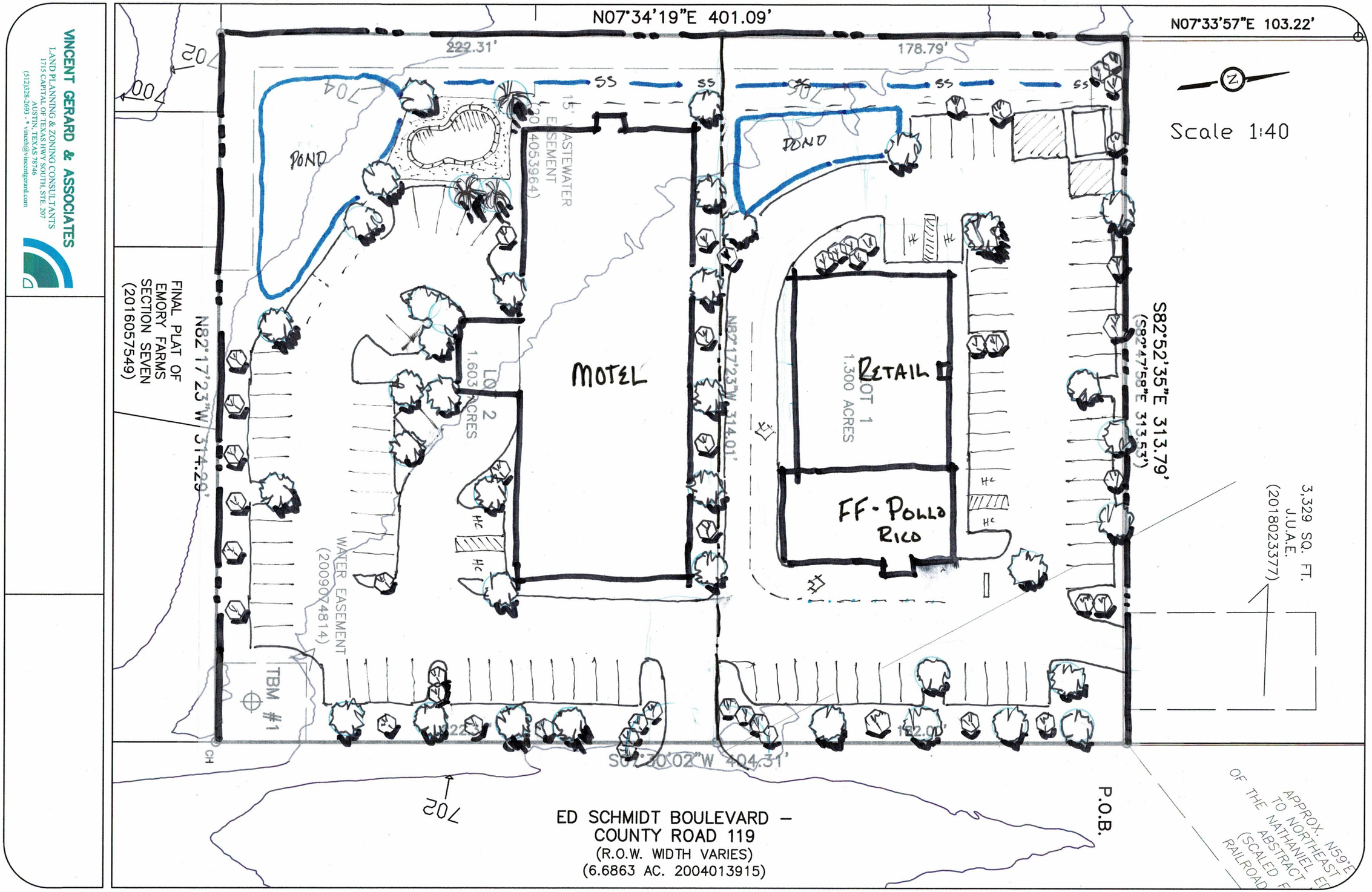
Sincerely,

Vincent G. Huebinger

LAND PLANNING, DEVELOPMENT & ZONING CONSULTANTS
1715 SOUTH CAPITAL OF TEXAS HIGHWAY • SUITE 207 • AUSTIN, TEXAS 78746
VINCENTGERARD.COM • (512) 328-2693


Exxon
Ed Schmidt Blvd
Ed Schmidt Blvd
150 ft
Imagery Date: 3/25/2021


Ed Schmidt Blvd
119
Ed Schmidt Blvd
Exxon
Limmer Loop
Limmer Loop
164
Hutto Water Tower
© 2021 Google
Google


VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512)328-2693 - * vinceh@vincentgerard.com
N07°34'19"E 401.09'
N07°33'57"E 103.22'
222.31'
178.79'
Scale 1:40
POND
POND
15' WASTEWATER EASEMENT (2004053964)
MOTEL
LOT 2 1.603 ACRES
LOT 1 1.300 ACRES
RETAIL
FF - POLLO RICO
N82°17'23"W 314.01'
N82°17'23"W 314.29'
S82°52'35"E 313.79'
(S82°47'58"E 313.53')
3,329 SQ. FT. J.U.A.E. (2018023377)
FINAL PLAT OF EMORY FARMS SECTION SEVEN (2016057549)
WATER EASEMENT (2009074814)
TBM #1
CH
HC
SS
S01°30'02"W 404.31'
P.O.B.
APPROX. N59°E TO NORTHEAST OF THE NATHANIEL ET ABSTRACT (SCALED F RAILROAD
ED SCHMIDT BOULEVARD – COUNTY ROAD 119
(R.O.W. WIDTH VARIES)
(6.6863 AC. 2004013915)

HUTTO
WARNING
GAS
PIPELINE
HUTTO
Notice of Public Hearing
on Proposed:
PUBLIC HEARING
Driveway Spacing
Variance
NOV 9, 2021 P&Z Meeting
Meeting @ 7PM
Place: City Hall
500 W Live Oak Street
Hutto, TX 78634
For more information, please call
Development Services 512-759-5629

AGENDA ITEM REPORT

To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Ed Schmidt Commercial Addition Lots 1 and 2, Block A Final Plat, 2.903 acres, more or less, of land, 2 commercial lots, located on the west side of Ed Schmidt Boulevard.
Meeting: Tuesday, November 9, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for two lots zoned Local Business (B-1). The approval of this plat is dependent on the approval of the driveway spacing variance on the previous agenda item.

WEST: ETJ, vacant
NORTH: General Commercial (B-2), Gas station
EAST: ETJ, vacant
SOUTH: Single Family 1 (SF-1), Emory Farms

SUMMARY OF REQUEST:

The proposed final plat has access to City services and includes shared access between the two lots. No other driveway permits will be granted.

STAFF REVIEW:

The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval.

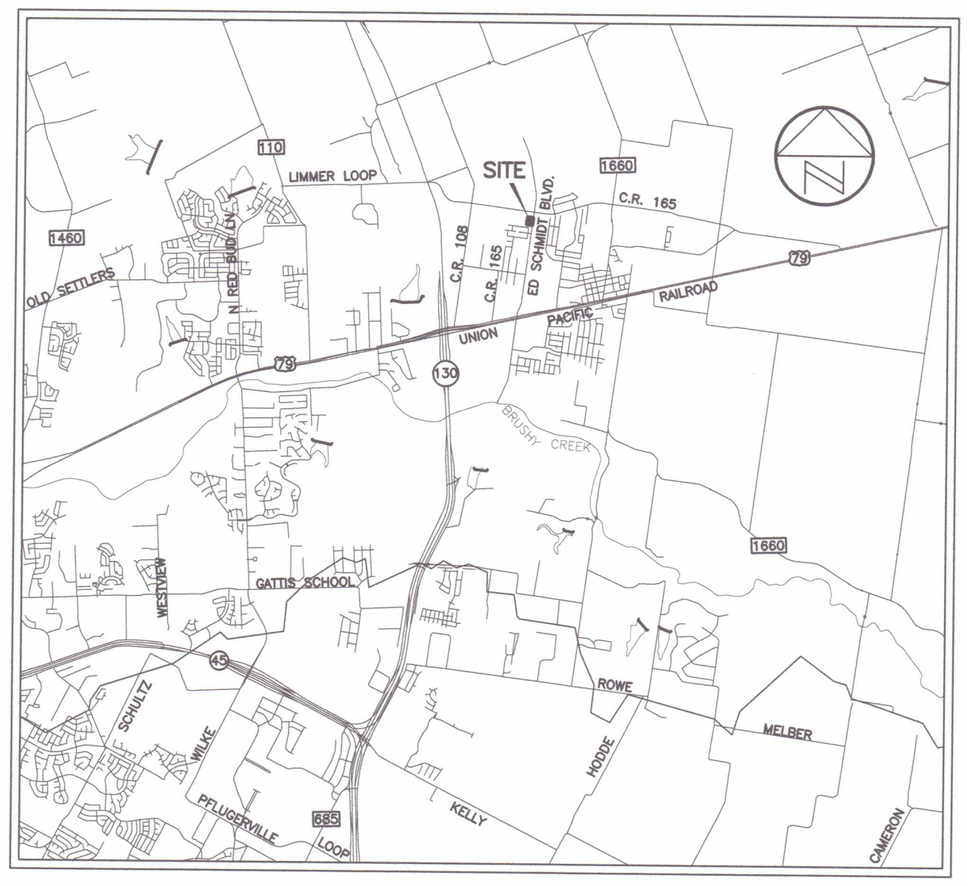
FINANCIAL IMPACT:

POLICY IMPLICATIONS:

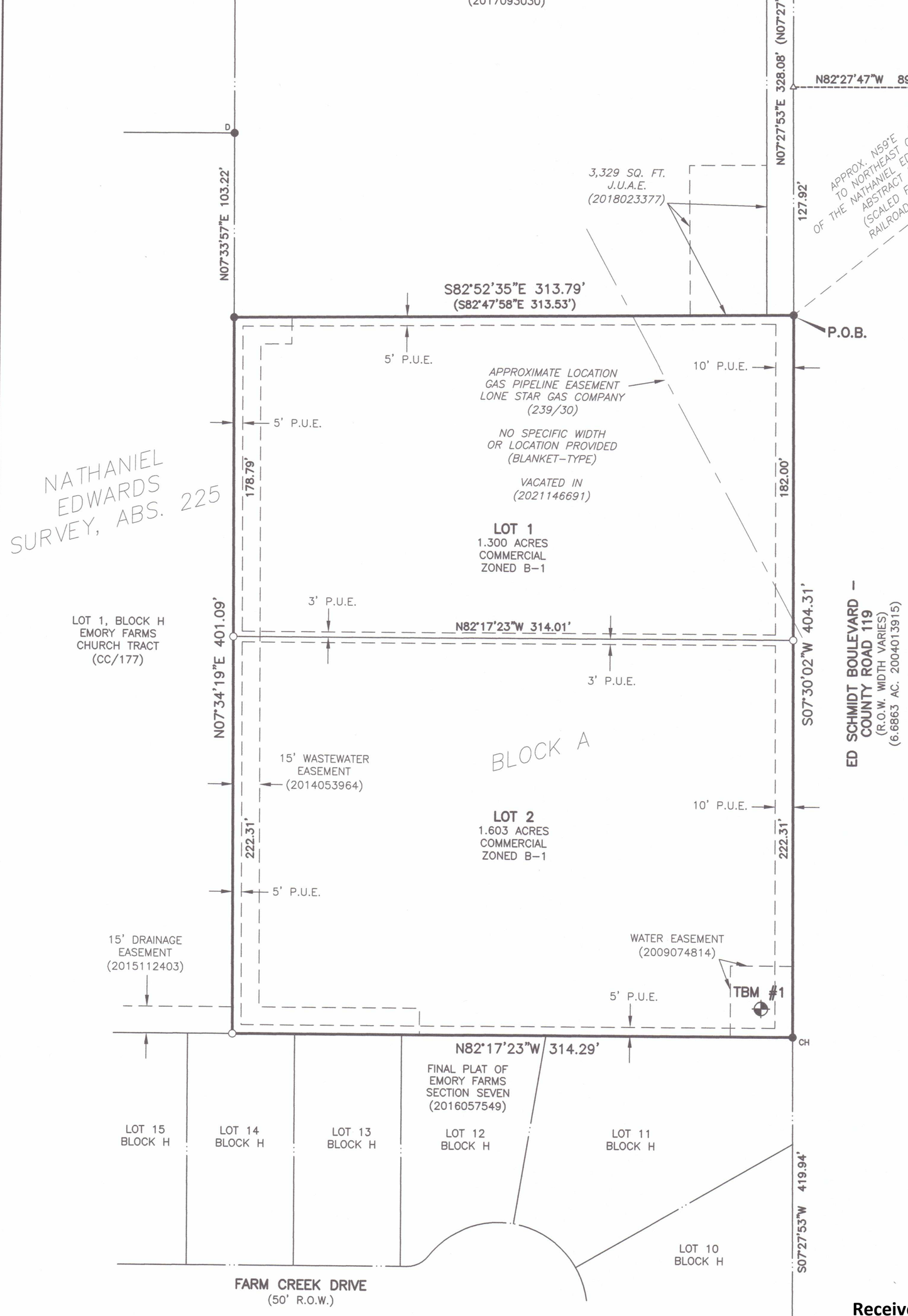
ATTACHMENTS:

1. Ed Schmidt Final Plat

ED SCHMIDT COMMERCIAL ADDITION



LOCATION MAP
1"=2000'



SCALE: 1" = 50'

GRAPHIC SCALE

50 25 0 50

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ●CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ●D 1/2" REBAR WITH "DOUCET" CAP FOUND
- ○ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- J.U.A.E. JOINT USE ACCESS EASEMENT
- ( ) RECORD INFORMATION

OWNER: MAWE, LLC

ADDRESS: 5902 MOUNTAIN VILLA DRIVE
AUSTIN, TEXAS 78731

TOTAL ACREAGE: 2.903 ACRES

SURVEY: NATHANIEL EDWARDS SURVEY, ABST. NO. 225

NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LOT 1: 1.300 ACRES
LOT 2: 1.603 ACRES

NEW STREETS: NONE

DATE OF SURVEY: FEBRUARY, 2014

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512)-443-1724

ENGINEER: UP ENGINEERING + SURVEYING
11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TEXAS 78216
(210)-774-5504

SUBMITTAL DATE: 08/04/2021

BENCHMARK INFORMATION:

TBM #1: MAG NAIL WITH WASHER SET IN THE SOUTHWEST CORNER OF A CONRETE UTILITY VAULT.

ELEVATION = 706.19'
VERTICAL DATUM: NAVD 88 (GEOID 09)

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

Received 10/26/2021

CITY OF HUTTO

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1011-001

DRAWING NO.: 1011-001-PL1

PLOT DATE: 10/19/21

PLOT SCALE: 1'=50'

DRAWN BY: JDB

SHEET 01 OF 02

ED SCHMIDT COMMERCIAL ADDITION

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT MAWE, LLC, BEING OWNER OF 2.903 ACRES IN THE NATHANIEL EDWARDS SURVEY, IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015095817 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 2.903 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

ED SCHMIDT COMMERCIAL ADDITION

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

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

BY: _____

PRINTED NAME: _____

COMPANY NAME: _____

ADDRESS: _____

ADDRESS: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____ _____
PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, STEVEN P. TIMBERLAKE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND FEBRUARY, 2014.

10·19·2021

STEVEN P. TIMBERLAKE, R.P.L.S. 6240

STATE OF TEXAS REGISTERED STEVEN P. TIMBERLAKE 6240 PROFESSIONAL LAND SURVEYOR

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, RYAN PLAGENS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0520F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

_____
RYAN PLAGENS, P.E.

ENGINEERING BY:
UP ENGINEERING + SURVEYING
11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TEXAS 78216
(210)-774-5504
TEXAS REGISTERED ENGINEERING FIRM F-10194606

STATE OF TEXAS
CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ON THE _____ DAY OF_____, 20__.

_____ _____
(PLANNING AND ZONING COMMISSION CHAIR SIGNATURE) DATE

STATE OF TEXAS
CITY OF HUTTO

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

_____ _____
CITY OF HUTTO STAFF SIGNATURE DATE

GENERAL NOTES:

1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.

2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.

3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.

4) A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.

5) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.

6) SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

7) TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

GENERAL NOTES CONTINUED:

8) TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

9) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.

10) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER PER THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE (UDC), AS AMENDED.

11) WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

12) FLOODPLAIN NOTES: THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0520F, EFFECTIVE DATE OF DECEMBER 20, 2019.

13) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.

14) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

15) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

17) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

18) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: THE CITY OF HUTTO
WASTEWATER: THE CITY OF HUTTO
ELECTRIC: ONCORE ELEC.
GAS (NATURAL OR PROPANE): ATMOS ENERGY

19) A TRAFFIC IMPACT ANALYSIS DETERMINATION IS REQUIRED. PER CITY OF HUTTO UDC.

20) A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER , AND STORM SEWER.

21) THE TRANSPORTATION IMPACT FEE WILL BE COLLECTED AT BUILDING PLAN APPLICATION.

22) A BUFFER YARD IS REQUIRED OUTSIDE OF THE WASTEWATER EASEMENT.

23) WATER AND WASTEWATER IMPACT FEE WILL BE COLLECTED AT BUILDING PERMIT PLAN APPLICATION.

24) SITE WILL BE GRANTED SHARED ACCESS (ONE DRIVEWAY)

25) THE OWNERS OF THE LOTS SHALL HAVE ACCESS TO ED SCHMIDT BLVD (COUNTY ROAD 119) THROUGH A JOINT USE ACCESS EASEMENT ("JUAE") TO BE EXECUTED BY THE OWNERS OF THE LOTS AFTER THE RECORDING OF THIS PLAT. THE JUAE WILL EXTEND FROM THE NORTH BOUNDARY OF LOT 1 SOUTH OVER, ACROSS AND THROUGH LOT 1 AND EXTENDING INTO LOT 2 IN A LOCATION DETERMINED BY THE OWNERS OF THE LOTS, AND ABUTTING ED SCHMIDT BLVD (COUNTY ROAD 119) THROUGH A DRIVEWAY TO BE CONSTRUCTED BY THE OWNERS IN A LOCATION APPROVED BY THE CITY OF HUTTO. THE OWNERS OF THE LOTS SHALL HAVE THE NON-EXCLUSIVE RIGHT TO USE THE JUAE OVER AND ACROSS BOTH LOTS TO ACCESS THE DRIVEWAY TO BE LOCATED ON LOT 2 ABUTTING ED SCHMIDT BLVD (COUNTY ROAD 119). THE OWNERS OF THE LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE JUAE, INCLUDING THE DRIVEWAY LOCATED ON LOT 2 AS PROVIDED IN THE JUAE. PRIOR TO CONSTRUCTING ANY BUILDING IMPROVEMENTS ON EITHER LOT 1 OR LOT 2, THE JUAE MUST BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

26) A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.

27) THIS SUBDIVISION IS ZONED LOCAL BUSINESS (B-1)

28) THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 80%.

2.903 ACRES
NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 2.903 ACRES IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 2.903 ACRE TRACT OF LAND CONVEYED TO MAWE, LLC. IN A SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015095817 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.903 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the west right-of-way line of Ed Schmidt Boulevard (C.R. 119) (right-of -way width varies), described in Document No. 2004013915 of the Official Public Records of Williamson County, Texas, being the northeast corner of said 2.903 acre tract and also being the southeast corner of Lot 1, Block A, Limmer Loop Commercial Subdivision, a subdivision of record in Document No. 2017093030 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found in the west right-of-way line of Ed Schmidt Boulevard, same being the east line of said Lot 1, bears North 07°27'53" East, a distance of 328.08 feet;

THENCE South 07°30'02" West, with the west right-of-way of Ed Schmidt Boulevard, same being the east line of the 2.903 acre tract, a distance of 404.31 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of the 2.903 acre tract, being the northeast corner of Lot 11, Block H, Final Plat of Emory Farms Section Seven, a subdivision of record in Document No. 2016057549 of the Official Public Records of Williamson County, Texas;

THENCE North 82°17'23" West, with the south line of the 2.903 acre tract, same being the north lines of Lots 11 through 14, of said Final Plat of Emory Farms Section Seven, a distance of 314.29 feet to a 1/2" rebar found for the southwest corner of the 2.903 acre tract, being the southeast corner of Lot 1, Block H, Emory Farms Church Tract, a subdivision of record in Cabinet CC, Slide 177 of the Plat Records of Williamson County, Texas;

THENCE North 07°34'19" East, with a west line of the 2.903 acre tract, same being the east line of said Lot 1, Block H, Emory Farms Church Tract, a distance of 401.09 feet to a to a 1/2" rebar found for the northwest corner of the 2.903 acre tract, being the southwest corner of said Lot 1, Limmer Loop from which a 1/2" rebar with "Doucet" cap found for the northeast corner of said Lot 1, Block H, Emory Farms Church Tract, being the southeast corner of Lot 2, Block H, said Emory Farms Church Tract and also being in the west line of said Lot 1, Limmer Loop, bears North 07°33'57" East, a distance of 103.22 feet;

THENCE South 82°52'35" East, with a north line of the 2.903 acre tract, same being the south line of said Lot 1, Limmer Loop, a distance of 313.79 feet to the POINT OF BEGINNING, containing 2.903 acres of land, more or less.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20___ AT _____ O'CLOCK _____ M., AND DULY

RECORDED ON THE _____ DAY OF _____, A.D. 20___ AT _____ O'CLOCK _____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____,

20___ A.D.

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY _____
DEPUTY

Received 10/26/2021

CITY OF HUTTO

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1011-001
DRAWING NO.: 1011-001-PL1
PLOT DATE: 10/19/21
PLOT SCALE: 1'=50'
DRAWN BY: JDB

SHEET 02 OF 02

AGENDA ITEM REPORT

To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed Bell Yard Farley Farm Preliminary Plat, 36.624 acres, more or less, of land, 10 residential lots with multiple homes on each lot, located on FM 1660 South.
Meeting: Tuesday, November 9, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a preliminary plat for 10 residential lots, each planned for multiple homes. The site is the Aspen Heights PUD which was approved in August 2021.

WEST: Single Family (SF-1), Brushy Creek Meadows
NORTH: Single Family (SF-1) Glenwood Subdivision
EAST: ETJ, Individual Homes
SOUTH: General Commercial (B-2), Proposed Convenience Store; Multi-family (MF) Proposed Carver Ridge Apartments; Hutto Narrows PUD, Multi-family and Convenience Store

SUMMARY OF REQUEST:

The Aspen Heights PUD has a base zoning of SF-2 and allows for 219 two, three- and four-bedroom homes as a for-rent single family detached development. The Bell Yard Preliminary Plat also provides approximately 6 acres of common open space as called out by landscape easements. The site provides four points of access, two connecting to the Glenwood neighborhood north and two onto FM 1660.

STAFF REVIEW:

The proposed Preliminary Plat is in compliance with the applicable subdivision regulations and the Aspen Heights PUD. Staff recommends approval with the following conditions:

1. Add Note: The maximum number of units is 219 per the Aspen Heights PUD.
2. Add Note: All units shall have a minimum 10’ separation from their foundation.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

1. Bell Yard Farley Farm Prelim Plat

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

PRELIMINARY PLAT
FOR
BELL YARD FARLEY FARM

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

ACREAGE: 36.624 AC

NUMBER OF BLOCKS: 10

LINEAR FEET OF NEW STREETS: 7866 LF

ORIGINAL SUBMITTAL DATE: 9/13/2021

DATE OF PLANNING AND ZONING COMMISSION APPROVAL: 11/09/2021

PLANNED UNIT DEVELOPMENT ORDINANCE No. O-2021-044

WATERSHED STATUS

THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED

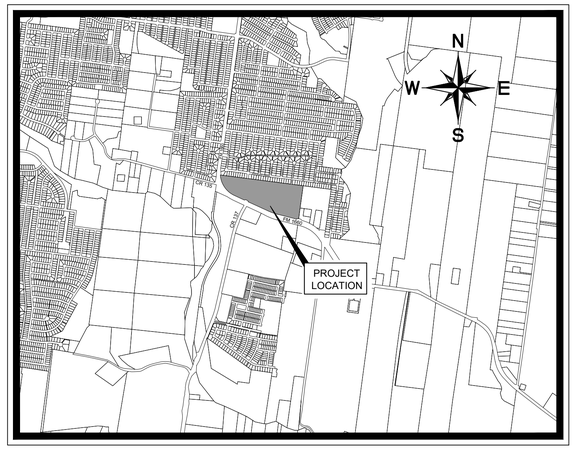
LEGAL DESCRIPTION

36.624 ACRE (1,595,340 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY NO. 23, ABSTRACT NO. 271, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A TRACT CALLED 40.846 ACRES IN INSTRUMENT TO STUART GREGORY FARLEY RECORDED IN DOCUMENT NO. 2006032605 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; SAID 40.846 ACRES BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS IN DOCUMENT NO. 2003028462 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED, IF NOT MODIFIED BY THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0520F, EFFECTIVE DATE OF 12/19/2019.
10. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED, IF NOT MODIFIED BY THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT.
12. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
13. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
14. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

    WATER: CITY OF HUTTO
    WASTEWATER: CITY OF HUTTO
    ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
    GAS (NATURAL OR PROPANE): ATMOS ENERGY
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. THIS SUBDIVISION IS ZONED AS THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT WITH A BASE ZONING OF SF-2.
20. ALL ASPECTS NOT SPECIFICALLY COVERED BY THE ASPEN HEIGHTS PUD SHALL BE REGULATED BY THE SF-2 ZONING DISTRICT AS AMENDED. IF THERE IS A CONFLICT BETWEEN THE PUD AND UDC, THE PUD SHALL SUPERSEDE THE SPECIFIC CONFLICTING PROVISIONS OF THE UDC.
21. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
22. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
23. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 54%.
24. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
25. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
26. PER THE ASPEN HEIGHTS PLANNED UNIT DEVELOPMENT, DRIVEWAY SEPARATION REQUIREMENTS AS ESTABLISHED IN THE CITY OF HUTTO UDC, SECTION10.611.6 MAY BE MODIFIED ADMINISTRATIVELY BY THE PLANNING DIRECTOR, BUT IN NO INSTANCE SHALL INCLUDE MORE THAN FOUR (4) LOCATIONS.



VICINITY MAP

SCALE: 1" = 2,000'

OCTOBER 2021

CITY OF HUTTO DEVELOPMENT SERVICES:
210 U.S. 79 EAST, SUITE #103
HUTTO, TX 78634
(512) 759-3479

WATER AND WASTEWATER SERVICE:
210 U.S. 79 EAST, SUITE #203
HUTTO, TX 78634
(512) 759-4016

ELECTRIC SERVICE:
ONCOR ELECTRIC DELIVERY COMPANY, LLC
308 SOUTH 7TH STREET,
TEMPLE, TX 76504
CONTACT: LANCE BREM
(682) 308 -8648

TV CABLE SERVICE:
SPECTRUM/CHARTER
12012 N. MOPAC EXPRESSWAY,
AUSTIN, TX 78758
CONTACT: CHUCK MCNEELY
(512) 485-6423

GAS SERVICE:
ATMOS ENERGY
3110 N. IH 35
ROUNDROCK, TX 78681
CONTACT: MARTIN PEREZ
(512) 310-3850

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD#3
501 HUTTO EXCHANGE BLVD.
HUTTO, TX 78634
(512) 759-2616

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	PRELIMINARY SITE PLAN
4	PRELIMINARY SITE PLAN – LINE & CURVE TABLES, LOT AREAS
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	UTILITY PLAN
8	STORM PLAN

ENGINEER

Kimley»Horn
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928
Tel. No. (512) 418-1771
Fax No. (512) 418-1791
CONTACT: JASON, REECE, P.E.

OWNER/DEVELOPER

BRECKENRIDGE SFR HUTTO, LLC
1301 S. CAPITAL OF TEXAS HWY, SUITE B201
AUSTIN, TEXAS 78746
TEL: 512.670.6577
CONTACT: T.C. SELMAN

BENCHMARKS

TBM #104 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERLY SIDE OF DAYMON COURT ±140 SOUTHERLY OF STEWART DRIVE.
ELEVATION = 618.91 FEET (AS SHOWN)

TBM# 105 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERN;Y SIDE OF ANDROSS COURT ±127 SOUTHERLY OF STEWART DRIVE.
ELEVATION = 617.51 FEET (AS SHOWN)

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Received 10/26/2021
CITY OF HUTTO

No.	REVISIONS	DATE	BY

BELL YARD FARLEY FARM

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

STATE OF TEXAS
JASON B. REECE
127126
LICENSED
PROFESSIONAL ENGINEER
10/21/2021

KHA PROJECT 069241808
DATE OCTOBER 2021
SCALE: AS SHOWN
DESIGNED BY: KM
DRAWN BY: HP
CHECKED BY: JR

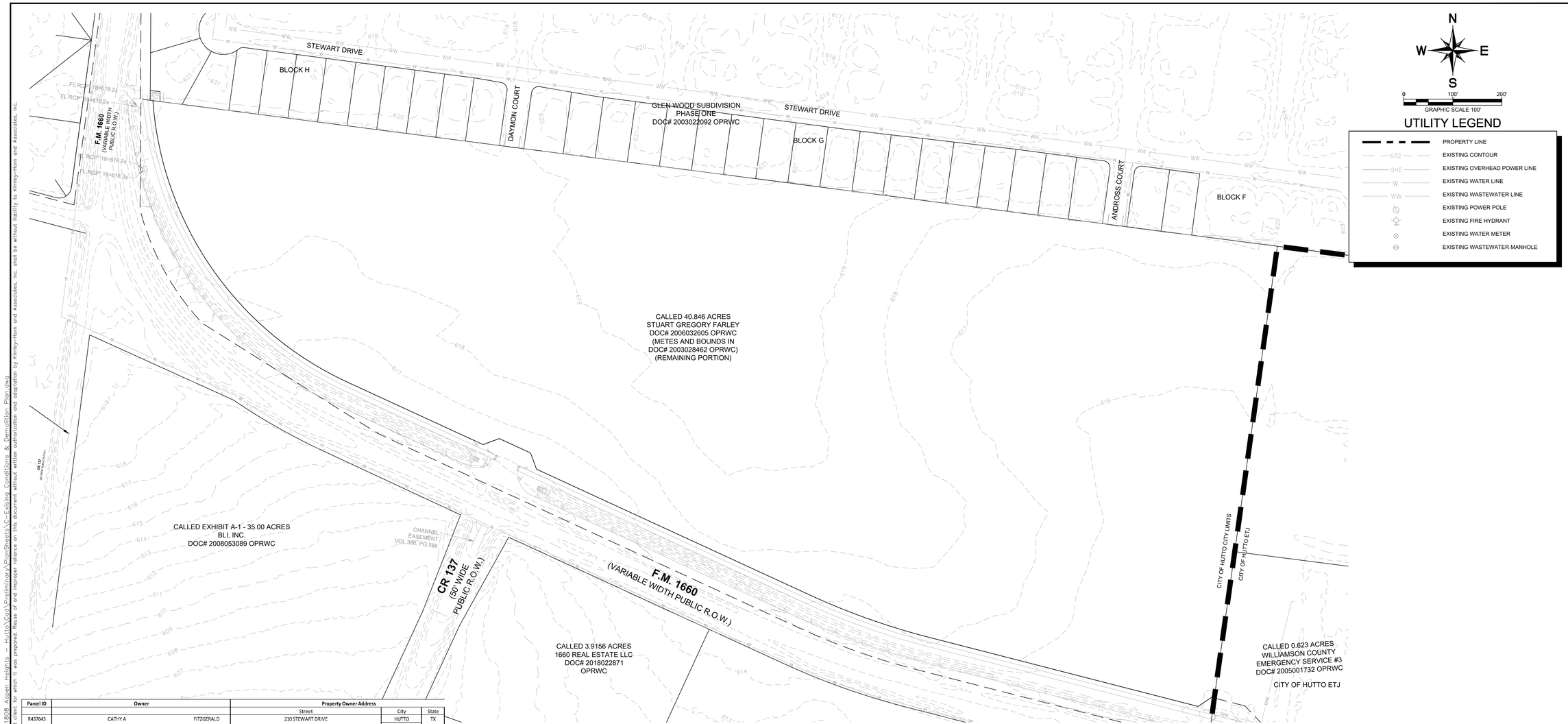
COVER SHEET

BELL YARD FARLEY FARM
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 8

KHA PROJECT NO. 069241808

Plotted By:Morris, Kyle Date:October 21, 2021 06:18:56pm File Path: \\kimley-horn.com\TX_AUS\AUS_Civil\069241808 Aspen Heights - Hutto\Cad\Preliminary\PlanSheets\C-Cover Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY LEGEND

- PROPERTY LINE
- 632 — EXISTING CONTOUR
- OHE — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

Parcel ID	Owner		Property Owner Address		
			Street	City	State
R437643	CATHY A	FITZGERALD	210 STEWART DRIVE	HUTTO	TX
R437644	MICHAEL	GARCIA	212 STEWART DRIVE	HUTTO	TX
R437645	TROY L	BOEHM	310 STEWART DRIVE	HUTTO	TX
R437646	PAUL EDWARD & DONNA JEAN	CUMMINGS	312 STEWART DRIVE	HUTTO	TX
R437647	OLIVIA JOSEPHINE & MARK DAVID	BERRY	314 STEWART DRIVE	HUTTO	TX
R437648	LISA JOAN	GARDENER	316 STEWART DRIVE	HUTTO	TX
R437649	ORALIA	LORENZEN	318 STEWART DRIVE	HUTTO	TX
R437650	DANIELA & SERGIO FERNANDEZ	RIMER	320 STEWART DRIVE	HUTTO	TX
R437651	OSCAR & MAYRA	SANDOVAL	322 STEWART DRIVE	HUTTO	TX
R437652	SERGIO & LATOYA T	ZAMARRON	324 STEWART DRIVE	HUTTO	TX
R437653	JOHNNY JOE & JUDITH	TROJANOWSKIM	326 STEWART DRIVE	HUTTO	TX
R437654	AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC		328 STEWART DRIVE	HUTTO	TX
R437655	GONZALO	GARCIA	330 STEWART DRIVE	HUTTO	TX
R437621	ELI ABISAI CORTEZ	SOLANO	402 STEWART DRIVE	HUTTO	TX
R437622	DANE	WAGNER	404 STEWART DRIVE	HUTTO	TX
R437623	JEFFREY A	BROWNING	406 STEWART DRIVE	HUTTO	TX
R437624	SARAH & CORY	WEAVER	408 STEWART DRIVE	HUTTO	TX
R437625	JANICE	WEAVER	410 STEWART DRIVE	HUTTO	TX
R437626	THERESA	HERNANDEZ	502 STEWART DRIVE	HUTTO	TX
R437627	MARCIA & SEAN	ROSS	504 STEWART DRIVE	HUTTO	TX
R437628	EMILY B & FRIEND F	ZORA	506 STEWART DRIVE	HUTTO	TX
R437629	LUIS JAVIER & EDGAR	PINEDA DE LA PAZ	508 STEWART DRIVE	HUTTO	TX
R437630	STELLA PONCE & JACOB	ORTEGON	510 STEWART DRIVE	HUTTO	TX
R437631	VINCE M	CIRIMELE	602 STEWART DRIVE	HUTTO	TX
R437632	GALO R DELA	VILLAMAR	604 STEWART DRIVE	HUTTO	TX
R437633	DANIEL & KERITH	OSAIL	606 STEWART DRIVE	HUTTO	TX
R437634	JERILYNN	KOLESAR	608 STEWART DRIVE	HUTTO	TX
R437635	BYRON JAMES	WILSON	702 STEWART DRIVE	HUTTO	TX
R437636	FRANK	MENCHANCA	704 STEWART DRIVE	HUTTO	TX
R437637	SUSAN	LILY	706 STEWART DRIVE	HUTTO	TX
R437638	JOE & RICHARD & ROSARIO	ROBLES	708 STEWART DRIVE	HUTTO	TX
R437656	AH481 TX LLC		802 STEWART DRIVE	HUTTO	TX
R437657	RICHARDO & VERONICA	ARRIAGA	804 STEWART DRIVE	HUTTO	TX
R464645	DANE & VERLA M	DIXON	806 STEWART DRIVE	HUTTO	TX
R464630	ROBERTO	LARA	808 STEWART DRIVE	HUTTO	TX
R464629	EVEREST SUMMIT PROPERTY MANAGEMENT LLC		900 STEWART DRIVE	HUTTO	TX
R464628	JUAN	SALINAS	902 STEWART DRIVE	HUTTO	TX
R464627	HUMBERTO G & WENDY	LEON	904 STEWART DRIVE	HUTTO	TX
R020585	FRANCISCO J & MARTHA G	PEREZ	FM 1660	HUTTO	TX
R020612	FRANCISCO J & MARTHA G	PEREZ	9553 FM 1660	HUTTO	TX
R311249	PATRICIA ANN SHARPE	MALONE	9551 FM 1660	HUTTO	TX
R311808	PATRICIA ANN SHARPE	MALONE	9551 FM 1660	HUTTO	TX
R429501	ROBERTO TINAJERO	RESENDIZ	106 LUCY COVE	HUTTO	TX
R429502	CHARLES F JR & REGINA	KENNEDY	104 LUCY COVE	HUTTO	TX
R429507	MOSES SAMUEL & SHELBY R	RIVAS	102 CREEK LEDGE DRIVE	HUTTO	TX
R429508	PAULA	LUCAS	100 CREEK LEDGE DRIVE	HUTTO	TX
R429509	MARIO	COLE	101 CREEK LEDGE DRIVE	HUTTO	TX
R020273	HUTTO CEMETERY ASSOC		CR 135	HUTTO	TX
R436707	ANTHONY D & BJI I INC	DOBIAS	CR 137	HUTTO	TX
R572993	1660 REAL ESTATE LLC		9350 COUNTY ROAD 137	HUTTO	TX
R448286	STUART ET AL	FARLEY	CR 137	HUTTO	TX
R474465	FRANCISCO J & MARTHA G	PEREZ	FM 1660	HUTTO	TX

* PROPERTY ADDRESS

Kimley-Horn and Associates, Inc.
TBPLS Firm No. 10193973
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

A METES AND BOUNDS DESCRIPTION OF A 36.624 ACRE TRACT OF LAND

BEING a 36.624 acre (1,595,340 square feet) tract of land situated in the William Gatlin Survey No. 23, Abstract No. 271, City of Hutto, Williamson County, Texas; and being a portion of a tract called 40.846 acres in instrument to Stuart Gregory Farley recorded in Document No. 2006032605 of the Official Public Records of Williamson County; said 40.846 acres being the same tract described by metes and bounds in Document No. 2003028462 of the Official Public Records of Williamson County; and being more particularly described as follows:

BEGINNING at a Type II TxDOT right-of-way monument found on the easterly boundary F.M. 1660 (variable width public right-of-way) and the southerly boundary of Lot 7, Block H of Glenwood Subdivision Phase One, plat of which is recorded in Document No.2003022092 of the Official Public Records of Williamson County, marking the northeast corner of that certain 4.2031 acre Parcel 01 described in Lis Pendens as The State of Texas vs. Stuart Gregory Farley, recorded in Document No. 201602005 of the Official Public Records of Travis County, and marking the northwest corner of the herein described tract;

THENCE, South 82°37'17" East, 2312.18 feet along the southerly boundary of said Glenwood Subdivision Phase One to a 1/2-inch iron rod (w/cap stamped "AMERI SURVEYORS") found on the southerly boundary of Lot 26, Block F of Glenwood Subdivision Phase 2A, plat of which is recorded in Document No. 2005000945 of the Official Public Records of Williamson County, marking the northwest corner of that certain 16.813 acre tract described in instrument to Francisco J. and Martha G. Perez, recorded in Document No. 2015079930 of the Official Public Records of Williamson County, and marking the northeast corner of the herein described tract;

THENCE, South 07°57'03" West; at 628.68 feet passing the northwest corner of that certain 0.623 acre tract described in instrument to Williamson County Emergency Services #3, recorded in Document No. 2005001732 of the Official Public Records of Williamson County; continuing for a total distance of 929.99 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set on the northeasterly right-of-way line of aforesaid F.M. 1660 marking the southern-most northeast corner of aforesaid 4.2031 acre Parcel 01, and marking the southeast corner of the herein described tract;

THENCE, over and across the aforesaid 40.846 acre tract, and along the northeasterly right-of-way line of said F.M. 1660, same being the northeasterly boundary of the said 4.2031 acre tract, the following ten (10) courses and distances:

1. North 75°35'21" West 5.67 feet to a Type II TxDOT right-of-way monument found for corner;
2. South 56°06'46" West 33.26 feet to a Type II TxDOT right-of-way monument found for corner;
3. North 75°35'21" West 569.11 feet to a Type II TxDOT right-of-way monument found at a point of curvature;
4. in a northwesterly direction along a tangent curve to the right having a central angel of 10°18'00", a radius of 1415.00 feet, a long chord bearing and distance of North 70°26'21" West, 254.03 feet, and a total arc length of 254.37 feet to a Type II TxDOT right-of-way monument found at a point of tangency;

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TBPLS Firm No. 10193973
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

5. North 65°17'21"West; at 3.59 feet passing a found 1/2-inch iron rod (w/green plastic cap); continuing for a total distance of 614.73 feet to a Type II TxDOT right-of-way monument found for corner;
6. North 20°17'21" West 35.36 feet to a Type II TxDOT right-of-way monument found for corner;
7. North 65°17'21" West 70.00 feet to a Type II TxDOT right-of-way monument found for corner;
8. South 69°42'39" West 35.36 feet to a Type II TxDOT right-of-way monument found for corner;
9. North 65°17'21" West 304.17 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set at a point of curvature
10. in a northwesterly direction along a tangent curve to the right having a central angel of 61°15'35", a radius of 685.00 feet, a long chord bearing and distance of North 34°39'33" West 698.00 feet, and a total arc length of 732.39 feet to the **POINT OF BEGINNING** and containing 36.624 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

John G. Mosier 9/7/2020

John G. Mosier
Registered Professional Land Surveyor No. 6330
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
greg.mosier@kimley-horn.com

STATE OF TEXAS REGISTERED JOHN G. MOSIER 6330 PROFESSIONAL LAND SURVEYOR

Received 10/26/2021

CITY OF HUTTO

BENCHMARKS

TBM #104 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERLY SIDE OF DAYMON COURT ±140 SOUTHERLY OF STEWART DRIVE. ELEVATION = 618.91 FEET (AS SHOWN)

TBM# 105 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERN;Y SIDE OF ANDROSS COURT ±127 SOUTHERLY OF STEWART DRIVE. ELEVATION = 617.51 FEET (AS SHOWN)

811 Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

STATE OF TEXAS REGISTERED JASON B. REECE 127126 LICENSED PROFESSIONAL ENGINEER
10/21/2021

KHA PROJECT 069241808
DATE OCTOBER 2021
SCALE: AS SHOWN
DESIGNED BY: KM
DRAWN BY: HP
CHECKED BY: JR

EXISTING CONDITIONS AND DEMOLITION PLAN

BELL YARD FARLEY FARM

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 8

Plotted By:Morris, Kyle Date:October 21, 2021 06:19:28am File Path:\\kimley-horn.com\TX_AUS\AUS_Civil\069241808 Aspen Heights - Hutto\Cad\Preliminary\PlanSheets\C-Existing Conditions & Demolition Plan.dwg
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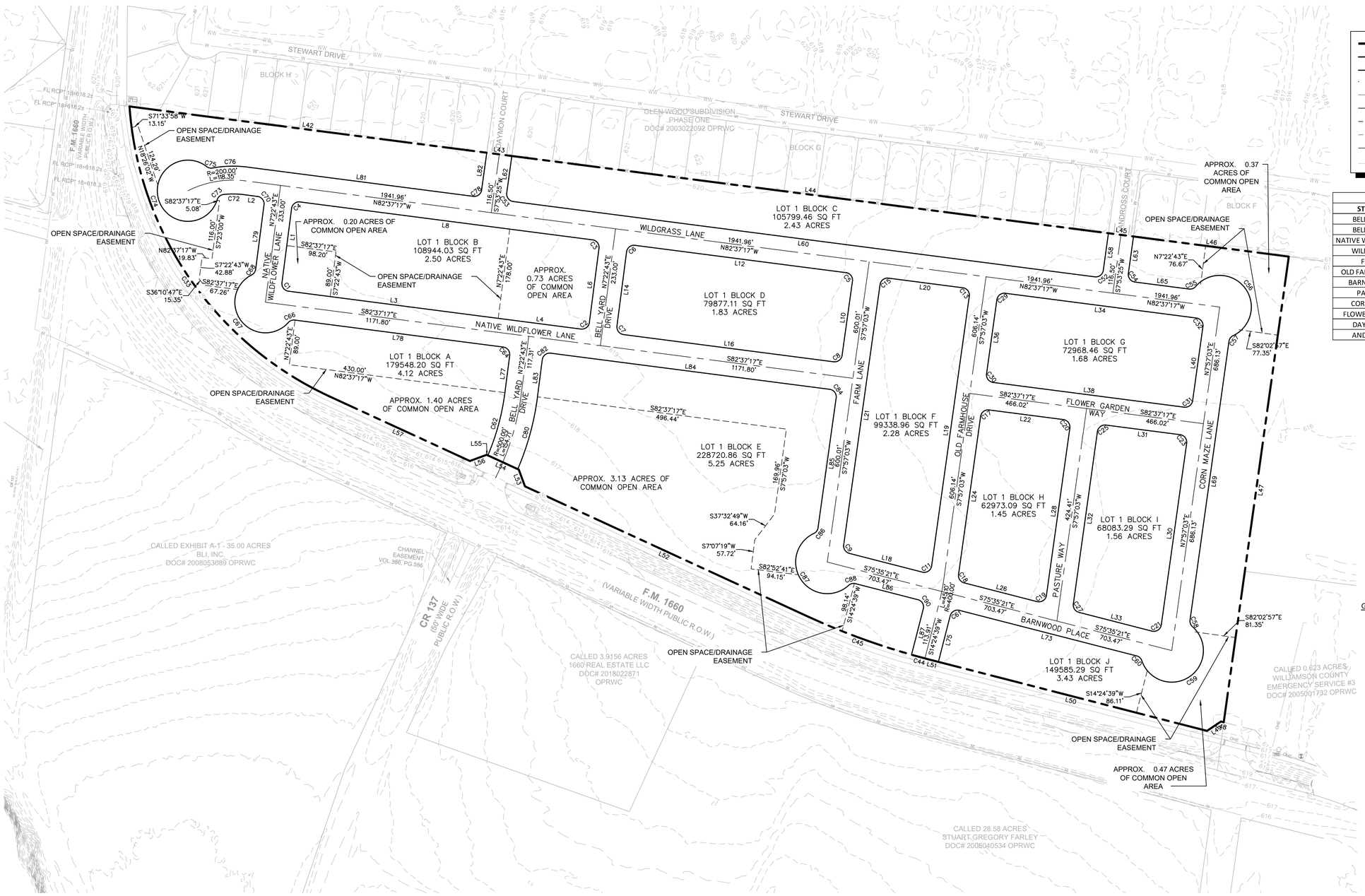
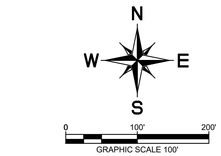


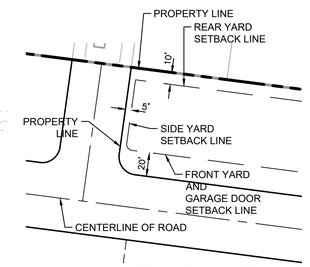


LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR

PROPOSED STREETS

STREET NAME	ROW WIDTH	FOC WIDTH	LENGTH
BELL YARD DRIVE	65'	43'	272
BELL YARD DRIVE	55'	30'	233
NATIVE WILDFLOWER LANE	55'	30'	1405
WILDGRASS LANE	55'	30'	2060
FARM LANE	55'	30'	600
OLD FARMHOUSE DRIVE	55'	30'	765
BARNWOOD PLACE	55'	30'	703
PASTURE WAY	55'	30'	424
CORN MAZE LANE	55'	30'	686
FLOWER GARDEN WAY	55'	30'	466
DAYMON COURT	50'	30'	117
ANDROSS COURT	50'	30'	117



BUILDING SETBACK TYPICAL DETAIL
NOT TO SCALE

GENERAL NOTES:

1. LOT 1 BLOCK A TO HAVE APPROXIMATELY 1.40 ACRES OF COMMON OPEN AREA.
2. LOT 1 BLOCK B TO HAVE APPROXIMATELY 0.93 ACRES OF COMMON OPEN AREA.
3. LOT 1 BLOCK E TO HAVE APPROXIMATELY 3.13 ACRES OF COMMON OPEN AREA.
4. LOT 1 BLOCK J TO HAVE APPROXIMATELY 0.84 ACRES OF COMMON OPEN AREA.

BENCHMARKS

TBM #104 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERLY SIDE OF DAYMON COURT ±140 SOUTHERLY OF STEWART DRIVE.
ELEVATION = 618.91 FEET (AS SHOWN)

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JASON B. REED 127126 LICENSED PROFESSIONAL ENGINEER
10/21/2021

KHA PROJECT 069241808	
DATE OCTOBER 2021	
SCALE: AS SHOWN	
DESIGNED BY:	KM
DRAWN BY:	HP
CHECKED BY:	JR

PRELIMINARY SITE PLAN

BELL YARD FARLEY FARM

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3 OF 8

Plotted By:Morris, Kyle Date:October 21, 2021 06:19:33pm File Path:\\kimley-horn.com\TX_AUS\AUS_Civil\069241808 Aspen Heights - Hutto\Cad\Preliminary\PlanSheets\C - Preliminary Plan.dwg
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LINE TABLE		
LINE	LENGTH	BEARING
L43	50.00	S82°37'16.68"E
L45	50.00	S82°37'16.68"E
L51	20.50	N75°35'21.00"W
L54	65.02	N65°17'21.00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C44	1415.00'	34.50'	N74°53'27"W	34.50'	1°23'49"	17.25'

LOT 1, BLOCK A

LINE TABLE		
LINE	LENGTH	BEARING
L2	26.29	N82°37'16.68"W
L42	712.60	S82°37'16.68"E
L55	2.63	N65°17'21.00"W
L56	35.36	S69°42'39.00"W
L57	304.17	N65°17'21.00"W
L77	74.81	N7°22'43.32"E
L78	413.79	N82°37'16.68"W
L79	128.10	N7°22'43.32"E
L81	449.38	S82°37'16.68"E
L82	74.14	N7°53'24.72"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C33	685.00'	732.39'	N34°39'33"W	698.00'	61°15'35"	405.59'
C62	467.65'	128.18'	N15°14'00"E	127.78'	15°42'15"	64.49'
C64	15.77'	24.77'	N40°20'51"W	22.30'	90°00'00"	15.77'
C66	15.00'	14.59'	S69°30'27"W	14.02'	55°44'33"	7.93'
C67	60.50'	212.75'	N37°37'17"W	118.88'	201°29'06"	318.89'
C68	15.00'	14.59'	N35°15'00"E	14.02'	55°44'33"	7.93'
C70	15.00'	23.56'	N37°37'17"W	21.21'	90°00'00"	15.00'
C72	172.50'	41.11'	N89°26'54"W	41.01'	13°39'14"	20.65'
C73	15.00'	17.40'	S50°29'17"W	16.44'	66°28'23"	9.83'
C74	60.50'	306.75'	N17°29'49"W	68.97'	290°30'11"	41.97'
C75	15.00'	12.56'	S76°14'26"E	12.20'	47°59'25"	6.68'
C76	227.50'	69.94'	N88°34'17"E	69.67'	17°36'52"	35.25'
C78	15.00'	23.43'	N52°38'04"E	21.12'	89°29'19"	14.87'

LOT 1, BLOCK B

LINE TABLE		
LINE	LENGTH	BEARING
L1	148.00	S7°22'43.32"W
L3	418.20	S82°37'16.68"E
L4	164.93	S82°37'16.68"E
L6	148.00	N7°22'43.32"E
L8	583.13	N82°37'16.68"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	S37°37'17"E	21.21'	90°00'00"	15.00'
C2	15.00'	23.56'	N52°22'43"E	21.21'	90°00'00"	15.00'
C3	15.00'	23.56'	N37°37'17"W	21.21'	90°00'00"	15.00'
C4	15.00'	23.56'	S52°22'43"W	21.21'	90°00'00"	15.00'

LOT 1, BLOCK C

LINE TABLE		
LINE	LENGTH	BEARING
L44	1189.84	S82°37'16.68"E
L58	74.14	S7°53'24.72"W
L60	1159.84	N82°37'16.68"W
L62	73.87	N7°53'24.72"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C52	15.00'	23.43'	S52°38'04"W	21.12'	89°29'19"	14.87'
C53	15.00'	23.70'	N37°21'56"W	21.31'	90°30'41"	15.13'

LOT 1, BLOCK D

LINE TABLE		
LINE	LENGTH	BEARING
L10	148.01	N7°57'02.70"E
L12	420.57	N82°37'16.68"W
L14	148.00	S7°22'43.32"W
L16	419.09	S82°37'16.68"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	15.00'	23.71'	N37°20'07"W	21.32'	90°34'19"	15.15'
C6	15.00'	23.56'	S52°22'43"W	21.21'	90°00'00"	15.00'
C7	15.00'	23.56'	S37°37'17"E	21.21'	90°00'00"	15.00'
C8	15.00'	23.41'	N52°39'53"E	21.11'	89°25'41"	14.85'

LOT 1, BLOCK E

LINE TABLE		
LINE	LENGTH	BEARING
L52	614.73	N65°17'21.00"W
L53	35.36	N20°17'21.00"W
L83	74.81	N7°22'43.32"E
L84	556.18	S82°37'16.68"E
L85	259.26	S7°57'02.70"W
L86	127.18	S75°35'21.00"E
L87	93.58	S14°24'39.00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C45	1415.00'	219.87'	N69°44'27"W	219.65'	8°54'11"	110.16'
C80	538.02'	147.83'	N15°19'57"E	147.37'	15°44'36"	74.38'
C82	15.00'	23.56'	N52°22'43"E	21.21'	90°00'00"	15.00'
C84	15.00'	23.71'	S37°20'07"E	21.32'	90°34'19"	15.15'
C86	15.00'	14.86'	S36°19'21"W	14.26'	56°44'37"	8.10'
C87	62.50'	214.92'	S33°49'09"E	123.62'	197°01'37"	417.52'
C88	15.00'	14.86'	N76°02'21"E	14.26'	56°44'37"	8.10'
C90	15.00'	23.56'	S30°35'21"E	21.21'	90°00'00"	15.00'

LOT 1, BLOCK F

LINE TABLE		
LINE	LENGTH	BEARING
L18	148.95	S75°35'21.00"E
L19	538.21	N7°57'02.70"E
L20	148.01	N82°37'16.68"W
L21	519.97	S7°57'02.70"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C9	15.00'	21.87'	S33°49'09"E	19.98'	83°32'24"	13.40'
C11	15.00'	25.25'	N56°10'51"E	22.37'	96°27'36"	16.79'
C13	15.00'	23.71'	N37°20'07"W	21.32'	90°34'19"	15.15'
C15	15.00'	23.41'	S52°39'53"W	21.11'	89°25'41"	14.85'

LOT 1, BLOCK G

LINE TABLE		
LINE	LENGTH	BEARING
L34	381.02	N82°37'16.68"W
L36	148.01	S7°57'02.70"W
L38	381.02	S82°37'16.68"E
L40	148.01	N7°57'02.70"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C29	15.00'	23.41'	S52°39'53"W	21.11'	89°25'41"	14.85'
C30	15.00'	23.71'	S37°20'07"E	21.32'	90°34'19"	15.15'
C31	15.00'	23.41'	N52°39'53"E	21.11'	89°25'41"	14.85'
C32	15.00'	23.71'	N37°20'07"W	21.32'	90°34'19"	15.15'

LOT 1, BLOCK H

LINE TABLE		
LINE	LENGTH	BEARING
L22	148.01	N82°37'16.68"W
L24	315.67	S7°57'02.70"W
L26	148.95	S75°35'21.00"E
L28	333.90	N7°57'02.70"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C17	15.00'	23.41'	S52°39'53"W	21.11'	89°25'41"	14.85'
C18	15.00'	21.87'	S33°49'09"E	19.98'	83°32'24"	13.40'
C19	15.00'	25.25'	N56°10'51"E	22.37'	96°27'36"	16.79'
C20	15.00'	23.71'	N37°20'07"W	21.32'	90°34'19"	15.15'

LOT 1, BLOCK I

LINE TABLE		
LINE	LENGTH	BEARING
L30	362.61	N7°57'02.70"E
L31	148.01	N82°37'16.68"W
L32	344.38	S7°57'02.70"W
L33	148.95	S75°35'21.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	15.00'	25.25'	N56°10'51"E	22.37'	96°27'36"	16.79'
C23	15.00'	23.71'	N37°20'07"W	21.32'	90°34'19"	15.15'
C25	15.00'	23.41'	S52°39'53"W	21.11'	89°25'41"	14.85'
C27	15.00'	21.87'	S33°49'09"E	19.98'	83°32'24"	13.40'

LOT 1, BLOCK J

LINE TABLE		
LINE	LENGTH	BEARING
L46	309.74	S82°37'16.68"E
L47	929.99	S7°57'02.70"W
L48	5.67	N75°35'21.00"W
L49	33.26	S56°06'46.00"W
L50	548.60	N75°35'21.00"W
L63	73.87	S7°53'24.72"W
L65	107.92	S82°37'16.68"E
L69	556.52	S7°57'02.70"W
L73	361.67	N75°35'21.00"W
L75	94.00	S14°24'39.00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C54	15.00'	23.70'	S37°21'56"E	21.31'	90°30'41"	15.13'
C55	15.00'	14.86'	N69°00'25"E	14.26'	56°44'37"	8.10'
C56	62.50'	222.59'	S37°20'07"E	122.26'	204°03'33"	293.29'
C57	15.00'	14.86'	S36°19'21"W	14.26'	56°44'37"	8.10'
C58	15.00'	14.86'	S20°25'16"E	14.26'	56°44'37"	8.10'
C59	62.50'	229.02'	S56°10'51"W	120.76'	209°56'50"	233.68'
C60	15.00'	14.86'	N47°13'03"W	14.26'	56°44'37"	8.10'
C61	15.00'	23.56'	S59°24'39"W	21.21'	90°00'00"	15.00'

LOT AREA TABLE	
LOT	AREA (SF)
LOT 1 BLOCK A	179548.20
LOT 1 BLOCK B	108944.03
LOT 1 BLOCK C	105799.46
LOT 1 BLOCK D	79877.11
LOT 1 BLOCK E	228720.86
LOT 1 BLOCK F	99338.96
LOT 1 BLOCK G	72968.46
LOT 1 BLOCK H	62973.09
LOT 1 BLOCK I	68083.29
LOT 1 BLOCK J	149585.29

Received 10/26/2021

CITY OF HUTTO

BENCHMARKS

TBM #104 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERLY SIDE OF DAYMON COURT ±140 SOUTHERLY OF STEWART DRIVE.
ELEVATION = 618.91 FEET (AS SHOWN)

TBM# 105 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERNLY SIDE OF ANDROSS COURT ±127 SOUTHERLY OF STEWART DRIVE.
ELEVATION = 617.51 FEET (AS SHOWN)

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No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

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STATE OF TEXAS
JASON B. REED
127136
LICENSED
PROFESSIONAL ENGINEER
10/21/2021

KHA PROJECT 069241808
DATE OCTOBER 2021
SCALE: AS SHOWN
DESIGNED BY: KM
DRAWN BY: HP
CHECKED BY: JR

PRELIMINARY SITE PLAN - LINE & CURVE TABLES, LOT AREAS

BELL YARD FARLEY FARM

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 8

Plotted By:Morris, Kyle Date:October 21, 2021 06:19:42pm File Path:\\kimley-horn.com\TX_AUS\AUS_Civil\069241808 Aspen Heights - Hutto\Cad\Preliminary\PlanSheets\C - Preliminary Plan.dwg
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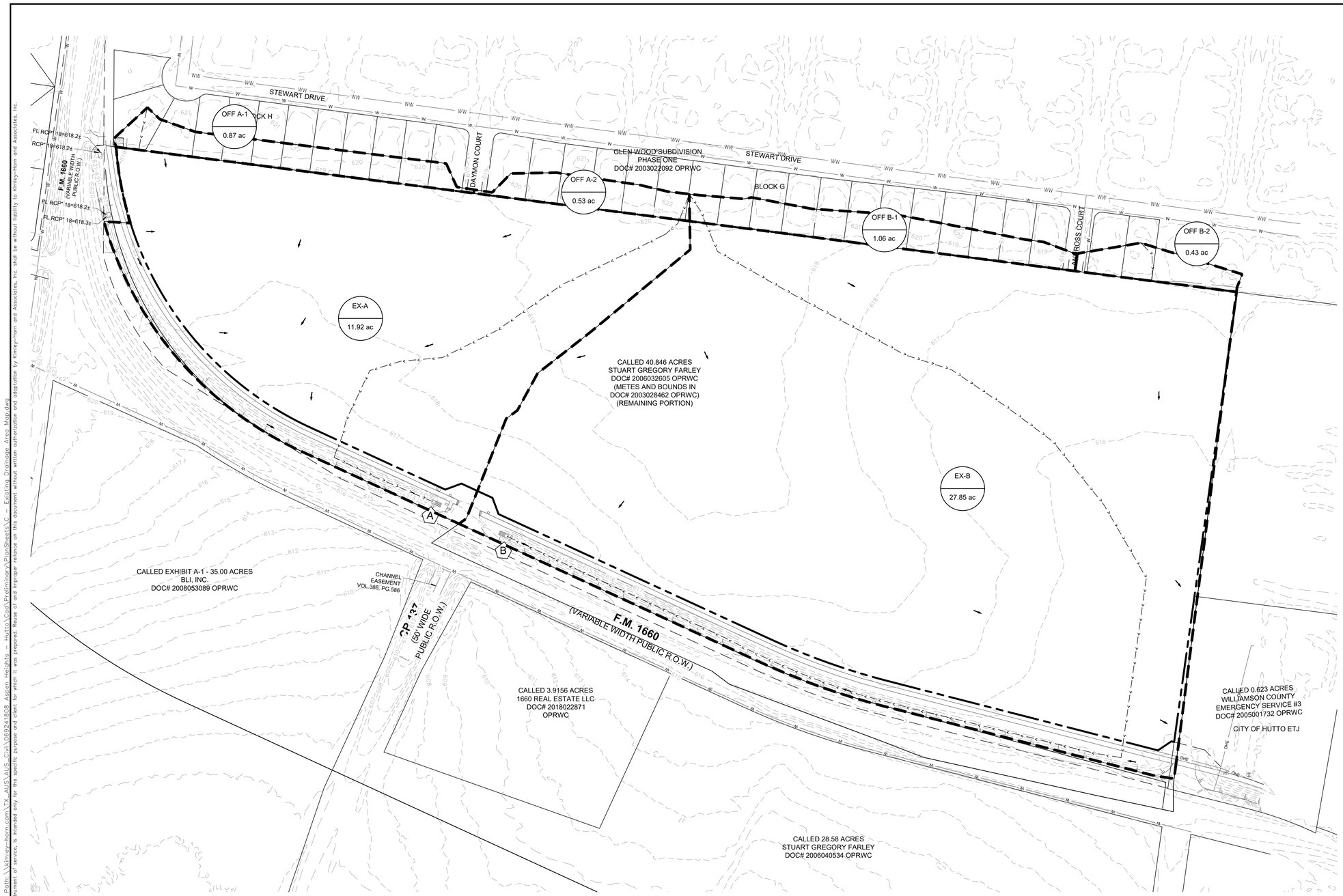

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GRAPHIC SCALE 100'

LEGEND

X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
555	EXISTING CONTOUR

Received 10/26/2021

CITY OF HUTTO

BENCHMARKS

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BELL YARD - FARLEY FARM

DETENTION RESULTS - SCS METHOD

EXISTING CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	13.32	0.00	0	2	30.22
				10	54.37
				25	70.72
				100	97.79
B	29.35	0.00	0	2	51.00
				10	91.80
				25	119.68
				100	166.03
Total Flow leaving Site	42.66	0	0	2	81.22
				10	146.17
				25	190.40
				100	263.82

PROPOSED CONDITIONS

	Total Drainage	Total Impervious			Developed Runoff with

BELL YARD - FARLEY FARM

Existing Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn[1]	WEIGHTED CURVE NO. Cn[2]	SHEET FLOW N	SHEET FLOW L (ft)	SHEET FLOW S (ft/ft)	SHEET FLOW Tt(min)	SHALLOW CONCENTRATED FLOW Grass Surface L (ft)	Grass Surface V (fps)	Grass Surface S (ft/ft)	Grass Surface Tt(min)	Paved Surface L	Paved Surface V (fps)	Paved Surface S	Paved Surface Tt(min)	CHANNEL FLOW Channel Flow L (ft)	Channel Flow V (fps)	Channel Flow n	Channel Flow S (ft/ft)	Channel Flow Tt(min)	Pipe Flow L (ft)	Pipe Flow V (fps)	Pipe Flow n	Pipe Flow S (ft/ft)	Pipe Flow Tt(min)	TOTAL Tc[3] (min)
							P-2yr24hr	4.06	IN																				
EX-A	519,082	11.92	0.00	0.00	84.00	84.00	0.15	43	0.008	**6.49**	865	1.43	0.008	**10.07**	-	-	-	**0.00**	220	5.0	0.06	0.006	**0.73**	-	-	-	-	**0.00**	**17.29**
OFF A-1	37,942	0.87	0.00	0.00	84.00	84.00	0.15	88	0.023	**7.48**	-	-	-	**0.00**	-	-	-	**0.00**	-	-	-	-	**0.00**	-	-	-	-	**0.00**	**7.48**
OFF A-2	23,066	0.53	0.00	0.00	84.00	84.00	0.15	57	0.017	**5.94**	-	-	-	**0.00**	-	-	-	**0.00**	-	-	-	-	**0.00**	-	-	-	-	**0.00**	**5.94**
EX-B	1,213,138	27.85	0.00	0.00	84.00	84.00	0.15	31	0.011	**4.42**	1534	1.14	0.005	**22.42**	-	-	-	**0.00**	1341	5.0	0.06	0.003	**4.47**	-	-	-	-	**0.00**	**31.31**
OFF B-1	46,384	1.06	0.00	0.00	84.00	84.00	0.15	69	0.013	**7.58**	-	-	-	**0.00**	-	-	-	**0.00**	-	-	-	-	**0.00**	-	-	-	-	**0.00**	**7.58**
OFF B-2	18,774	0.43	0.00	0.00	84.00	84.00	0.15	87	0.013	**9.21**	-	-	-	**0.00**	-	-	-	**0.00**	-	-	-	-	**0.00**	-	-	-	-	**0.00**	**9.21**

Existing Condition:

[1] The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, fair condition (grass cover 50% to 75%), and Type D soil group with a Cn of 84

[2] Cn Values based on USDA TR-55 Manual

[3] The minimum Tc is 5 minutes per the City of Round Rock Drainage Specifications.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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STATE OF TEXAS
JASON B. REECE
127126
LICENSED
PROFESSIONAL ENGINEER
10/21/2021

KHA PROJECT	069241808
DATE	OCTOBER 2021
SCALE:	AS SHOWN
DESIGNED BY:	KM
DRAWN BY:	HP
CHECKED BY:	JR

EXISTING DRAINAGE AREA MAP

BELL YARD FARLEY FARM

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 8

Plotted By:Morris, Kyle Date:October 21, 2021 08:20:34am File Path: \\kimley-horn.com\TX_AUS\AUS_Civil\069241808 Aspen Heights - Hutto\Civil\Preliminary\PlanSheets\C - Existing Drainage Area Map.dwg
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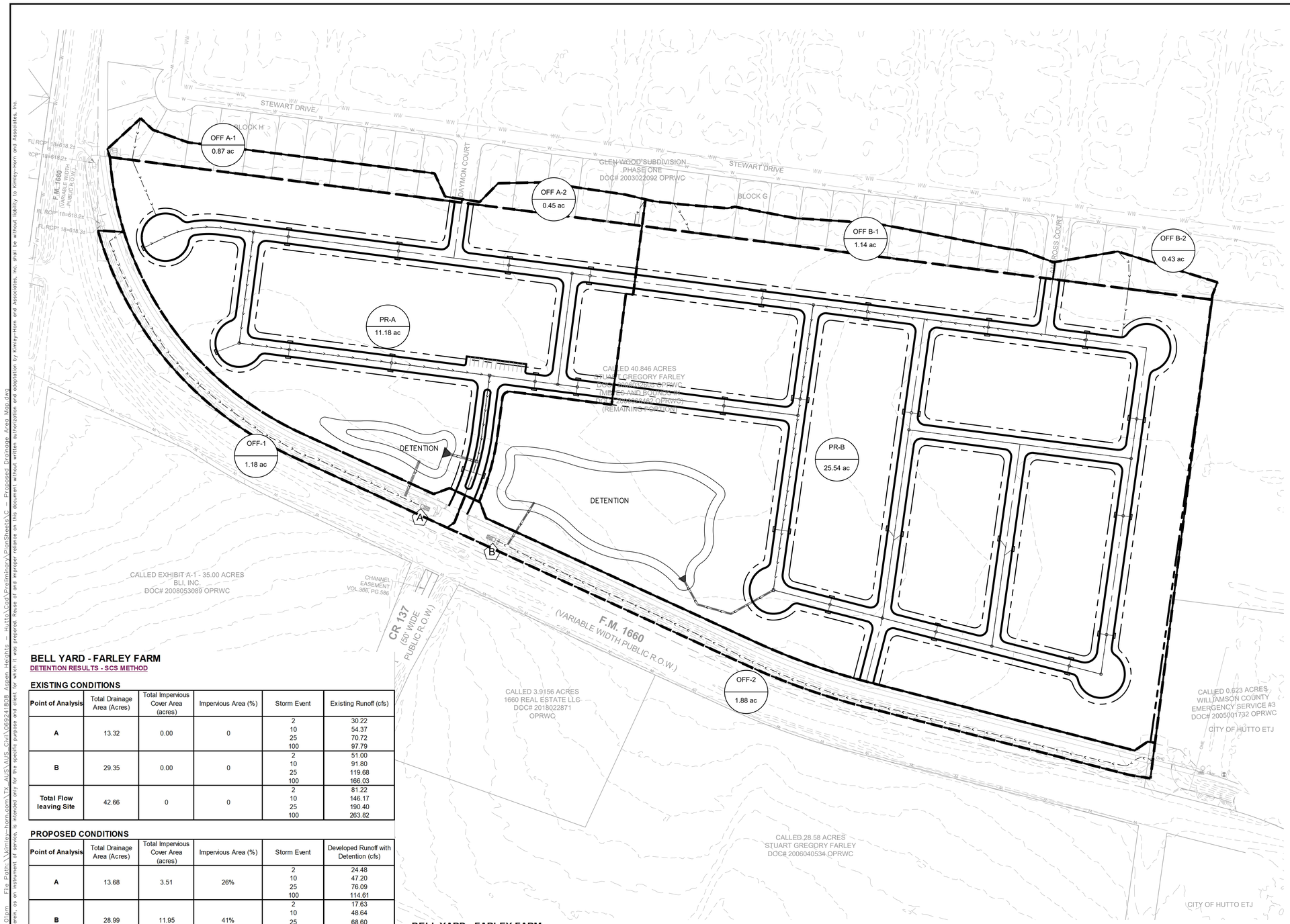

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GRAPHIC SCALE 100'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

BELL YARD - FARLEY FARM

DETENTION RESULTS - SCS METHOD

EXISTING CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	13.32	0.00	0	2	30.22
				10	54.37
				25	70.72
				100	97.79
B	29.35	0.00	0	2	51.00
				10	91.80
				25	119.68
				100	166.03
Total Flow leaving Site	42.66	0	0	2	81.22
				10	146.17
				25	190.40
				100	263.82

PROPOSED CONDITIONS

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Developed Runoff with Detention (cfs)
A	13.68	3.51	26%	2	24.48
				10	47.20
				25	76.09
				100	114.61
B	28.99	11.95	41%	2	17.63
				10	48.64
				25	68.60
				100	139.16
Total Flow leaving Site	42.67	15.46	36%	2	42.11
				10	95.84
				25	144.69
				100	253.77

PROPOSED VS. EXISTING COMPARISON

Point of Analysis	Storm Event	Combined Existing Runoff (cfs)	Combined Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Allowable?
A/B	2	81.22	42.11	39.11	YES
	10	146.17	95.84	50.33	YES
	25	190.40	144.69	45.71	YES
	100	263.82	253.77	10.05	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method (unless otherwise specified) as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

BELL YARD - FARLEY FARM

Proposed Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn[1]	WEIGHTED CURVE NO. Cn[2]	SHEET FLOW N	SHEET FLOW L (ft)	SHEET FLOW S (ft/ft)	SHEET FLOW Tt(min)	SHALLOW CONCENTRATED FLOW Grass Surface L (ft)	Grass Surface V (fps)	Grass Surface S (ft/ft)	Grass Surface Tt(min)	Paved Surface L	Paved Surface V (fps)	Paved Surface S	Paved Surface Tt(min)	CHANNEL FLOW Channel Flow L (ft)	Channel Flow V (fps)	Channel Flow n	Channel Flow S (ft/ft)	Channel Flow Tt(min)	Pipe Flow L (ft)	Pipe Flow V (fps)	Pipe Flow n	Pipe Flow S (ft/ft)	Pipe Flow Tt(min)	TOTAL Tc[3] (min)
							P-2yr24hr	4.06	IN																				
PR-A	486,989	11.18	3.51	31%	84	88.4	0.15	12	0.009	2.15	113	1.98	0.015	0.96	81	2.03	0.010	0.66	-	-	-	-	0.00	1313	8.0	0.013	0.005	2.73	6.51
OFF A-1	37,945	0.87	0.00	0.00	84.00	84.00	0.15	88	0.023	7.51	-	-	-	0.00	-	-	-	0.00	-	-	-	-	0.00	-	-	-	-	0.00	7.51
OFF A-2	19,608	0.45	0.00	0.00	84.00	84.00	0.15	59	0.022	5.54	-	-	-	0.00	-	-	-	0.00	-	-	-	-	0.00	-	-	-	-	0.00	5.54
PR-B	1,112,310	25.54	11.95	47%	84	90.6	0.15	13	0.023	1.57	88	1.98	0.015	0.74	73	2.03	0.010	0.60	-	-	-	-	0.00	1519	8.0	0.013	0.005	3.17	6.08
OFF B-1	49,843	1.14	0.00	0.00	84.00	84.00	0.15	69	0.013	7.64	-	-	-	0.00	-	-	-	0.00	-	-	-	-	0.00	-	-	-	-	0.00	7.64
OFF B-2	18,776	0.43	0.00	0.00	84.00	84.00	0.15	87	0.014	9.05	-	-	-	0.00	-	-	-	0.00	-	-	-	-	0.00	-	-	-	-	0.00	9.05
OFF-1	51,311	1.18	0.00	0%	84	84.0	0.15	33	0.025	3.26	-	-	-	0.00	-	-	-	0.00	881	5.0	0.06	0.007	2.94	-	-	-	-	0.00	5.00
OFF-2	81,893	1.88	0.00	0%	84	84.0	0.15	67	0.032	5.24	-	-	-	0.00	-	-	-	0.00	1393	5.0	0.06	0.003	4.64	-	-	-	-	0.00	9.88

Proposed Condition:

[1] The Curve Number (Cn) has been determined based on Table 2-2a of Technical Release 55. The cover type, hydrologic condition, and soil group determined for the proposed conditions are open space, fair condition (grass cover 50% to 75%), and Type D soil group with a Cn of 84

[2] Cn Values based on USDA TR-55 Manual

[3] The minimum Tc is 5 minutes per the City of Round Rock Drainage Specifications.

Received 10/26/2021

CITY OF HUTTO

BENCHMARKS

TBM #104 "MAG-NAIL WITH WASHER" SET ON BACK OF CURVE AT THE EASTERLY SIDE OF DAYMON COURT ±140 SOUTHERLY OF STEWART DRIVE.
ELEVATION = 618.91 FEET (AS SHOWN)

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ELEVATION = 617.51 FEET (AS SHOWN)

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Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

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JASON B. REEDE
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LICENSED
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10/21/2021

KHA PROJECT 069241808
DATE OCTOBER 2021
SCALE: AS SHOWN
DESIGNED BY: KM
DRAWN BY: HP
CHECKED BY: JR

PROPOSED DRAINAGE AREA MAP

BELL YARD FARLEY FARM

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 8

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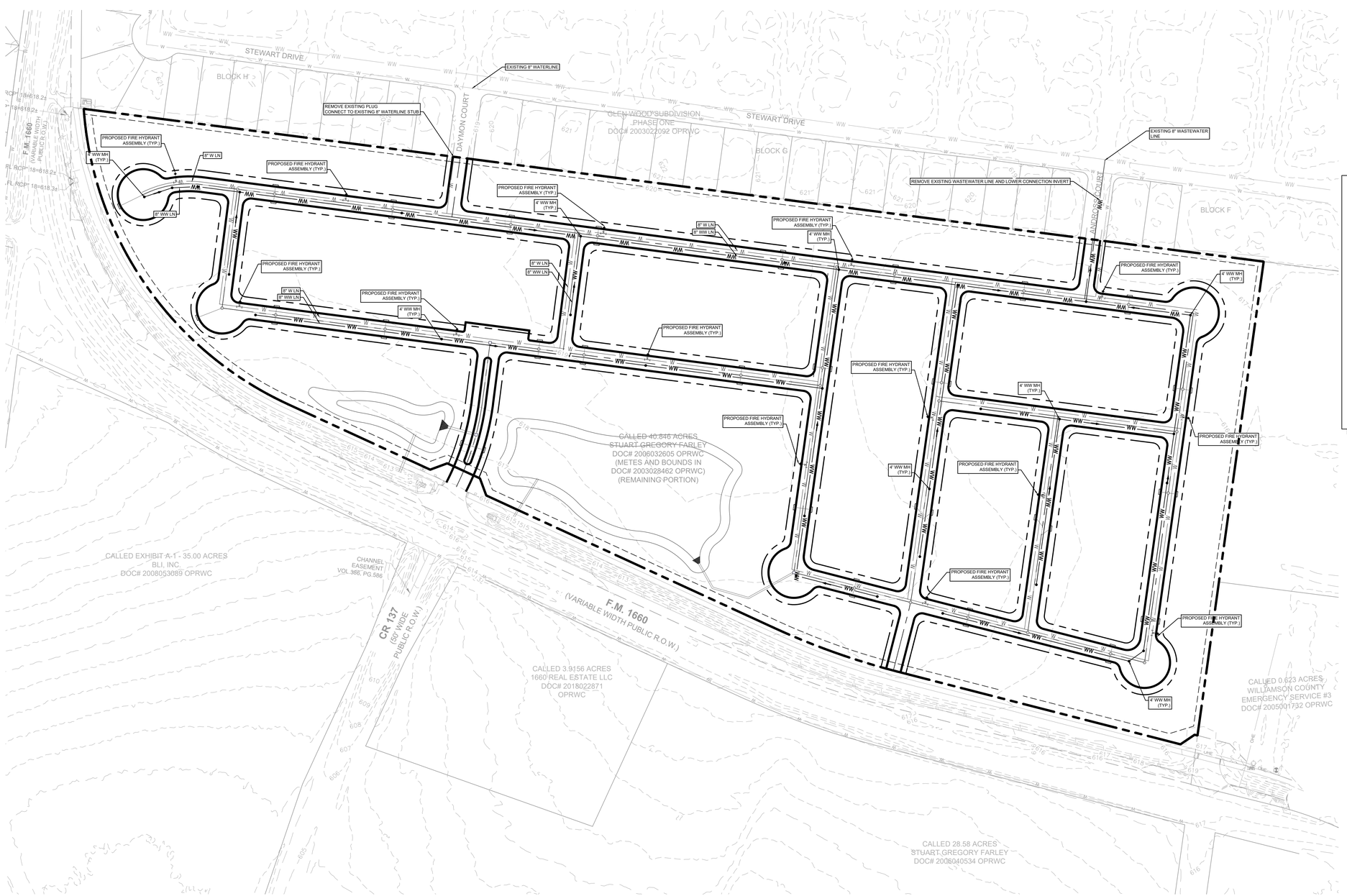

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LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

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10/21/2021

KHA PROJECT 069241808
DATE OCTOBER 2021
SCALE: AS SHOWN
DESIGNED BY: KM
DRAWN BY: HP
CHECKED BY: JR

UTILITY PLAN

BELL YARD FARLEY FARM

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 8

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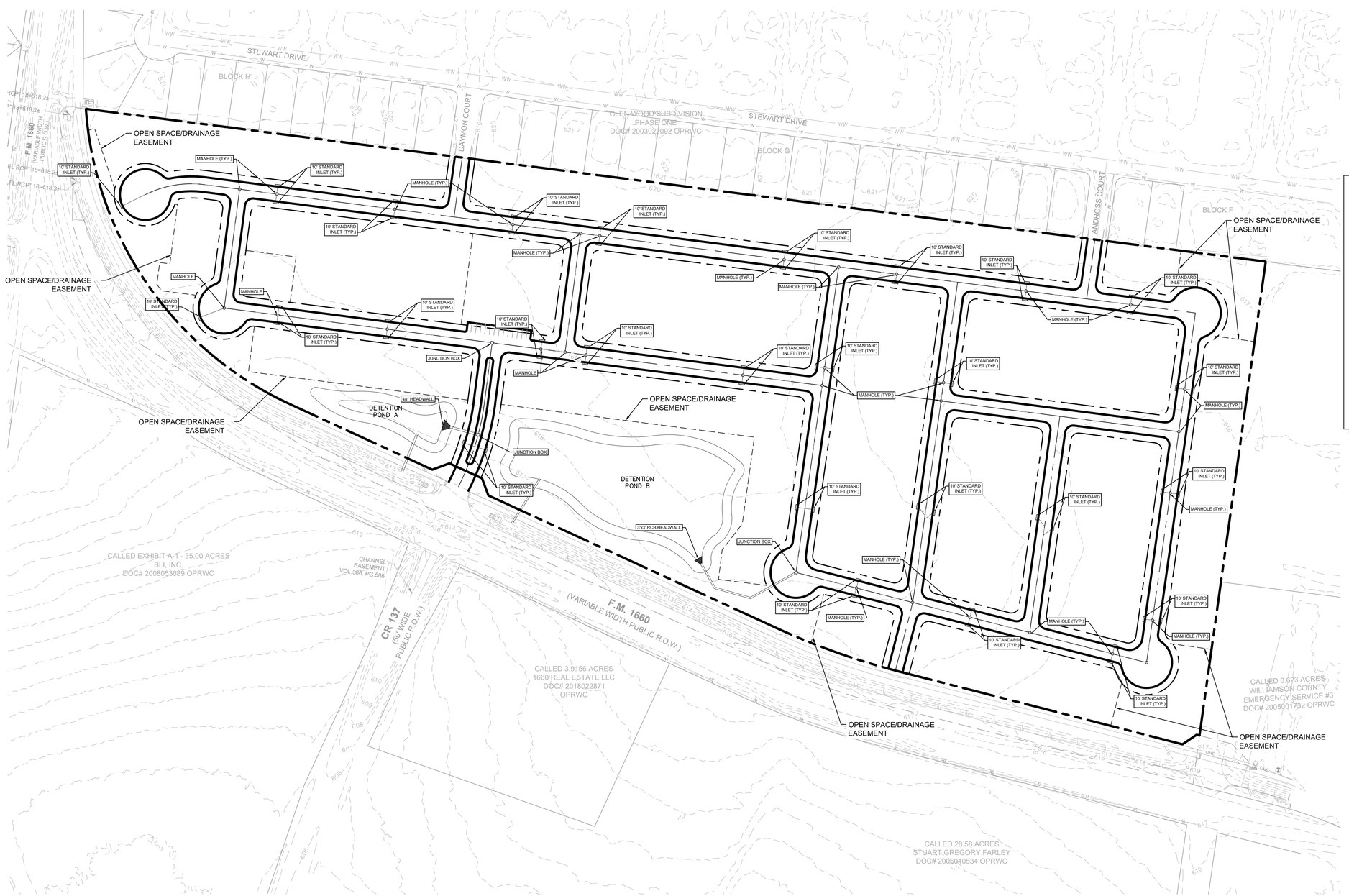

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GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
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10/21/2021

KHA PROJECT 069241808	
DATE OCTOBER 2021	
SCALE: AS SHOWN	
DESIGNED BY:	KM
DRAWN BY:	HP
CHECKED BY:	JR

STORM PLAN

BELL YARD FARLEY FARM

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 8

Plotted By:Morris, Kyle Date:October 21, 2021 08:21:45pm File Path:\\kimley-horn.com\TX_AUS\AUS_Civil\069241808 Aspen Heights - Hutto\Civil\Preliminary\PlanSheets\C - Storm Plan.dwg
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AGENDA ITEM REPORT

To: Planning and Zoning Commission

Subject: Consideration of a public hearing and possible recommendation to City Council on the proposed Planned Unit Development (PUD) zoning request for the property known as Schmidt's Creek Planned Unit Development (PUD), 30.3 acres, more or less, of land, located on Ed Schmidt Boulevard. The land use proposal is detached and attached residential and commercial uses.

Meeting: Tuesday, November 9, 2021

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a 30.3 acre parcel that is proposed to be annexed into the city with the PUD zoning as proposed. The annexation hearing at City Council is scheduled for November 18, 2021.

WEST: Local Business (B-1) Retail, Restaurant, and Daycare Uses
NORTH: ETJ, Vacant
EAST: Multi-Family (MF-1), Vacant and Proposed Multi-Family
SOUTH: ETJ, Church

SUMMARY OF REQUEST:

The overall site is approximately 30.3 acres in size. It is proposed to include 2.6 acres of Commercial, Live Oak Street R.O.W. and MF zoning in two pods. On-site detention is also proposed. The Schmidt's Creek PUD is based on two zoning districts: Commercial (B-2) and Multi-Family (MF).

The commercial portion of the tract is 2.6 acres in size and will follow the UDC uses and site design requirements.

The MF sections include up to 267 units to be constructed around common open space, shared amenities and access drives. The products include detached and attached horizontal multi-family units. The detached units will have individual entries and private fenced yards. No more than 6 attached units will be permitted. The PUD is a for-rent development on a single lot. The maximum building height is 35' (2 stories) and impervious cover is 65%.

The proposed development standards include overall architectural standards and specific requirements for townhomes and cottages (pages 8-11 of the Development Standards)

The landscaping for the MF portion of the property meets the overall landscape area percentage requirements and proposes street trees as required. Trees and shrubs are proposed per unit count. The PUD also commits to preserving 75% of the existing trees (see exhibit J)

AGENDA ITEM REPORT

The development will be responsible for dedicating R.O.W. and constructing the extension of Live Oak (collector) as shown on the City's Mobility Plan per UDC requirements. Details will be finalized during the platting stage.

The development will also provide amenities including a clubhouse/pavilion, play-scape and three additional amenities (page 16 of the Development Standards).

Staff mailed notices to adjacent property owners within 600' feet (98 properties). We received one response in favor and one against.

STAFF REVIEW:

This site is identified as mixed use and commercial on the Future Land Use Map. The proposed PUD zoning complies and staff recommends approval of the Schmidt's Creek PUD.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Development Standards 11-4-21
2. PUD Exhibit A Schmidt's Creek 30.3ac Survey
3. PUD Exhibits B, C, D, F, G, H, I, J, K
4. PUD Exhibit E - Elevations-Example-Cottages
5. PUD Exhibit E - Elevation-Example-Townhomes
6. Public Notice Sign
7. Neighbor Favor 10-27-21
8. Neighbor Oppose 11-5-21

Bell Yard - Schmidt's Creek PUD

City of Hutto, Texas
Planned Unit Development (PUD)

Exhibit A
Development Plan

October 19, 2021

Developer:

Aspen Heights Partners
1301 S Capital of Texas Hwy
Austin, TX 787456

Prepared by:

Kimley-Horn & Associates
10814 Jollyville Road
Building IV, Suite 200
Austin, TX 78759

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Exhibit H: Prototypical Front Load Townhome Landscape Plan
Exhibit I: Prototypical Rear Load Townhome Landscape Plan
Exhibit J: Tree Preservation Exhibit
Exhibit K: Fencing Exhibit

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1. GENERAL PROVISIONS

1.1 Title

This ordinance is known as the "Bell Yard - Schmidt's Creek" Planned Unit Development Ordinance and may be cited as "Bell Yard - Schmidt's Creek PUD".

1.2 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. All aspects not specifically covered by this Plan shall be regulated by the UDC "Unified Development Code of the City of Hutto, Texas" ("UDC") in effect on the date of adoption of this ordinance. In those cases where in conflict, this PUD shall take precedence over the UDC.

1.3 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

1.4 Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval.

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to (a) Private drives and trails; (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of development on the Land, and (c) changes of less than five percent (5%) in the size of any section or phase shown on the Concept Plan, shall be considered "Minor Modifications" over which the City's Development Services Director has final review and decision-making authority. In addition, the City may request modifications to the Concept Plan relating to Private drive and trail alignments if necessary due to topography, terrain, floodplains and floodways, alignment with connections to adjoining portions of roadways, trails, or utilities on adjacent properties, and similar situations, all of which shall be considered Minor Modifications over which the City's Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered "Major Modifications." Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner's expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

1.5 Definitions

Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

2. DEVELOPMENT PLAN and LAND USES

2.1 Permitted Uses in the Schmidt's Creek PUD

For the purpose of addressing any development regulation or conditions not modified within this PUD, the following City of Hutto UDC base zoning districts shall be utilized for development requirements, as shown on Exhibit B: Exhibit B is conceptual in nature and is intended to convey the general vision for the various product types and how they will be configured. During the site development plan process, adjustments may be necessary to accommodate engineering and/or City considerations and comments, which have not been fully evaluated at this initial zoning stage. The Planning Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD

Commercial: B-2

The B-2 designated area is intended to be used for a commercial use that complements the

surrounding businesses and will support and serve the nearby residents.

Multi Family: MF

The MF designated area on Exhibit B is intended to be used for a unique, medium density housing product with a maximum density of 12 units per acre. The Bell Yard- Schmidt's Creek product is a highly amenitized housing development with a combination of detached and attached multi-family units. The detached units will have an individual entry and a private, fenced yard area.

A maximum of 267 allowed within the Schmidt's Creek PUD.

No more than six "6" attached units shall be permitted in the MF district.

The Bell Yard - Schmidt's Creek PUD will be a for-rent development on a common lot.

2.2 Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, industrial uses, institutional and civic uses, temporary uses, and accessory uses.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area. See Exhibit D for Perimeter Setbacks as noted below.

	Residential MF (c)
Lot area (min)	20,000 sq. ft.
Lot width at building line (min)	100 ft.
Ed Schmidt Blvd. setback	25 ft.
Live Oak Blvd. setback	20 ft.
Side yard (min)	15 ft.
Rear yard (min)	20 ft.

Side and rear yard for accessory building (min)	Same as main Building (b)
Spacing between buildings (min)	0'/10 ft. (a)*
Building height (min/max)	35' Max 2 stories
Building height, accessory (max) (b)	15 ft.
Impervious Cover	65%

- Side setback of 0 feet is allowed only for internal attached buildings with a common wall.
- Accessory buildings are not permitted between the front building line of the primary building and the public right of way.
- Detention is required.
- * Building spacing and setbacks will comply with UDC fire code and suppression requirements.

3.1.2 Setback encroachment exceptions

Type of structure or use	Residential uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened with landscaping from view
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining walls	Any yard on the site
Architectural Features, including bay windows, overhanging eaves, rear porches, and roof top eaves.	Any yard on the site

3.1.3 Required parking spaces

3.1.3.1 The minimum number of required parking spaces for a use is as follows:

Land use classification	Required specs (minimum)	Maximum Spaces
Bell Yard- Schmidt's Creek Detached/Attached MF Units	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3-bedroom unit 10% of the total required spaces shall be added as guest parking	N/A

3.1.3.2 Space computation and fractions

Fractional results will be rounded up when computing the number of required parking spaces.

3.2 Architectural Standards

3.2.1 Design Guidelines- All residential development

Distinct groups of buildings will share a common, identifiable, complementary design. This includes non-residential structures in the development such as amenity centers, maintenance buildings, and garages. A multiple household residential structure must have a single definitive, consistent style.

The following criteria are required for the MF land use area:

- No more than two adjacent buildings shall share the same color scheme
- Two of the following design elements will also be implemented on units facing any private drive aisle or the front of another residential units:
  - Two unique roof eave lines
  - Two unique wall planes
  - Two unique material patterns or colors

3.2.2 Townhome Design Standards

3.2.2.1 Architectural style

- Distinct groups of buildings must share a common, identifiable, complementary design or style in a multiple household residential development. This includes non-residential structures in the development such as amenity centers, laundry and maintenance buildings, garages, carports, and dumpster enclosures.

- A multiple household residential structure must have a single definitive, consistent style. Mixing of various architectural styles on the same building is inappropriate.

3.2.2.2 Form and mass

- A single, large, dominant building mass should be avoided.
- Multiple household residential building designs should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base.
- Changes in mass should be related to entrances, the integral structure and/or the interior space organization and activities, and not just for cosmetic effect.

Exterior walls

3.2.2.4. Pattern

- Facades must be articulated with bays, insets, balconies, porches, or stoops related to entrances and windows.

3.2.2.5 Four sided design

- All walls must include materials and design characteristics consistent with those on the front. Lesser quality materials or details for side or rear walls are prohibited.

3.2.2.6 Long walls and façades

- The maximum length of a multiple household residential building is 200 ft.
- Wall and roof planes must have offsets or setbacks with a differential in horizontal plane of at least 1 ft every no more than 50'.
- Up to six townhouse units may be attached in a single row.

3.2.2.7 Building entries

- Building entries next to a public street, private drive or parking area must be pedestrian-scaled, providing an expression of human activity or use in relation to building size. Doors, windows, entranceways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
- Common balconies on perimeter walls providing access to two or more units are prohibited.

3.2.2.8 Garage doors

- ✦ Every two single-bay garage doors or every double garage door must be offset by at least 1 ft. from the plane of an adjacent garage door.
- ✦ Garage doors must integrate into the overall design of the site with color, and texture.

3.2.2.9 Windows and transparency

- All walls and elevations on all floors of multiple household buildings must have windows, except when necessary to assure privacy for adjacent property owners.
- Windows should be located to maximize the possibility of occupant surveillance of entryways and common areas.

3.2.2.10 Building roofs

- On buildings with pitched roofs, the minimum roof pitch is 6:12.
- On buildings where flat roofs are the predominant roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall.
- On buildings where sloping roofs are the predominant roof type, each building must have a variety of roof forms.
- Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades.

Materials and color

3.2.2.11 Building Materials: The architectural intent of the building materials will comply with Exhibit E.

3.2.2.12 Roof materials: Roof materials must be high quality, durable and consistent with local architectural themes. Acceptable roof materials include concrete tile, high profile asphalt shingles, metal shingles and split seam metal.

3.2.2.13 Material or color changes: Material or color changes must only occur at a change of plane or reveal line. Piecemeal embellishment and frequent material changes are prohibited.

3.2.2.14 Mechanical equipment screening

- Rooftop mechanical equipment must be hidden or screened from view of the private drive aisle with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited.
- Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping.
- Mechanical equipment must be located where their acoustics will not be disruptive to residents.
- Solar panels are exempt from mechanical equipment screening standards.

3.2.3 **Cottage Design Standards**

3.2.3.1 Façades

- Façades must be articulated by using color, arrangement, or change in materials to emphasize the façade elements. Exterior wall planes may be varied in height, depth, or direction. Design elements and detailing, including the presence of windows and window treatment~~s~~ (only for walls that front another residential unit), trim detailing, and exterior wall materials, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the façade.

3.2.3.2 Repetitive design

- Development of ten or more detached multi-family units and two household dwellings must have five or more different elevations. (Different trim levels on houses with a nearly identical floor plan are not considered different elevations.) Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots or directly across the street from each other.

3.2.3.3 Mechanical equipment screening

- Rooftop mechanical equipment is prohibited.
- Ground mounted mechanical equipment (air conditioning units, utility boxes, etc.) must be hidden or screened from the view of the private drive aisle with architecturally integral wing walls or living screening material that will grow to the same height as the equipment being screened or placed where they are not visible from the public right-of- way.
- Solar panels are exempt from mechanical equipment screening standards.

3.2.3.4 No additional architectural design criteria shall be required beyond the design regulations listed above.

3.2.3.5 The B-2 designated area shall comply with existing UDC standards.

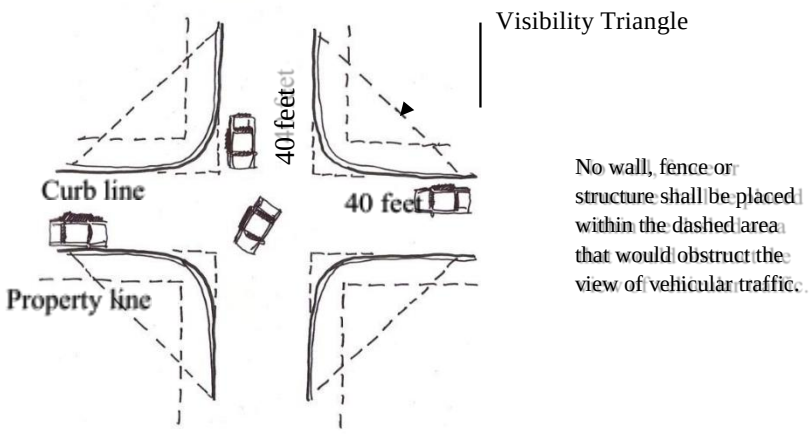
3.3 Landscaping

3.3.1General Standards

3.3.1.1 Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and

driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



3.3.1.2 Utilities: Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

3.3.2 Required Landscaping:

Landscaping areas: A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

Residential MF: 20%
Non-Residential: 15%

Non-residential site landscaping requirements shall apply per UDC requirements.

The planting requirements listed in the chart below shall be required within the Schmidt's Creek PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Plant material shall be selected from the allowing species listed in Exhibit F. Exhibit F, Exhibit G, Exhibit H, and Exhibit I of this PUD illustrate the conceptual location of the required trees and shrubs on the overall plan as well as a prototypical unit application. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3 in. caliper and 10' tall minimum)	Native small trees (2 in. caliper and 8' tall minimum)	Native shrubs (3 gallon or 18" tall minimum)

Tree lawn area along Live Oak Blvd: 15 foot minimum buffer	1 per 30- 40 ft. of linear buffer	1 per 30- 40 ft. of linear buffer	1 per 5 ft. of linear buffer
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	12 per unit
Tree lawn area along Ed Schmidt Blvd: 25 food minimum buffer	1 per 30-40 ft. of linear buffer	1 per30- 40 ft. of linear buffer	1 per 30-40 ft. of linear buffer

3.3.3. Tree and shrub size

Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.
Native small trees must have a caliper of at least 2 in. and 8-10 ft. ht.
Planted shrubs must have a minimum 3-gallon container or be at least 2 feet tall.

3.3.4. Landscape Buffer Trees

- Located within a minimum six-foot (6') wide planting strip or within a 6'x6' tree grate.
- Sized at a minimum of three (3") caliper.
- All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to 9 feet high to allow for safe passage.
- The following tree species are recommended for Landscape Buffer Trees. The same species may be used along a contiguous street frontage for a visual consistency.

Common Name	**Scientific Name**
Carolina Cherry Laurel	*Prunus caroliniana*
Chinquapin Oak	*Quercus muehlenbergii*
Texas Red Oak	*Quercus buckleyi*
Cedar Elm	*Ulmus crassifolia*
Lacebark Elm	*Ulmus parvifolia*
Live Oak	*Quercus virginiana*
Mexican Sycamore	*Platanus mexicana*

3.3.5. Materials, maintenance and replacement

3.3.5.1 Plant materials: Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

3.3.5.2 Maintenance: Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.

3.3.5.3 License Agreement: A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

3.3.6 Automatic irrigation required: Irrigation shall be provided on site according to Exhibit C.

3.3.7 Tree Preservation: This PUD proposes to preserve a minimum of 75% the total caliper inches of the Oaks and Pecans within the area designated as the Tree Preservation Area in Exhibit J. Exhibit J Illustrates the concept for the tree preservation, however the tree preservation area may be used for residential units and/or an amenity center.

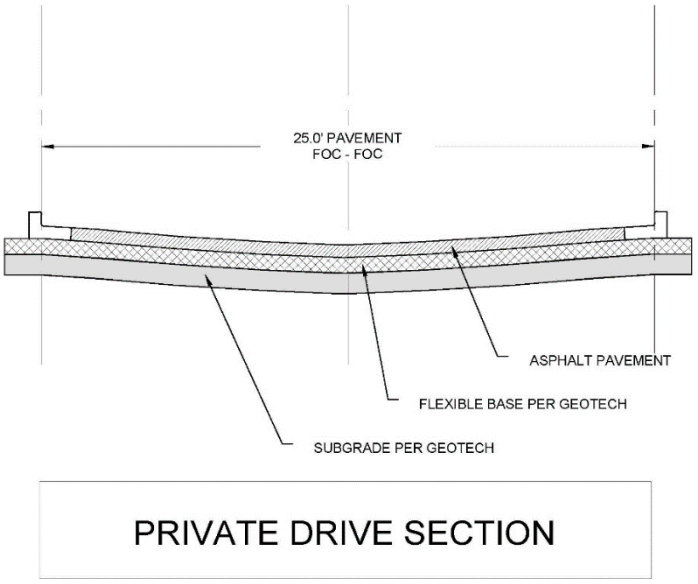
3.3.8 Fencing:
3.3.8.1 Fencing shall be provided on site according to Exhibit K.
3.3.8.2 Pre-cast concrete is an allowed material for the masonry wall as shown on Exhibit K.

3.4 Drive Aisles

3.4.1 Drive Aisles Alignment

The precise alignment of the drive aisles included in the Plan may be varied with City Development Services Staff approval. **Exhibit B** illustrates the primary circulation pattern, and the below drive designation describes the planned drive aisles within the PUD boundary.

3.4.2 Drive Aisles Cross Section within MF land use area



3.4.3 Driveways.
Driveways shown on Exhibit B shall be permitted. Additional driveways may be reviewed and approved by the City of Hutto Development Services Staff at the time of site plan per the UDC.

3.4.4 Sidewalks.

Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5' sidewalks shall be located adjacent to parking areas and 3 ft sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

3.5 Transportation

3.5.1 The Schmidt's Creek PUD shall construct the extension of Live Oak Street to Ed Schmidt Boulevard as shown on the City of Hutto Comprehensive Plan ("New Collector").

3.5.2 Dedication and Construction of New Collector: The Schmidt's Creek PUD will dedicate and 83' of R.O.W. totaling approximately 1.7 acres of land to construct the New Collector. This roadway will be constructed in accordance with UDC standards and properly screened.

3.6 Common Open Space / Parkland

3.6.1 Parkland: The Schmidt's Creek PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated as $675 per unit. The parkland fee in lieu calculation summary shall be provided with the site plan. Payment of the parkland fee in lieu shall be provided prior to the recordation of a final plat for the number of units within said final plat.

3.6.2 Amenities

In addition to the fee in lieu of parkland, an internal, private network of amenities will be provided within the residential area and will include and clubhouse/ pavilion and a play scape and at least 3 of the following amenities:

- Exercise stations
- Sport Courts
- Swimming pool
- Dog park
- Internal trail system

3.7 Construction entrances: Construction entrances will be in the location depicted Exhibit B and will be maintained per the UDC.

4 Exhibits

Exhibit A- Legal Description
Exhibit B: Overall Land Use Plan
Exhibit C: Prototypical Detached Multi family Unit
Exhibit D: Perimeter Setback Exhibit
Exhibit E: Architectural Elevations
Exhibit F: Conceptual Overall Landscape and Tree Planting Plan Exhibit G: Prototypical Detached Multi Family Landscape Plan
Exhibit H: Prototypical Front Load Townhome Landscape Plan Exhibit I: Prototypical Rear Load Townhome Landscape Plan
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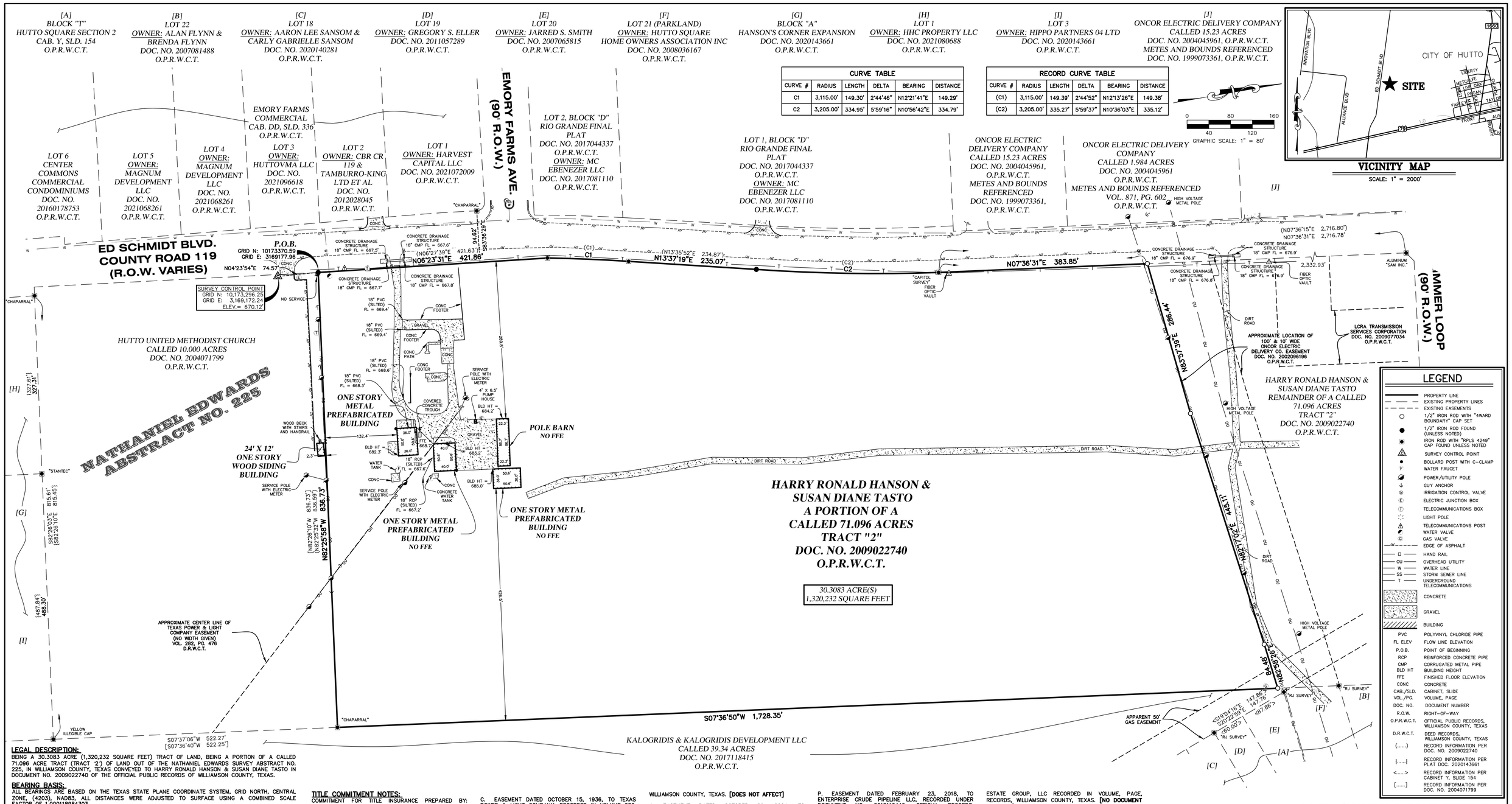
Exhibit K: Fencing Exhibit



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	3,115.00'	149.30'	2°44'46"	N12°21'41"E	149.29'
C2	3,205.00'	334.95'	5°59'16"	N10°56'42"E	334.79'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	3,115.00'	149.39'	2°44'52"	N12°13'26"E	149.38'
(C2)	3,205.00'	335.27'	5°59'37"	N10°36'03"E	335.12'

LEGAL DESCRIPTION:
BEING A 30.3083 ACRE (1,320,232 SQUARE FEET) TRACT OF LAND, BEING A PORTION OF A CALLED 71.096 ACRE TRACT (TRACT 2) OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS CONVEYED TO HARRY RONALD HANSON & SUSAN DIANE TASTO IN DOCUMENT NO. 2009022740 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118984303.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 19, 2021.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:
1) PROPERTY ADDRESS: ED SCHMIDT BLVD. HUTTO, TEXAS 78634

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

5) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY: TEXAN TITLE INSURANCE COMPANY
G.F. NO.: 21061531
EFFECTIVE DATE: JUNE 30, 2021
ISSUED: JULY 12, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
[DELETED]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. EASEMENT DATED AUGUST 7, 1925, TO LONE STAR STATE POWER CO., INC., RECORDED IN VOLUME 224, PAGE 375, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

B. EASEMENT DATED JUNE 15, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 240, PAGE 228, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO–BLANKET EASEMENT]**

C. EASEMENT DATED OCTOBER 15, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 282, PAGE 476, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO–SHOWN ON SURVEY]**

D. EASEMENT DATED SEPTEMBER 18, 1941, TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 310, PAGE 83, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO–AMBIGUOUS DESCRIPTION]**

E. EASEMENT DATED JUNE 28, 1972, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 730, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

F. EASEMENT DATED DECEMBER 29, 1975, TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 624, PAGE 651, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

G. EASEMENT DATED FEBRUARY 5, 1981, TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 826, PAGE 343, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO–AMBIGUOUS DESCRIPTION]**

H. EASEMENT DATED JANUARY 9, 1981, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 858, PAGE 3, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

I. EASEMENT DATED NOVEMBER 26, 2002, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2002096196, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

J. EASEMENT DATED OCTOBER 29, 2004, TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2005007566, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

K. EASEMENT DATED AUGUST 27, 2009, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009074210, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

L. EASEMENT DATED AUGUST 27, 2009, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009074211, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

M. EASEMENT DATED AUGUST 27, 2009, TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009074212, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

N. EASEMENT DATED OCTOBER 1, 2009, TO LCRA TRANSMISSION SERVICES CORPORATION, RECORDED UNDER DOCUMENT NO. 2009077034, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

O. EASEMENT DATED FEBRUARY 23, 2018, TO ENTERPRISE CRUDE PIPELINE LLC, RECORDED UNDER DOCUMENT NO. 2018022446, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

P. EASEMENT DATED FEBRUARY 23, 2018, TO ENTERPRISE CRUDE PIPELINE LLC, RECORDED UNDER DOCUMENT NO. 2018110446, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

R. TERMS, CONDITIONS AND STIPULATIONS OF THE RECORDING MEMORANDUM OF RIGHT OF ENTRY, POSSESSION AND USE AGREEMENT DATED DECEMBER 21, 2016, BY AND BETWEEN HARRY RONALD HANSON AND SUSAN DIANE TASTO AND ENTERPRISE CRUDE PIPELINE, LLC RECORDED UNDER DOCUMENT NO. 2017012109, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND MERGER RECORDED UNDER DOCUMENT NO. 2020082921, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

S. TERMS, CONDITIONS AND STIPULATIONS OF THE RESOLUTION DATED MARCH 21, 2019, BY AND BETWEEN HARRY RONALD HANSON AND SUSAN DIANE TASTO AND CITY OF HUTTO RECORDED UNDER DOCUMENT NO. 2019035405, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[SUBJECT TO]**

T. TERMS, CONDITIONS AND STIPULATIONS OF THE RESOLUTION DATED MARCH 21, 2019, BY AND BETWEEN HARRY RONALD HANSON AND SUSAN DIANE TASTO AND CITY OF HUTTO RECORDED UNDER DOCUMENT NO. 2019035406, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

U. TERMS, CONDITIONS AND STIPULATIONS OF THE TRI–PARTY AGREEMENT DATED JUNE 1, 2018, BY AND BETWEEN HARRY RON HANSON, SUSAN DIANE TASTO, AND MARCELLA L. MCCARTHY AND ENDEAVOR REAL ESTATE GROUP, LLC RECORDED IN VOLUME, PAGE, RECORDS, WILLIAMSON COUNTY, TEXAS. **[NO DOCUMENT PROVIDED]**

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0520F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

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

ALTA/NSPS CERTIFICATION:
TO: ASPEN TOPCO II ACQUISITIONS, LLC, SUSAN DIANE TASTO AND HARRY RONALD HANSON, LONGHORN TITLE COMPANY AND TEXAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 7(a), 8, 11, AND 13 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON (JULY 28, 2021).

8/3/2021
JASON WARD, RPLS — DATE
TEXAS REGISTRATION NO. 5811

STATE OF TEXAS REGISTERED JASON WARD 5811 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY OF 30.3083 ACRES OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
City Of Hutto ETJ, Williamson County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	8/3/2021
Project:	01274
Scale:	1" = 80'
Reviewer:	PRB
Tech:	JB
Field Crew:	MW/JG
Survey Date:	JULY 2021
Sheet:	1 OF 1

P:\01274\Dwg\01274.dwg

EXHIBIT "_____"

TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 30.3083 ACRES (1,320,232 SQUARE FEET) OUT OF THE NATHANIAL EDWARDS SURVEY, ABSTRACT NO. 225 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 71.096 ACRES TRACT CONVEYED TO HARRY RONALD HANSON AND SUSAN DIANE TASTO IN DOCUMENT NO. 2009022740 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 30.3083 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Ed Schmidt Boulevard (County Road 119 – right-of-way varies), being the northwest corner of a called 10.000 acres tract conveyed to Hutto United Methodist Church in Document No. 2004071799 (O.P.R.W.C.T.), and being the southwest corner of said Hanson and Tasto 71.096 acres tract, and being the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north line of said United Methodist Church tract, with east right-of-way line of said Ed Schmidt Boulevard and the west line of said Hanson and Tasto 71.096 acres tract the following five (5) courses and distances:

1) **N06°23'31"E**, a distance of **421.86** feet to an iron rod with "RPLS 4249" cap found for a non-tangent point of curvature hereof,
2) Along the arc of a curve to the right, whose radius is **3,115.00** feet, whose arc length is **149.30** feet and whose chord bears **N12°21'41"E**, a distance of **149.29** feet to an iron rod with "RPLS 4249" cap found for an angle point hereof,
3) **N13°37'19"E**, a distance of **235.07** feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
4) Along the arc of a curve to the left, whose radius is **3,205.00** feet, whose arc length is **334.95** feet and whose chord bears **N10°56'42"E**, a distance of **334.79** feet to an iron rod with "Capital Survey" cap found for an angle point hereof,
5) **N07°36'31"E**, a distance of **383.85** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northwest corner hereof, being the south line of a 100' and a 10' wide Oncor Electric Delivery Company Easement recorded in Document No. 2002096196 (O.P.R.W.C.T.);

THENCE, with the south line of said Oncor Electric Delivery Company Easement and the north line hereof, the following three (3) courses and distances:

1) **N83°57'39"E**, a distance of **286.44** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
2) **N82°17'02"E**, a distance of **445.11** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
3) **N82°58'26"E**, a distance of **84.48** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northeast corner hereof, being the west line of said Hanson and Tasto 71.096 acres tract, and being in the west line of a called 39.34 acres tract conveyed to Kalogridis & Kalogridis Development LLC in Document No. 2017118415 (O.P.R.W.C.T.);

THENCE, leaving the south line of said Oncor Electric Delivery Company Easement, with the common line of said Hanson and Tasto 71.096 acres tract and said Kalogridis & Kalogridis Development tract,

S07°36'50"W, a distance of **1,728.35** feet to an iron rod with "Chaparral" cap found for the southeast corner hereof, being the southeast corner of said Hanson and Tasto 71.096 acres tract, and being the northeast corner of said United Methodist Church tract, from which an iron rod with illegible yellow cap found for the southeast corner of said United Methodist Church tract, being the northeast corner of Lot 3, Block "A" Hanson's Corner Expansion, a subdivision recorded in Document No. 2020143661 (O.P.R.W.C.T.) bears, S07°37'06"W, a distance of 522.27 feet;

THENCE, leaving the west line of said Kalogridis & Kalogridis Development tract, with the common line of said United Methodist Church tract and said Hanson and Tasto 71.096 acres tract, **N82°25'58"W**, a distance of **836.73** feet to the **POINT OF BEGINNING** and containing 30.3083 Acres (1,320,232 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000111448862. See attached sketch (reference drawing: 01274.dwg.)

8/3/2021

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

* MAX 267 UNITS

NORTH

0 100' 200' 400'

Scale: 1" = 200'
Date: October 13, 2021

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t.512.246.7003
www.secplanning.com + info@secplanning.com

EXHIBIT B

SCHMIDT'S CREEK TRACT
HUTTO, TX

SHEET FILE: I:\210122-ASHP\Cadfiles\PLANNING\Site Planning\Concept F.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans are subject to change.

Exhibit C
PROTOTYPICAL DETACHED MULTI FAMILY
UNIT PLACEMENT

SCHMIDT CREEK
HUTTO, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

Date: October 14, 2021

SHEET FILE: I:\210122-ASHP\Thematics\Concept E-Revised Site Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.

* MAX 267 UNITS

NORTH

0 100' 200' 400'

Scale: 1" = 200'
Date: October 15, 2021

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t.512.246.7003
www.secplanning.com + info@secplanning.com

EXHIBIT D-PERIMETER SETBACKS

SCHMIDT'S CREEK TRACT
HUTTO, TX

SHEET FILE: I:\210122-ASHP\Cadfiles\PLANNING\Submittals\PUD Submittal Exhibits\ExhibitD-Perimeter Setbacks.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.

* MAX 267 UNITS

NORTH

0 100' 200' 400'

EXHIBIT F
CONCEPTUAL OVERALL LANDSCAPE AND TREE PLANTING PLAN

Scale: 1" = 200'
Date: October 14, 2021

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t.512.246.7003
www.secplanning.com + info@secplanning.com

SCHMIDT'S CREEK TRACT
HUTTO, TX

SHEET FILE: I:\210122-ASHP\Cadfiles\PLANNING\Submittals\PUD Submittal Exhibits\Exhibit F-Overall Landscaping.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.

EXHIBIT G
PROTOTYPICAL DETACHED MULTI FAMILY
LANDSCAPE PLAN

SCHMIDT'S CREEK
HUTTO, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

Date: October 12, 2021

SHEET FILE: I:\210122-ASHP\Thematics\Concept F_ Rendering.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.

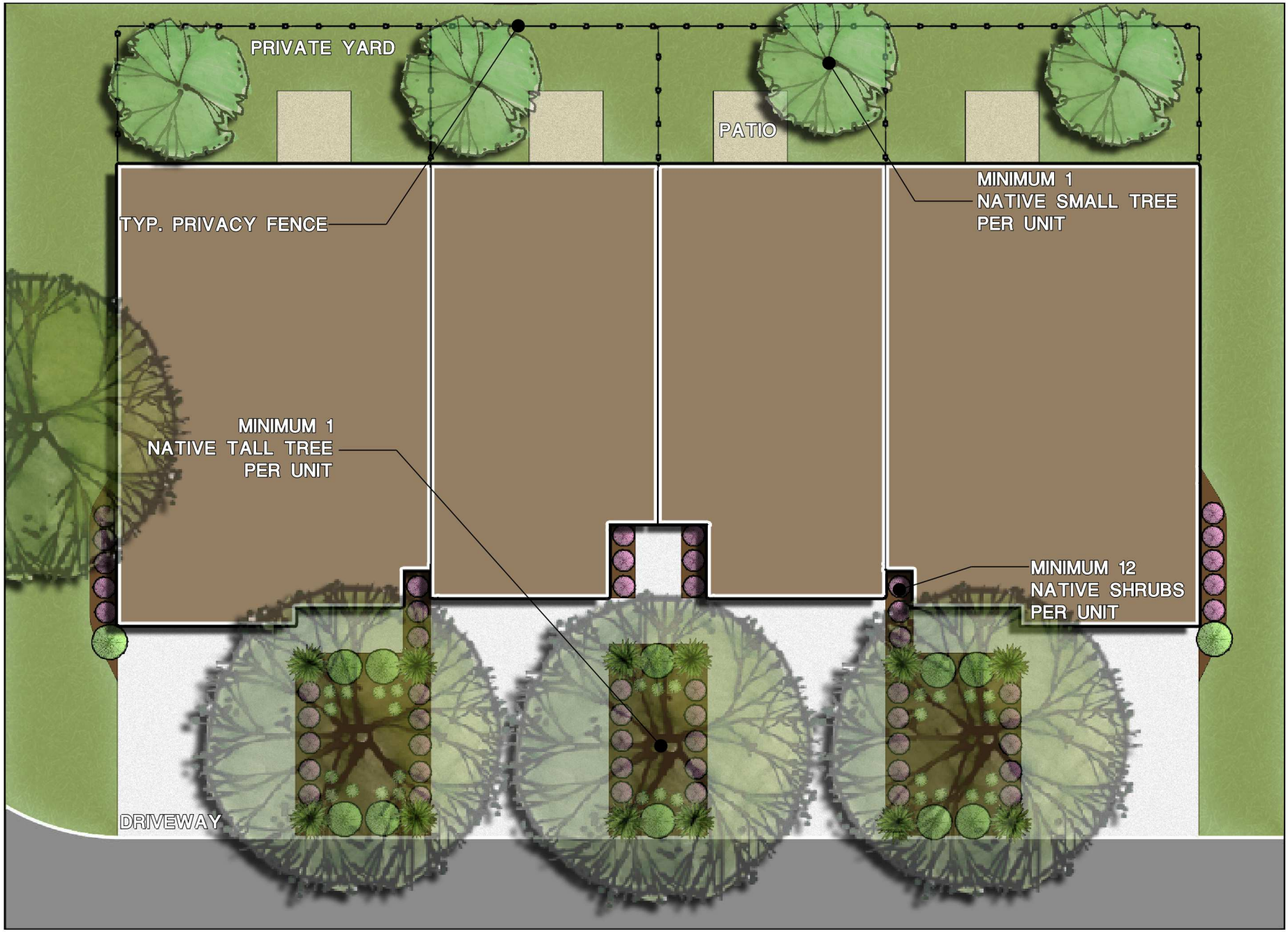


EXHIBIT H
PROTOTYPICAL FRONT LOADED TOWNHOME
LANDSCAPE PLAN

SCHMIDT'S CREEK
HUTTO, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

Date: October 12, 2021

SHEET FILE: I:\210122-ASHP\Thematics\Concept F_ Rendering.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.

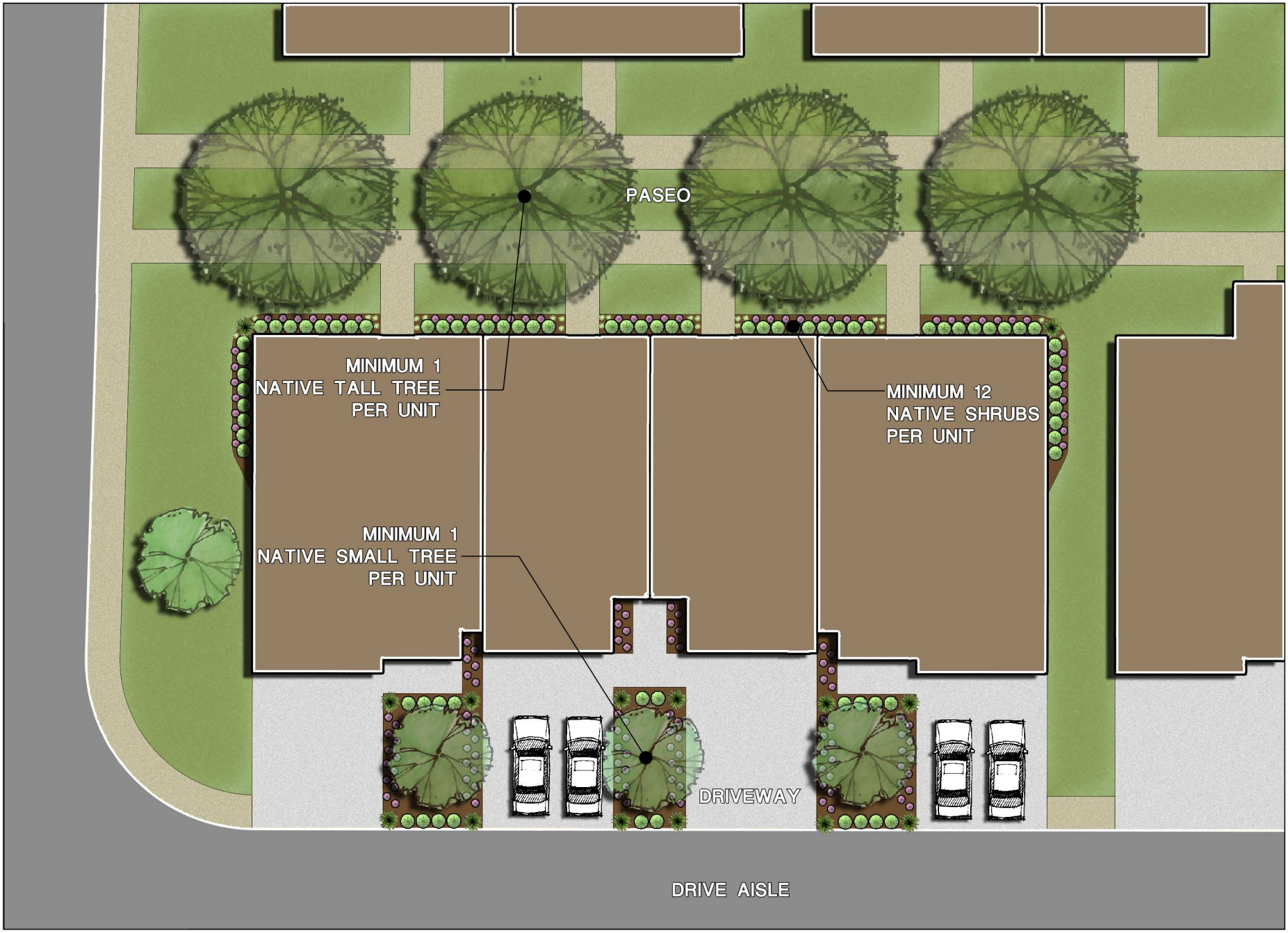


EXHIBIT I
PROTOTYPICAL REAR LOADED TOWNHOME
LANDSCAPE PLAN

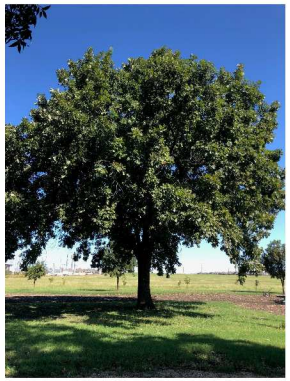
SCHMIDT'S CREEK
HUTTO, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

Date: October 12, 2021

SHEET FILE: I:\210122-ASHP\Thematics\Concept F_ Rendering.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.



0 25' 50' 75'

North

Scale: 1" = 50'

Date: September 08, 2021

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

EXHIBIT J
TREE PRESERVATION PLAN

SCHMIDT CREEK

HUTTO, TEXAS

SHEET FILE: I:\210122-ASHP\Thematics\Concept F_ Rendering.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.

* MAX 267 UNITS

NORTH

0 100' 200' 400'

Scale: 1" = 200'
Date: October 13, 2021

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t.512.246.7003
www.secplanning.com + info@secplanning.com

EXHIBIT K-FENCING

SCHMIDT'S CREEK TRACT
HUTTO, TX

SHEET FILE: I:\210122-ASHP\Cadfiles\PLANNING\Submittals\PUD Submittal Exhibits\Exhibit K-Fencing.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plans subject to change.

'A' Left Elevation (Farmhouse)
2-Bedroom Cottage

'A' Front Elevation (Farmhouse)
2-Bedroom Cottage

Aspen Heights Partners

KIPP★FLORES
ARCHITECTS
(512) 335-5477 fax (512) 335-5852
11776 Jollyville Rd. Suite 100 Austin, Texas 78759

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Kipp,Flores Architects

Front Elevation

Aspen Heights

KIPP ★ FLORES
ARCHITECTS
(512) 335-5477 fax (512) 335-5852
11776 Jollyville Rd. Suite 100 Austin, Texas 78759

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PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **NOVEMBER 9, 2021**
CITY COUNCIL ON: **NOVEMBER 18, 2021**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION and HUTTO CITY COUNCIL** will hold two separate public hearings regarding the proposed zoning change request for the property known **Schmidt's Creek Planned Unit Development (PUD)**, 30.3 acres, more or less, of land, located on Ed Schmidt Boulevard. The land use proposal is detached and attached residential and commercial uses.

As one of the owners of property located within 600 feet of the subject properties, 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/planning_and_zoning_commission_agendas_and_minutes.php* or City Council agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets*.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 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 rezoning 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: Zoning change request for the property known **Schmidt's Creek Planned Unit Development (PUD)**, 30.3 acres, more or less, of land, located on Ed Schmidt Boulevard.

Name: MANISH AMIN

Address: 411, 421, 431, 441 Ed Schmidt blvd Hutto Tx. 78634

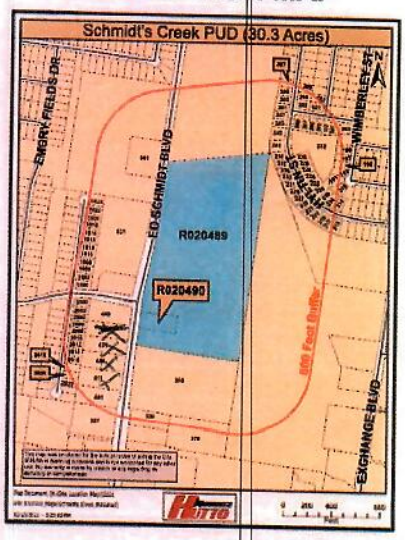
☑ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

All 4 lots →

SITE LOCATION MAP



Autumn Speer

From: cathysdonner@gmail.com
Sent: Thursday, November 4, 2021 6:54 PM
To: Planning
Subject: Schimt's Creek Planned Unit Development (PUD) - Surround Property Owner's Response

Schimt's Creek Planned Unit Development (PUD)

PLANNING & ZONING COMMISSION ON: NOVEMBER 9, 2021
CITY COUNCIL ON: NOVEMBER 18, 2021

Catherine Donner
2016 S. Ash Cv
Hutto, TX 78634

I OBJECT to the rezoning.

Thanks,
Cathy Donner

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

AGENDA ITEM REPORT

To: Planning and Zoning Commission
Subject: Consideration of a public hearing on the proposed Heritage Mill North Preliminary Plat, 88.24 acres, more or less, of land, 382 residential lots and two mixed use lots, located on the south side of FM 1660 east of County Road 163.
Meeting: Tuesday, November 9, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Action will take place at a later Planning and Zoning Commission date.

SUMMARY OF REQUEST:

STAFF REVIEW:

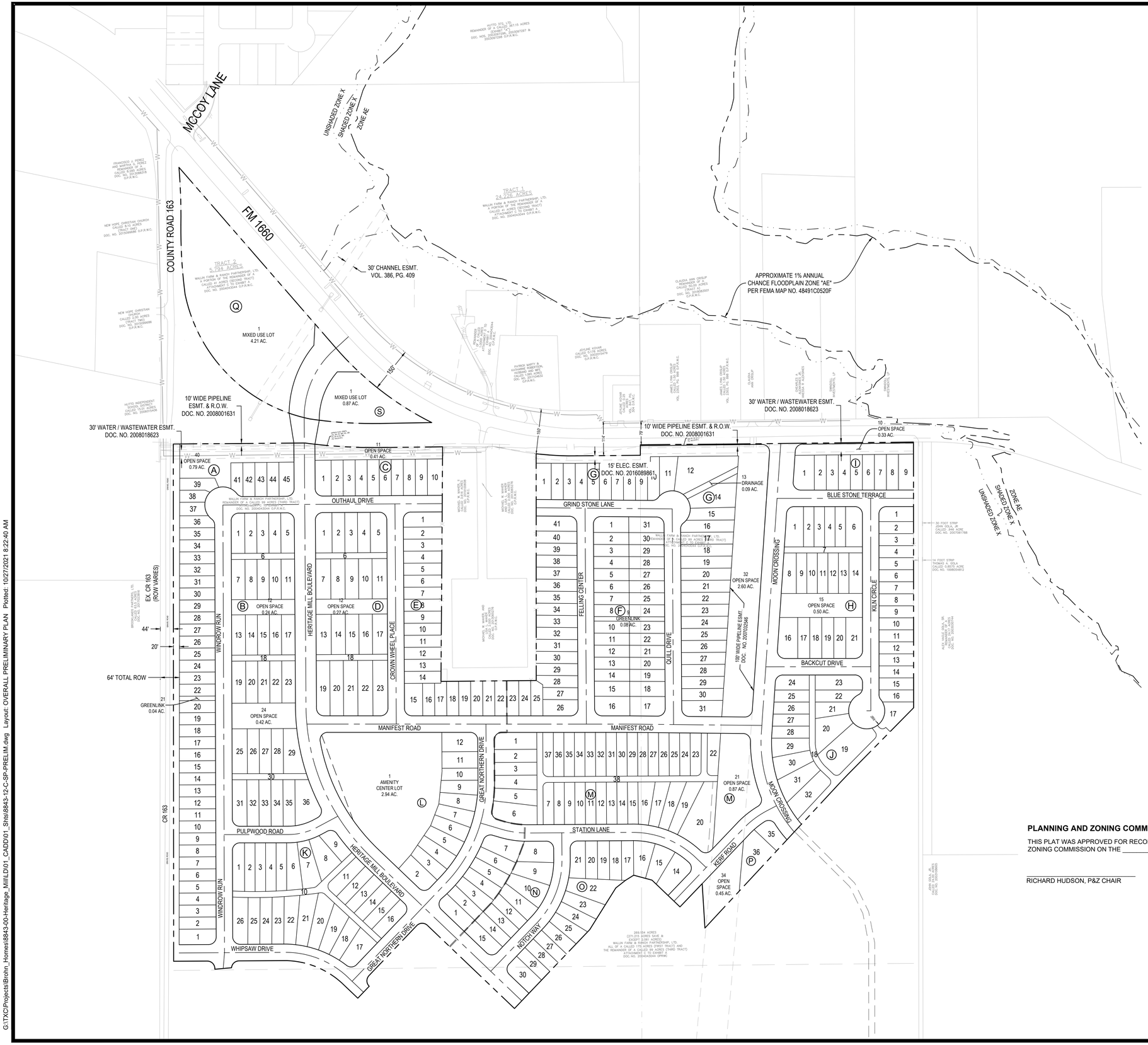
Hold a Public Hearing only and take no action.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. DRAFT Heritage Mill North Prelim Plat



ENGINEER:
BGE, INC.
101 WEST LOUIS HENNA BLVD
SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400

DEVELOPER:
CLAYTON PROPERTIES GROUP INC
DBA BROHN HOMES
6700 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78730
PHONE: 512-334-6775

OWNER:
S&H HUTTO INVESTMENTS LLC,
4408 SPICEWOOD SPRINGS RD
AUSTIN, TX 78759

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD
SUITE 1000
AUSTIN, TX 78744

N

0 75' 150' 300'
SCALE: 1" = 150'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 28 PROPOSED LOT NUMBER

Sheet List Table

Sheet Number	Sheet Title
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN (SHEET 1 OF 2)
3	PRELIMINARY PLAN (SHEET 2 OF 2)
4	PRELIMINARY LOT AND STREET TABLES
5	OVERALL WATER DISTRIBUTION PLAN
6	OVERALL WASTEWATER PLAN
7	OFFSITE WASTEWATER ROUTING PLAN
8	OVERALL DRAINAGE PLAN
9	EXISTING DRAINAGE CONDITIONS

NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL BE AS SHOWN ON SHEET 4.
3. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 5 FEET. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
8. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE

WATER	CITY OF HUTTO
WASTEWATER	CITY OF HUTTO
GAS	ATMOS
ELECTRIC	ONCOR

9. AMENITY, ALLEY LOTS, AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
11. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
14. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. D103.6.1/D103.6.2).
15. ALL ALLEY LOTS & OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
16. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FEMA FLOOD PLAIN MAP NUMBER 48491C0520F, EFFECTIVE DATE OF DECEMBER 20, 2019.
17. ON-SITE STORMWATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE DRAINAGE IMPACT ANALYSIS DATED JUNE, 2021 BY BGE, INC.
18. THIS SUBDIVISION IS SUBJECT TO A CONSENT AGREEMENT, DATED FEBRUARY 25, 2021, PASSED IN CITY RESOLUTION NO. R-2021-040, RECORDED IN DOCUMENT NO. 2021043665.

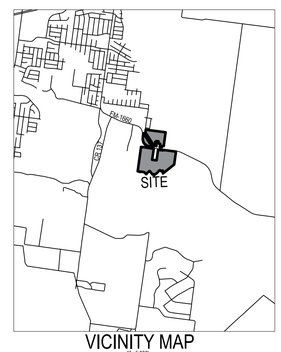
PLANNING AND ZONING COMMISSION CHAIR

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2021.

_____
RICHARD HUDSON, P&Z CHAIR

Received 10/27/2021

CITY OF HUTTO



VICINITY MAP
1" = 5,000

REV	DESCRIPTION	DATE	APR
◁	◁	◁	◁

DESIGNED BY: JAM
REVIEWED BY: BAW
DRAWN BY: JAM

BGE

BGE, INC.
101 W. Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERAL PRELIMINARY PLAN

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/27/2021

SHEET
1 OF 9

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-PRELIM.dwg Layout: OVERALL PRELIMINARY PLAN Plotted: 10/27/2021 8:22:40 AM

Received 10/27/2021

CITY OF HUTTO

REV	DESCRIPTION	DATE	APR

DESIGNED BY: JAM
REVIEWED BY: BAW
DRAWN BY: JAM

BGE

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101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

PRELIMINARY PLAN (SHEET 1 OF 2)

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/27/2021

SHEET
2 OF 9

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-PRELIM.dwg Layout: PRELIMINARY PLAN PHASE 1 (SHEET 1 OF 2) Plotted: 10/27/2021 8:22:44 AM

0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 28 PROPOSED LOT NUMBER

REV	DESCRIPTION	DATE	APR

DESIGNED BY: JAM

REVIEWED BY: BAW

DRAWN BY: JAM

BGE, INC.
101 W. Louis Henna Blvd., Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

PRELIMINARY PLAN (SHEET 2 OF 2)

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED
PROFESSIONAL ENGINEER
10/27/2021

SHEET
3 OF 9

Received 10/27/2021
CITY OF HUTTO

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-PRELIM.dwg Layout: PRELIMINARY PLAN PHASE 2 (SHEET 2 OF 2) Plotted: 10/27/2021 8:22:48 AM

STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
WINDROW RUN	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	1551
OUTHAUL DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	743
HERITAGE MILL BLVD	70'-0"	40'-0"	30-35	C&G	COLLECTOR	PUBLIC	2215
CROWN WHEEL PLACE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	743
MANIFEST ROAD	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	1514
FELLING CENTER	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	728
GRIND STONE LANE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	453
QUILL DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	728
MOON CROSSING	70'-0"	40'-0"	30-35	C&G	COLLECTOR	PUBLIC	1344
BLUE STONE TERRACE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	453
KILN CIRCLE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	706
WHIPSAW DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	673
PULPWOOD ROAD	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	405
GREAT NORTHERN DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	1016
STATION LANE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	795
NOTCH WAY	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	546
KERF ROAD	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	468
BACKCUT DRIVE	55'-0"	30'-0"	20-30	C&G	LOCAL	PUBLIC	349

LOT TABLE

LOT SIZE	# LOTS	PERCENTAGE
35' ALLEY	49	12.8%
40' ALLEY	90	23.4%
40' FRONT	218	56.8%
50' FRONT	13	3.4%
O.S.	8	2.1%
GREENLINK	2	0.5%
AMENITY	1	0.3%
MIXED	2	0.5%
DRAINAGE	1	0.3%
TOTAL	384	100%

TOTAL BLOCKS : 18
TOTAL SITE = 88.24 AC
RIGHT OF WAY = 20.67 AC

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 1	SF	6226
BLOCK A LOT 2	SF	4928
BLOCK A LOT 3	SF	4920
BLOCK A LOT 4	SF	4912
BLOCK A LOT 5	SF	4904
BLOCK A LOT 6	SF	4896
BLOCK A LOT 7	SF	4903
BLOCK A LOT 8	SF	4865
BLOCK A LOT 9	SF	4872
BLOCK A LOT 10	SF	4864
BLOCK A LOT 11	SF	4856
BLOCK A LOT 12	SF	4848
BLOCK A LOT 13	SF	4840
BLOCK A LOT 14	SF	4832
BLOCK A LOT 15	SF	4824
BLOCK A LOT 16	SF	4816
BLOCK A LOT 17	SF	4808
BLOCK A LOT 18	SF	4800
BLOCK A LOT 19	SF	4792
BLOCK A LOT 20	SF	4784

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 21	GREENLINK	1792
BLOCK A LOT 22	SF	4773
BLOCK A LOT 23	SF	4766
BLOCK A LOT 24	SF	4758
BLOCK A LOT 25	SF	4750
BLOCK A LOT 26	SF	4742
BLOCK A LOT 27	SF	4734
BLOCK A LOT 28	SF	4726
BLOCK A LOT 29	SF	4718
BLOCK A LOT 30	SF	4710
BLOCK A LOT 31	SF	4702
BLOCK A LOT 32	SF	4694
BLOCK A LOT 33	SF	4686
BLOCK A LOT 34	SF	4678
BLOCK A LOT 35	SF	4670
BLOCK A LOT 36	SF	4420
BLOCK A LOT 37	SF	3906
BLOCK A LOT 38	SF	3639
BLOCK A LOT 39	SF	4981
BLOCK A LOT 40	OPEN SPACE	34233

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 41	SF	4074
BLOCK A LOT 42	SF	4517
BLOCK A LOT 43	SF	4526
BLOCK A LOT 44	SF	4535
BLOCK A LOT 45	SF	5563
BLOCK B LOT 1	SF	5910
BLOCK B LOT 2	SF	5360
BLOCK B LOT 3	SF	5360
BLOCK B LOT 4	SF	5360
BLOCK B LOT 5	SF	5896
BLOCK B LOT 6	ALLEY	4206
BLOCK B LOT 7	SF	6095
BLOCK B LOT 8	SF	5360
BLOCK B LOT 9	SF	5360
BLOCK B LOT 10	SF	5360
BLOCK B LOT 11	SF	6030
BLOCK B LOT 12	OPEN SPACE	10620
BLOCK B LOT 13	SF	6157
BLOCK B LOT 14	SF	5360
BLOCK B LOT 15	SF	5360

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK B LOT 16	SF	5360
BLOCK B LOT 17	SF	6030
BLOCK B LOT 18	ALLEY	4223
BLOCK B LOT 19	SF	6492
BLOCK B LOT 20	SF	5604
BLOCK B LOT 21	SF	5604
BLOCK B LOT 22	SF	5604
BLOCK B LOT 23	SF	6304
BLOCK B LOT 24	OPEN SPACE	18082
BLOCK B LOT 25	SF	7570
BLOCK B LOT 26	SF	5982
BLOCK B LOT 27	SF	5990
BLOCK B LOT 28	SF	5997
BLOCK B LOT 29	SF	8691
BLOCK B LOT 30	ALLEY	5008
BLOCK B LOT 31	SF	7462
BLOCK B LOT 32	SF	6201
BLOCK B LOT 33	SF	6201
BLOCK B LOT 34	SF	6201
BLOCK B LOT 35	SF	6189

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK B LOT 36	SF	9995
BLOCK C LOT 1	SF	6261
BLOCK C LOT 2	SF	4781
BLOCK C LOT 3	SF	4790
BLOCK C LOT 4	SF	4799
BLOCK C LOT 5	SF	4807
BLOCK C LOT 6	SF	4816
BLOCK C LOT 7	SF	4825
BLOCK C LOT 8	SF	4834
BLOCK C LOT 9	SF	4842
BLOCK C LOT 10	SF	6032
BLOCK C LOT 11	OPEN SPACE	17954
BLOCK D LOT 1	SF	7259
BLOCK D LOT 2	SF	5695
BLOCK D LOT 3	SF	5695
BLOCK D LOT 4	SF	5695
BLOCK D LOT 5	SF	7236
BLOCK D LOT 6	ALLEY	4753
BLOCK D LOT 7	SF	6700
BLOCK D LOT 8	SF	6388

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK D LOT 9	SF	6030
BLOCK D LOT 10	SF	6030
BLOCK D LOT 11	SF	6700
BLOCK D LOT 12	OPEN SPACE	11978
BLOCK D LOT 13	SF	6764
BLOCK D LOT 14	SF	6324
BLOCK D LOT 15	SF	6030
BLOCK D LOT 16	SF	6030
BLOCK D LOT 17	SF	6700
BLOCK D LOT 18	ALLEY	4753
BLOCK D LOT 19	SF	8131
BLOCK D LOT 20	SF	8277
BLOCK D LOT 21	SF	8782
BLOCK D LOT 22	SF	9227
BLOCK D LOT 23	SF	9106
BLOCK E LOT 1	SF	6317
BLOCK E LOT 2	SF	5137
BLOCK E LOT 3	SF	5116
BLOCK E LOT 4	SF	5095
BLOCK E LOT 5	SF	5074

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK E LOT 6	SF	5053
BLOCK E LOT 7	SF	5032
BLOCK E LOT 8	SF	5010
BLOCK E LOT 9	SF	4989
BLOCK E LOT 10	SF	4968
BLOCK E LOT 11	SF	4947
BLOCK E LOT 12	SF	4926
BLOCK E LOT 13	SF	4905
BLOCK E LOT 14	SF	4883
BLOCK E LOT 15	SF	6396
BLOCK E LOT 16	SF	4331
BLOCK E LOT 17	SF	4453
BLOCK E LOT 18	SF	4597
BLOCK E LOT 19	SF	4613
BLOCK E LOT 20	SF	4629
BLOCK E LOT 21	SF	4644
BLOCK E LOT 22	SF	4660
BLOCK E LOT 23	SF	4676
BLOCK E LOT 24	SF	4692
BLOCK E LOT 25	SF	4552

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK E LOT 26	SF	6194
BLOCK E LOT 27	SF	4675
BLOCK E LOT 28	SF	5197
BLOCK E LOT 29	SF	5532
BLOCK E LOT 30	SF	5522
BLOCK E LOT 31	SF	5513
BLOCK E LOT 32	SF	5503
BLOCK E LOT 33	SF	5494
BLOCK E LOT 34	SF	5485
BLOCK E LOT 35	SF	5475
BLOCK E LOT 36	SF	5466
BLOCK E LOT 37	SF	5457
BLOCK E LOT 38	SF	5447
BLOCK E LOT 39	SF	5438
BLOCK E LOT 40	SF	5428
BLOCK E LOT 41	SF	6643
BLOCK F LOT 1	SF	6050
BLOCK F LOT 2	SF	4700
BLOCK F LOT 3	SF	4701
BLOCK F LOT 4	SF	4699

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK F LOT 5	SF	4700
BLOCK F LOT 6	SF	4700
BLOCK F LOT 7	SF	4700
BLOCK F LOT 8	SF	4700
BLOCK F LOT 9	GREENLINK	3525
BLOCK F LOT 10	SF	4700
BLOCK F LOT 11	SF	4700
BLOCK F LOT 12	SF	4700
BLOCK F LOT 13	SF	4700
BLOCK F LOT 14	SF	4700
BLOCK F LOT 15	SF	5875
BLOCK F LOT 16	SF	7524
BLOCK F LOT 17	SF	7518
BLOCK F LOT 18	SF	5875
BLOCK F LOT 19	SF	4700
BLOCK F LOT 20	SF	4700
BLOCK F LOT 21	SF	4700
BLOCK F LOT 22	SF	4700
BLOCK F LOT 23	SF	4700
BLOCK F LOT 24	SF	4700

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK F LOT 25	SF	4700
BLOCK F LOT 26	SF	4700
BLOCK F LOT 27	SF	4700
BLOCK F LOT 28	SF	4699
BLOCK F LOT 29	SF	4701
BLOCK F LOT 30	SF	4700
BLOCK F LOT 31	SF	6006
BLOCK G LOT 1	SF	6056
BLOCK G LOT 2	SF	4834
BLOCK G LOT 3	SF	4842
BLOCK G LOT 4	SF	4862
BLOCK G LOT 5	SF	4889
BLOCK G LOT 6	SF	4916
BLOCK G LOT 7	SF	4942
BLOCK G LOT 8	SF	4969
BLOCK G LOT 9	SF	4995
BLOCK G LOT 10	SF	5508
BLOCK G LOT 11	SF	6552
BLOCK G LOT 12	SF	17523
BLOCK G LOT 13	DRAINAGE	3907

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK G LOT 14	SF	11344
BLOCK G LOT 15	SF	6245
BLOCK G LOT 16	SF	6925
BLOCK G LOT 17	SF	7000
BLOCK G LOT 18	SF	6887
BLOCK G LOT 19	SF	6774
BLOCK G LOT 20	SF	6661
BLOCK G LOT 21	SF	6548
BLOCK G LOT 22	SF	6435
BLOCK G LOT 23	SF	6322
BLOCK G LOT 24	SF	6209
BLOCK G LOT 25	SF	6096
BLOCK G LOT 26	SF	5983
BLOCK G LOT 27	SF	5871
BLOCK G LOT 28	SF	5758
BLOCK G LOT 29	SF	5645
BLOCK G LOT 30	SF	5532
BLOCK G LOT 31	SF	7079
BLOCK G LOT 32	OPEN SPACE	113400
BLOCK H LOT 1	SF	7820

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK H LOT 2	SF	4689
BLOCK H LOT 3	SF	4688
BLOCK H LOT 4	SF	4687
BLOCK H LOT 5	SF	4686
BLOCK H LOT 6	SF	7360
BLOCK H LOT 7	ALLEY	5208
BLOCK H LOT 8	SF	6150
BLOCK H LOT 9	SF	4718
BLOCK H LOT 10	SF	4719
BLOCK H LOT 11	SF	4720
BLOCK H LOT 12	SF	4722
BLOCK H LOT 13	SF	4723
BLOCK H LOT 14	SF	6074
BLOCK H LOT 15	OPEN SPACE	21782
BLOCK H LOT 16	SF	8674
BLOCK H LOT 17	SF	5460
BLOCK H LOT 18	SF	5460
BLOCK H LOT 19	SF	5460
BLOCK H LOT 20	SF	5460
BLOCK H LOT 21	SF	7442

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK I LOT 1	SF	7727
BLOCK I LOT 2	SF	4659
BLOCK I LOT 3	SF	4675
BLOCK I LOT 4	SF	4691
BLOCK I LOT 5	SF	4708
BLOCK I LOT 6	SF	4724
BLOCK I LOT 7	SF	4740
BLOCK I LOT 8	SF	4757
BLOCK I LOT 9	SF	5969
BLOCK I LOT 10	OPEN SPACE	14425
BLOCK J LOT 1	SF	5616
BLOCK J LOT 2	SF	4600
BLOCK J LOT 3	SF	4600
BLOCK J LOT 4	SF	4600
BLOCK J LOT 5	SF	4600
BLOCK J LOT 6	SF	4600
BLOCK J LOT 7	SF	4600
BLOCK J LOT 8	SF	4600
BLOCK J LOT 9	SF	4600
BLOCK J LOT 10	SF	4600

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK J LOT 11	SF	4600
BLOCK J LOT 12	SF	4600
BLOCK J LOT 13	SF	4600
BLOCK J LOT 14	SF	4600
BLOCK J LOT 15	SF	4600
BLOCK J LOT 16	SF	4501
BLOCK J LOT 17	SF	6874
BLOCK J LOT 18	ALLEY	16754
BLOCK J LOT 19	SF	16843
BLOCK J LOT 20	SF	9679
BLOCK J LOT 21	SF	5241
BLOCK J LOT 22	SF	5511
BLOCK J LOT 23	SF	7721
BLOCK J LOT 24	SF	5540
BLOCK J LOT 25	SF	4645
BLOCK J LOT 26	SF	4753
BLOCK J LOT 27	SF	4861
BLOCK J LOT 28	SF	4969
BLOCK J LOT 29	SF	6620
BLOCK J LOT 30	SF	7498

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK J LOT 31	SF	8612
BLOCK J LOT 32	SF	9863
BLOCK K LOT 1	SF	6334
BLOCK K LOT 2	SF	5670
BLOCK K LOT 3	SF	5670
BLOCK K LOT 4	SF	5641
BLOCK K LOT 5	SF	5583
BLOCK K LOT 6	SF	6989
BLOCK K LOT 7	SF	8347
BLOCK K LOT 8	SF	7987
BLOCK K LOT 9	SF	5184
BLOCK K LOT 10	ALLEY	14349
BLOCK K LOT 11	SF	6534
BLOCK K LOT 12	SF	5593
BLOCK K LOT 13	SF	5571
BLOCK K LOT 14	SF	5550
BLOCK K LOT 15	SF	5528
BLOCK K LOT 16	SF	6059
BLOCK K LOT 17	SF	7949
BLOCK K LOT 18	SF	6059

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK K LOT 19	SF	7764
BLOCK K LOT 20	SF	8834
BLOCK K LOT 21	SF	8538
BLOCK K LOT 22	SF	7330
BLOCK K LOT 23	SF	6276
BLOCK K LOT 24	SF	6223
BLOCK K LOT 25	SF	6213
BLOCK K LOT 26	SF	7804
BLOCK L LOT 1	AMENITY CENTER LOT	128237
BLOCK L LOT 2	SF	7288
BLOCK L LOT 3	SF	5485
BLOCK L LOT 4	SF	5945
BLOCK L LOT 5	SF	5875
BLOCK L LOT 6	SF	5751
BLOCK L LOT 7	SF	5821
BLOCK L LOT 8	SF	5866
BLOCK L LOT 9	SF	5549
BLOCK L LOT 10	SF	4866
BLOCK L LOT 11	SF	6572
BLOCK L LOT 12	SF	7536

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK M LOT 1	SF	7862
BLOCK M LOT 2	SF	6077
BLOCK M LOT 3	SF	6074
BLOCK M LOT 4	SF	6431
BLOCK M LOT 5	SF	6903
BLOCK M LOT 6	SF	9588
BLOCK M LOT 7	SF	4968
BLOCK M LOT 8	SF	4912
BLOCK M LOT 9	SF	4910
BLOCK M LOT 10	SF	4909
BLOCK M LOT 11	SF	4908
BLOCK M LOT 12	SF	4906
BLOCK M LOT 13	SF	4905
BLOCK M LOT 14	SF	4972
BLOCK M LOT 15	SF	4911
BLOCK M LOT 16	SF	6482
BLOCK M LOT 17	SF	6316
BLOCK M LOT 18	SF	7004
BLOCK M LOT 19	SF	8050
BLOCK M LOT 20	SF	18855

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK M LOT 21	OPEN SPACE	38041
BLOCK M LOT 22	SF	5601
BLOCK M LOT 23	SF	5140
BLOCK M LOT 24	SF	4989
BLOCK M LOT 25	SF	5009
BLOCK M LOT 26	SF	5029
BLOCK M LOT 27	SF	5049
BLOCK M LOT 28	SF	5068
BLOCK M LOT 29	SF	5085
BLOCK M LOT 30	SF	5095
BLOCK M LOT 31	SF	5103
BLOCK M LOT 32	SF	5111
BLOCK M LOT 33	SF	5155
BLOCK M LOT 34	SF	5127
BLOCK M LOT 35	SF	5134
BLOCK M LOT 36	SF	5142
BLOCK M LOT 37	SF	5084
BLOCK M LOT 38	ALLEY	20543
BLOCK N LOT 1	SF	6476
BLOCK N LOT 2	SF	5112

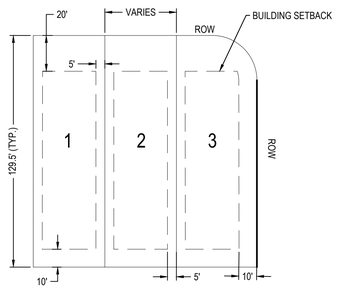
Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK N LOT 3	SF	5761
BLOCK N LOT 4	SF	5652
BLOCK N LOT 5	SF	5736
BLOCK N LOT 6	SF	5544
BLOCK N LOT 7	SF	7562
BLOCK N LOT 8	SF	7525
BLOCK N LOT 9	SF	7699
BLOCK N LOT 10	SF	8429
BLOCK N LOT 11	SF	6521
BLOCK N LOT 12	SF	5212
BLOCK N LOT 13	SF	5116
BLOCK N LOT 14	SF	5114
BLOCK N LOT 15	SF	6400
BLOCK O LOT 14	SF	8530
BLOCK O LOT 15	SF	6800
BLOCK O LOT 16	SF	6700
BLOCK O LOT 17	SF	5045
BLOCK O LOT 18	SF	5220
BLOCK O LOT 19	SF	5136
BLOCK O LOT 20	SF	5052

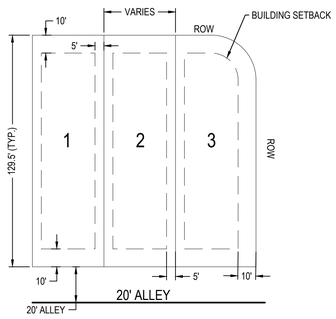
Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK O LOT 21	SF	6255
BLOCK O LOT 22	SF	10529
BLOCK O LOT 23	SF	6397
BLOCK O LOT 24	SF	5835
BLOCK O LOT 25	SF	5522
BLOCK O LOT 26	SF	4922
BLOCK O LOT 27	SF	4600
BLOCK O LOT 28	SF	4600
BLOCK O LOT 29	SF	4600
BLOCK O LOT 30	SF	6850
BLOCK P LOT 34	OPEN SPACE	19548
BLOCK P LOT 35	SF	5555
BLOCK P LOT 36	SF	12150
BLOCK Q LOT 1	MIXED USE LOT	183392
BLOCK S LOT 1	MIXED USE LOT	37842

TYP. FRONT LOADED LOT LAYOUT DIAGRAM



TYP. ALLEY LOT LAYOUT DIAGRAM



Received 10/27/2021

REV	DESCRIPTION	DATE	APR
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REVIEWED BY: BAW
DRAWN BY: JAM

BGE, INC.
101 W. Louis Henna Blvd., Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

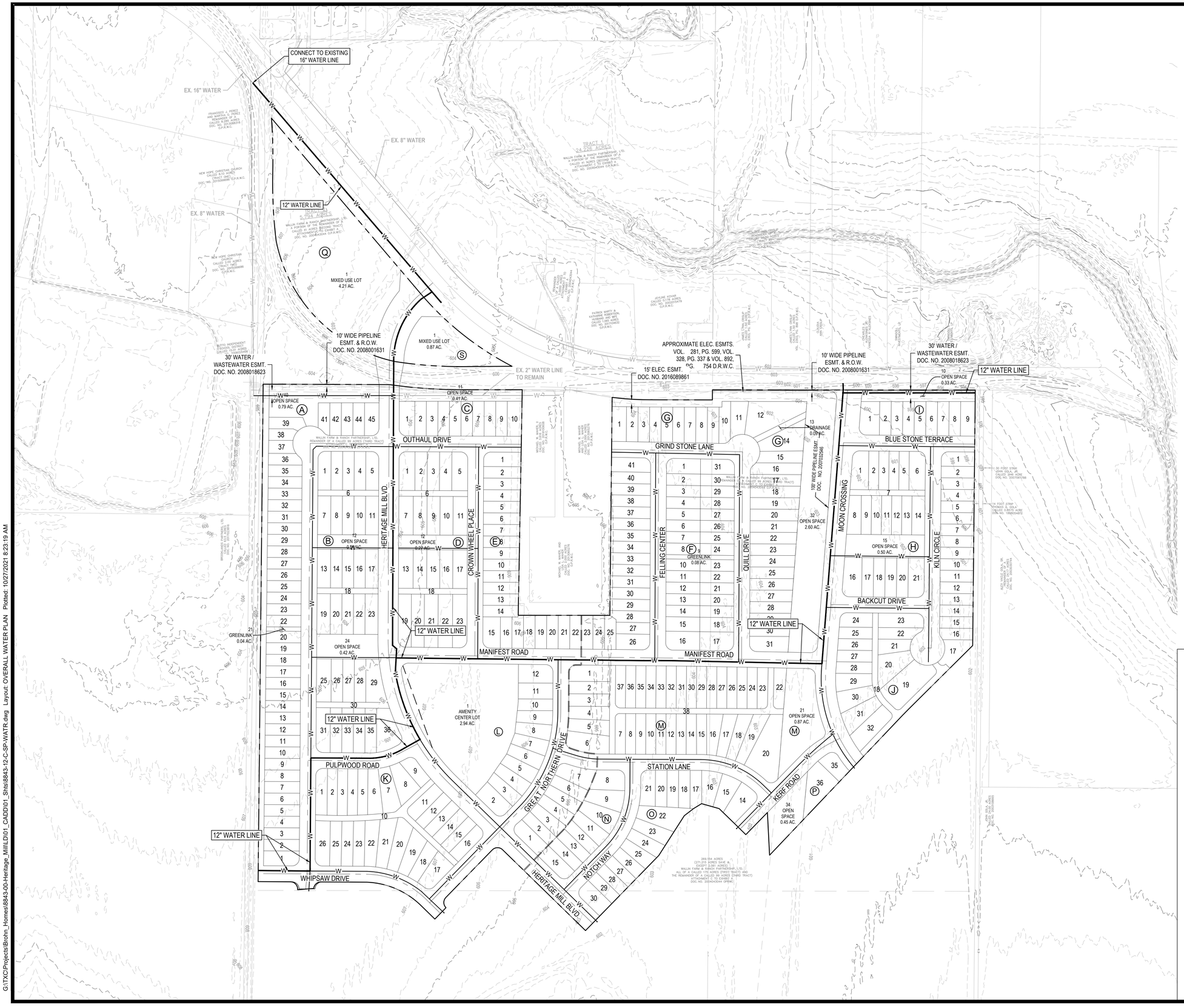
HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

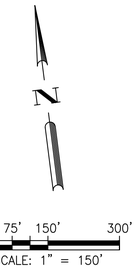
PRELIMINARY LOT AND STREET TABLES

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED
PROFESSIONAL ENGINEER
10/27/2021

SHEET
4 OF 9

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-PRELIM.dwg Layout: PRELIMINARY LOT AND STREET TABLES Plotted: 10/27/2021 8:22:57 AM





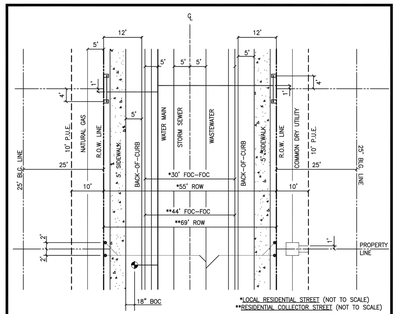
LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR (WILCO LIDAR)
- EXISTING MINOR CONTOUR (WILCO LIDAR)
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 28 PROPOSED LOT NUMBER

NOTE: ALL WATER LINES SHOWN TO BE 8" UNLESS OTHERWISE NOTED.

Received 10/27/2021

CITY OF HUTTO



MINIMUM COVER BELOW FINISH GRADE

ELECTRIC PRIMARY	3'-0"
ELECTRIC SECONDARY	2'-0"
WATER	3'-6"
WASTEWATER	4'-0"
STORM SEWER	2'-0"
GAS	2'-0"
TELECOMMUNICATIONS	2'-0"

NOTES:
1. REFER TO STANDARD CITY OF HUTTO DETAIL #W02 FOR SECTION VIEW OF MAIN UTILITY AND COMMUNICATION LINE LOCATIONS
2. DETECTABLE/MARKING TAPE IS REQUIRED ON ALL WATER AND WASTEWATER PIPES.

CITY OF HUTTO CONSTRUCTION STANDARDS AND DETAILS TYPICAL RESIDENTIAL STREET LAYOUT ENGINEERING & PUBLIC WORKS		
	DRAWING NO.	W01
	UPDATED:	04/01/2019
	DRAWN BY:	BB
	SCALE:	N.T.S.
	FILE NAME:	W01.DWG

							APR
							DATE
							DESCRIPTION
◁	◁	◁	◁	◁	◁		REV

DESIGNED BY:	JAM
REVIEWED BY:	BAW
DRAWN BY:	JAM

BGE

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

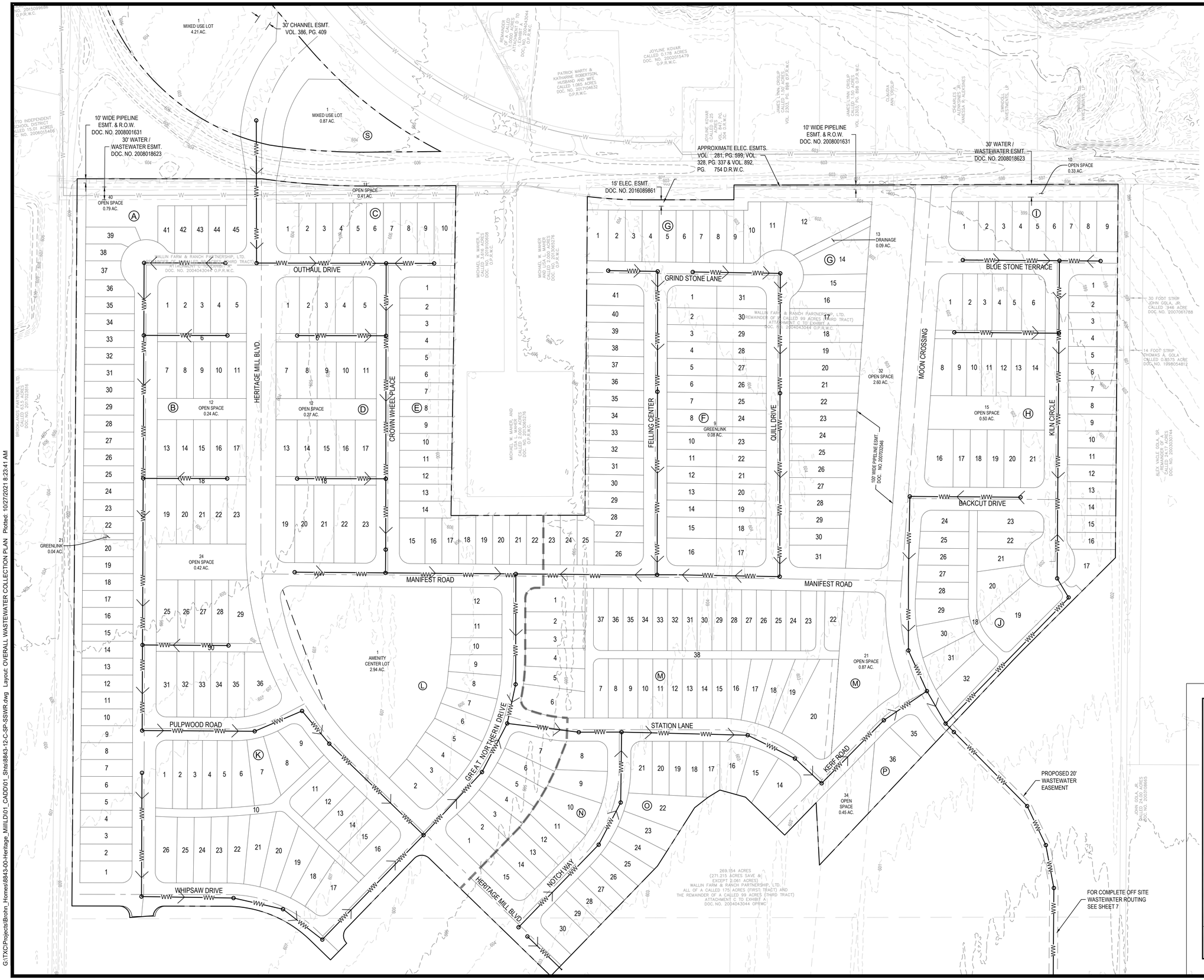
HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERALL WATER DISTRIBUTION PLAN

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/27/2021

SHEET
5 OF 9

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-WATR.dwg Layout: OVERALL WATER PLAN Plotted: 10/27/2021 8:23:19 AM



N

0 50' 100' 200'

SCALE: 1" = 100'

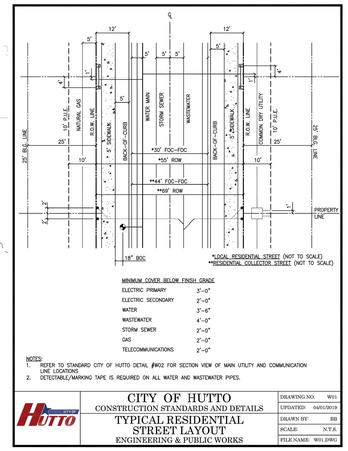
LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 28 PROPOSED LOT NUMBER
- WASTEWATER FLOW DIRECTION

NOTE: ALL WASTEWATER LINES SHOWN TO BE 8" UNLESS OTHERWISE NOTED.

Received 10/27/2021

CITY OF HUTTO



REV	DESCRIPTION	DATE	APR

DESIGNED BY: JAM
REVIEWED BY: BAW
DRAWN BY: JAM

BGE

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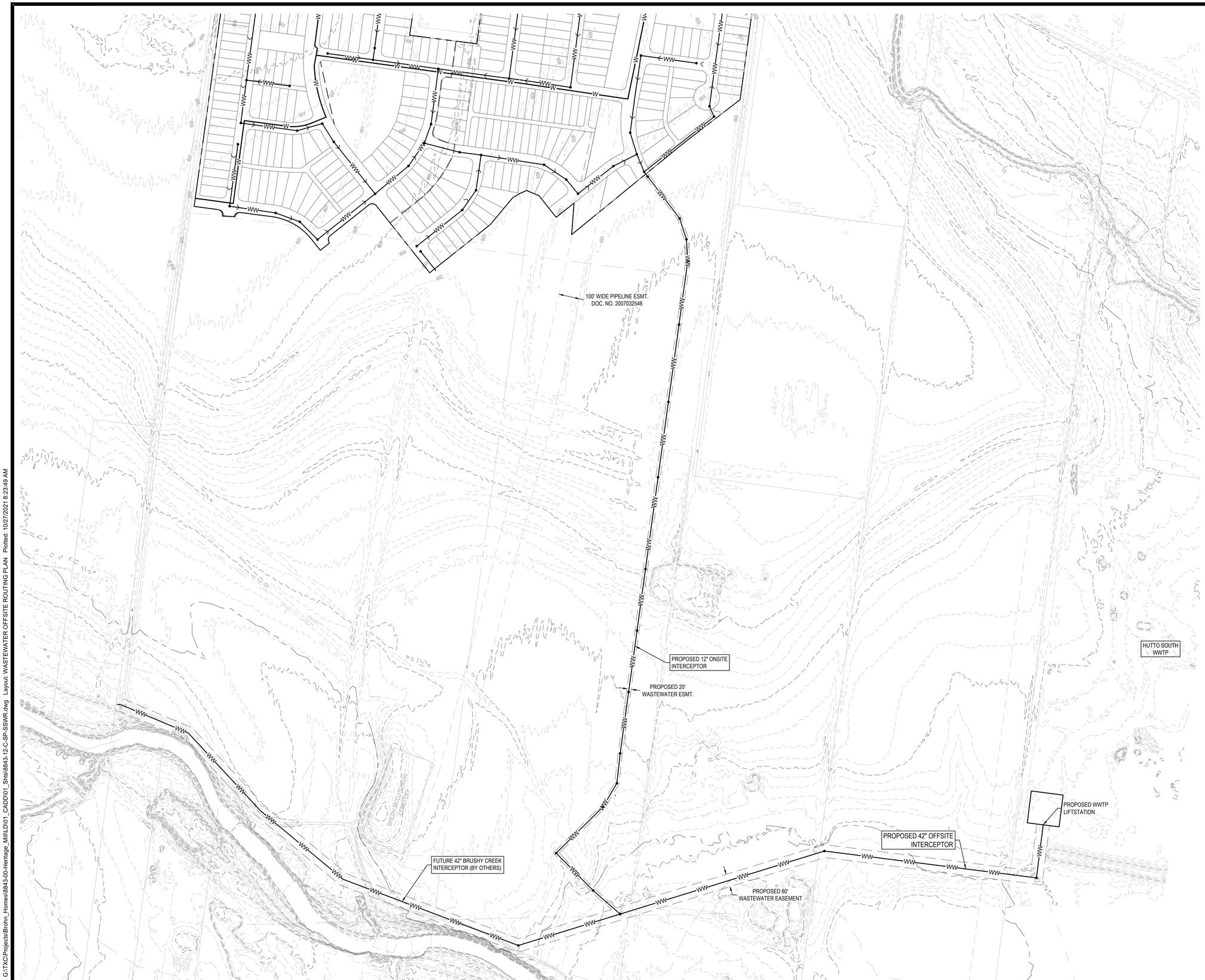
HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERALL WASTEWATER PLAN

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/27/2021

SHEET
6 OF 9

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-SSWR.dwg Layout: OVERALL WASTEWATER COLLECTION PLAN Plotted: 10/27/2021 8:23:41 AM



N

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

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 28 PROPOSED LOT NUMBER
- WASTEWATER FLOW DIRECTION

REV	DESCRIPTION	DATE	APR

DESIGNED BY: JAM
REVIEWED BY: BAW
DRAWN BY: JAM

BGE, INC.
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TBPE Registration No. F-1046
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HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

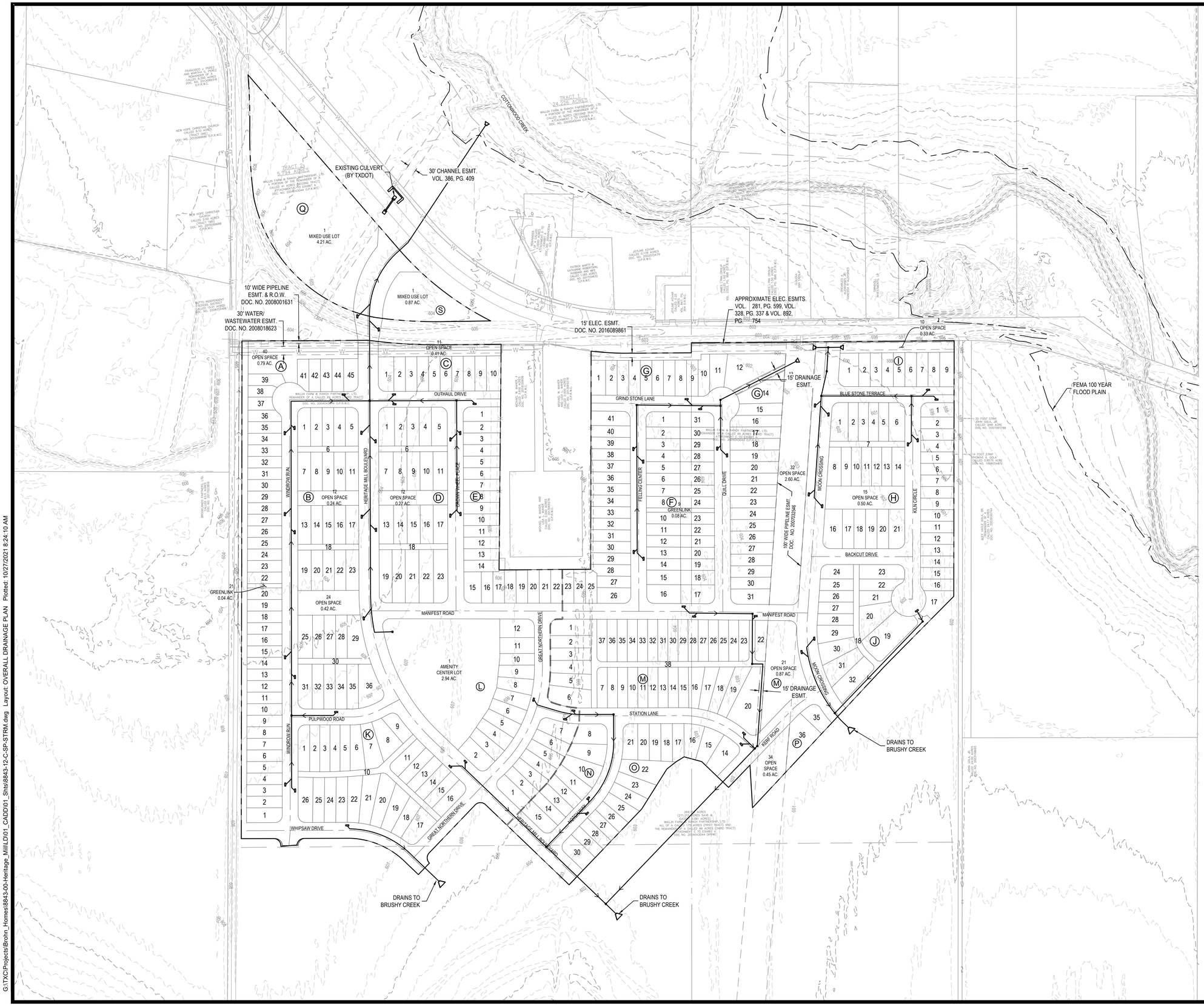
OFFSITE WASTEWATER ROUTING PLAN

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/27/2021

SHEET
7 OF 9

Received 10/27/2021
CITY OF HUTTO

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-SSWR.dwg Layout: WASTEWATER OFFSITE ROUTING PLAN Plotted: 10/27/2021 8:23:49 AM



N

0 75' 150' 300'

SCALE: 1" = 150'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 28 PROPOSED LOT NUMBER
- EXISTING EASEMENT
- PROPOSED STORM LINE
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED MANHOLE
- STORM WATER FLOW DIRECTION

REV	DESCRIPTION	DATE	APR

DESIGNED BY: JAM

REVIEWED BY: BAW

DRAWN BY: JAM

BGE

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HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERALL DRAINAGE PLAN

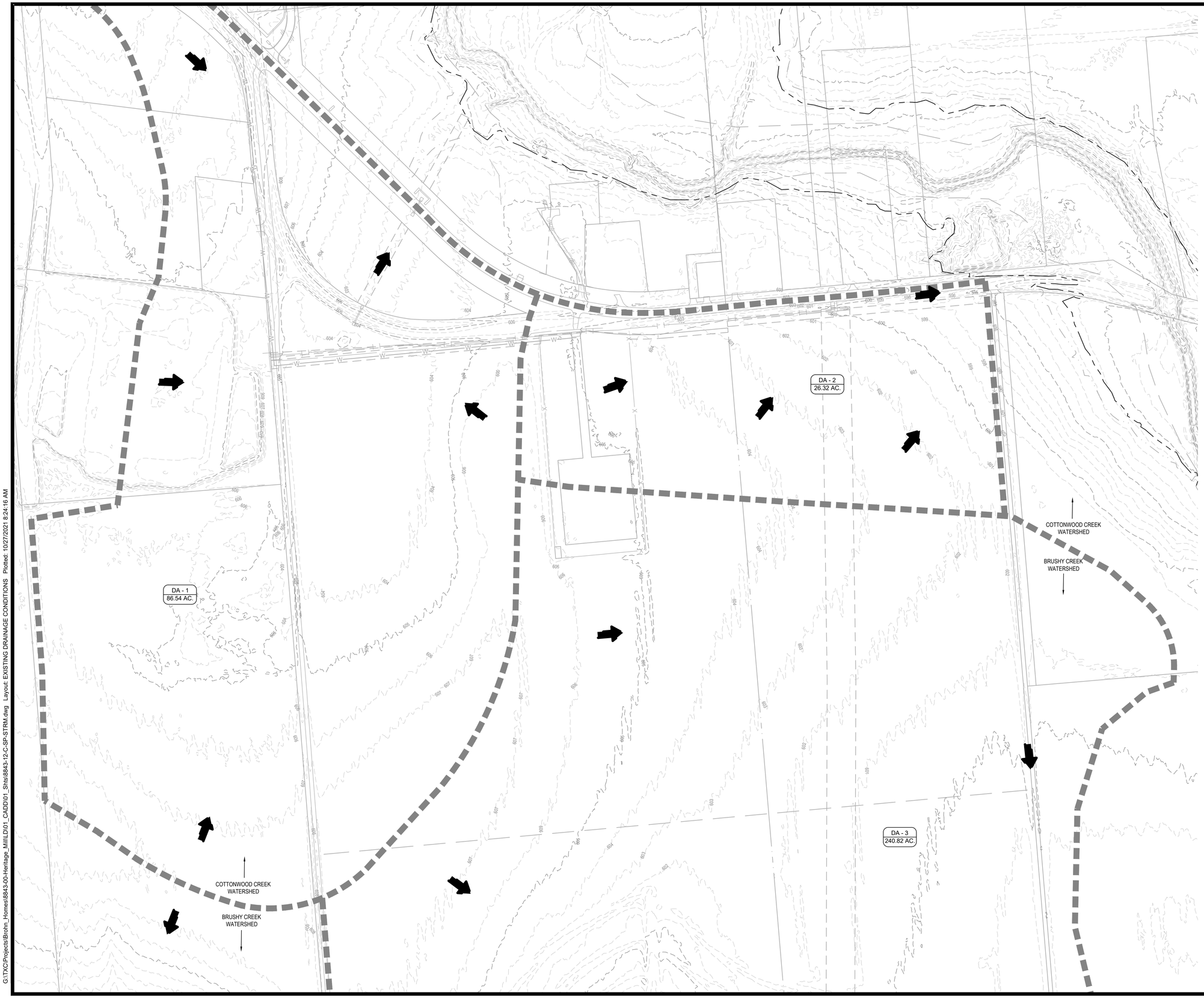
STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/27/2021

SHEET 8 OF 9

Received 10/27/2021

CITY OF HUTTO

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-STRM.dwg Layout: OVERALL DRAINAGE PLAN Plotted: 10/27/2021 8:24:10 AM



N

0 75' 150' 300'

SCALE: 1" = 150'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EASEMENT
- FEMA 100 YEAR
- EXISTING WATERSHED BOUNDARY
- DRAINAGE FLOW ARROW

REV	DESCRIPTION	DATE	APR

DESIGNED BY: JAM

REVIEWED BY: BAW

DRAWN BY: JAM

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TEL: 512-879-0400 www.bgeinc.com

HERITAGE MILL NORTH, PRELIMINARY PLAT
HUTTO, TEXAS

EXISTING DRAINAGE CONDITIONS

STATE OF TEXAS
ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/27/2021

SHEET
9 OF 9

Received 10/27/2021
CITY OF HUTTO

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD\01_CADD\01_Shts\8843-12-C-SP-STRM.dwg Layout: EXISTING DRAINAGE CONDITIONS Plotted: 10/27/2021 8:24:16 AM

AGENDA ITEM REPORT

To: Planning and Zoning Commission
Subject: Consideration of a public hearing on the proposed Thomison Subdivision Preliminary Plat, 53.123 acres, more or less, of land, 146 residential lots, located on CR 132 and CR 133.
Meeting: Tuesday, November 9, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Action will take place at a later Planning and Zoning Commission date. The applicants have requested a zoning variance to the riparian buffer setback which must be heard and decided by the Zoning Board of Adjustment prior to the plat being approved.

SUMMARY OF REQUEST:

STAFF REVIEW:

Hold a Public Hearing only and take no action.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

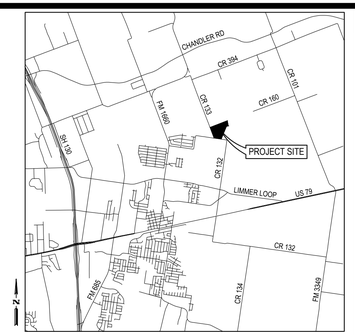
1. DRAFT Thomison Prelim Plat

THOMISON SUBDIVISION
ESTATES OF HUTTO
PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

OWNERS:
AARON & BRENDA THOMISON
301 WILL SMITH DRIVE
HUTTO, TX 78634-4053
PHONE: 512-248-1617

DEVELOPER:
GFO HOME, LLC
2750 BURBANK ST.
DALLAS, TX 75235
CONTACT NAME: KEVIN YOUNGBLOOD
CONTACT PHONE: 214-450-8945

ENGINEER/SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400



VICINITY MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
1	PRELIMINARY PLAT
2	WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN
3	OVERALL STORM DRAIN PLAN
4	LOT TABLES AND SETBACKS

LEGEND

- PROPERTY BOUNDARY
- XXX MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- PROPOSED FACE OF CURB
- BUILDING SETBACK LINE
- 1% ANNUAL CHANCE FLOODPLAIN PER DRAINAGE STUDY BY BGE, INC DATED JULY 2021

LAND USE TABLE		
LAND USE	QTY	AREA (AC)
RESIDENTIAL SF LOTS	141	29.78
OPEN SPACE/DE LOTS	3	5.92
PARKLAND/OS/DE	1	6.48
LIFT STATION LOTS	1	0.41
RIGHT OF WAY DEDICATION		10.53
TOTAL		53.12

PRELIMINARY PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESSE EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES WILL BE DEDICATED ON THE FINAL PLAT.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL REAR LOT LINES WILL BE DEDICATED ON THE FINAL PLAT.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
7. SIDEWALKS SHALL BE 5' IN WIDTH.
8. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE U.D.C., AS AMENDED.
9. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
10. UTILITY NOTES:
    WITHIN CCN
    WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
    OUTSIDE CCN
    WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
11. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0510F EFFECTIVE DATE DECEMBER 20, 2019.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF TEN (10) FEET.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY OF HUTTO STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE FLOOD STUDY DATED JULY 2021 BY BGE, INC.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
17. THE MAXIMUM IMPERVIOUS COVER ALLOWED ON EACH LOT IS 55%.
18. ALL OPEN SPACE, GREENLINKS, AND DRAINAGE LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. ALL STREET TREES WITHIN THE SUBDIVISION WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. BEARING BASIS:
    NAD 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE SCALE FACTOR OF 0.99988116, ORIGIN (0,0)
21. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
22. THIS SUBDIVISION WILL BE ZONED: SF-1
23. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
24. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
    WATER — JONAH
    WASTEWATER — CITY OF HUTTO
    GAS — ATMOS
    ELECTRIC — ONCOR
25. A THREE (3) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES WILL BE DEDICATED ON THE FINAL PLAT.
26. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

Received 10/26/2021
CITY OF HUTTO

PLANNING AND ZONING COMMISSION CHAIR
THIS PLAT WAS APPROVED FOR RECORDING BY
THE HUTTO PLANNING AND ZONING COMMISSION
ON THE _____ DAY OF _____, 2021.

_____
RICHARD HUDSON, P&Z CHAIR

REV	DESCRIPTION	DATE	APR

DESIGNED BY: MKS
REVIEWED BY: JAB
DRAWN BY: MKS

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

THOMISON SUBDIVISION
HUTTO, TEXAS

PRELIMINARY PLAT

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/21/2021

1 OF 4

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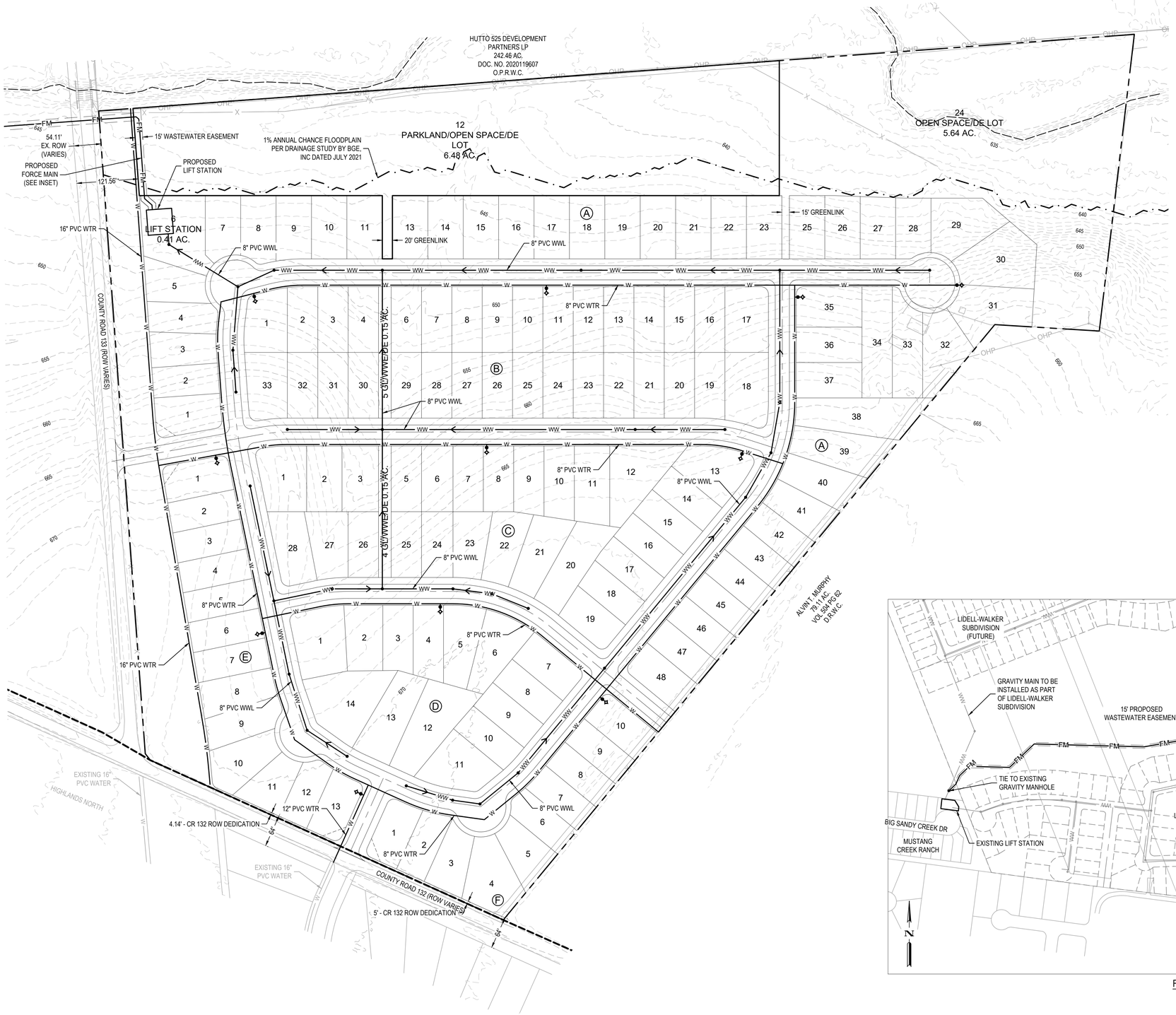
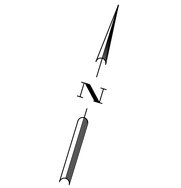
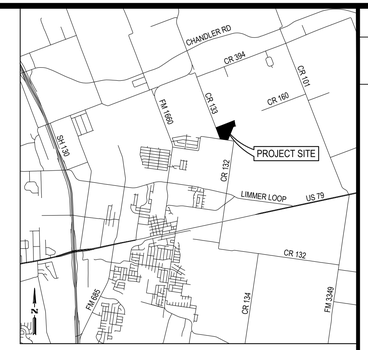
THOMISON SUBDIVISION

WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN



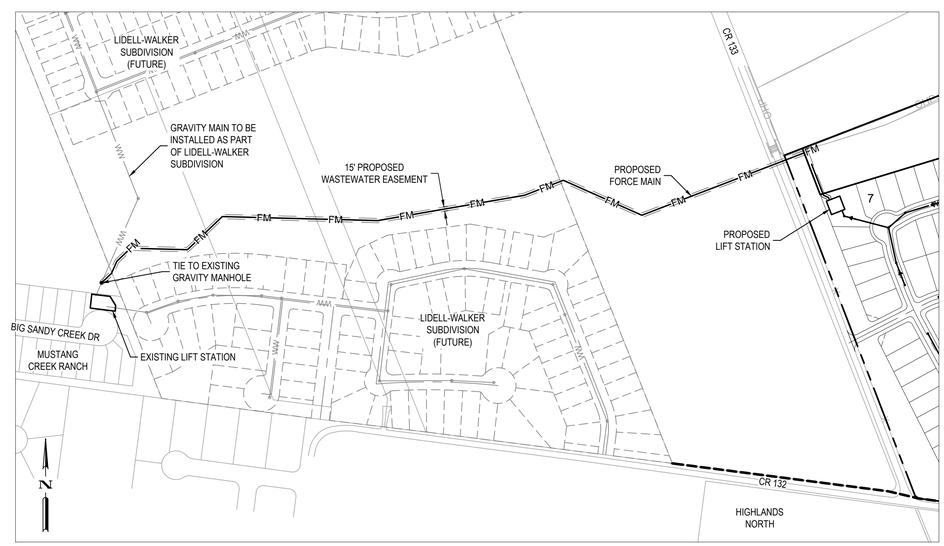




VICINITY MAP
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- PROPOSED FACE OF CURB
- BUILDING SETBACK LINE
- 1% ANNUAL CHANCE FLOODPLAIN PER DRAINAGE STUDY BY BGE, INC DATED JULY 2021
- PROPOSED WATER
- EXISTING WATER
- PROPOSED GRAVITY WASTEWATER
- PROPOSED FORCE MAIN



FORCE MAIN ROUTE INSET
N.T.S.

Received 10/26/2021

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DRAWN BY: MKS

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THOMISON SUBDIVISION
HUTTO, TEXAS

WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN

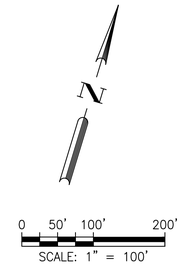
STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
10/21/2021

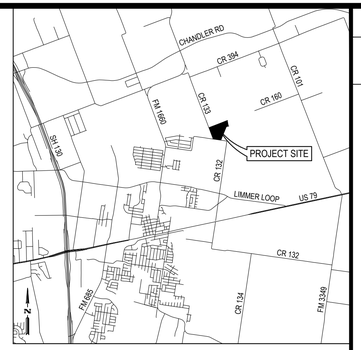
2 OF 4

G:\TXC\Projects\GFO_Home\8829-00-Thomison_Prelim\LD\01_CADD\01_Shts\8829-00-C-PRLM.dwg Layout: WATER DISTRIBUTION & WASTEWATER COLLECTION PLAN Plotted: 10/20/2021 2:46:07 PM

THOMISON SUBDIVISION

OVERALL STORM DRAIN PLAN





VICINITY MAP
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- XXX — MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- PROPOSED FACE OF CURB
- BUILDING SETBACK LINE
- 1% ANNUAL CHANCE FLOODPLAIN PER DRAINAGE STUDY BY BGE, INC DATED JULY 2021
- SSL — PROPOSED STORM DRAIN

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THOMISON SUBDIVISION
HUTTO, TEXAS

OVERALL STORM DRAIN PLAN

STATE OF TEXAS
J. ADAM BERRY
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LICENSED PROFESSIONAL ENGINEER
10/21/2021

Received 10/26/2021
CITY OF HUTTO

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STREET SUMMARY TABLE				
STREET NAME	LENGTH	CLASSIFICATION	ROW WIDTH	PAVING WIDTH
COUNTY ROAD 133	1,322 LF	MAJOR ARTERIAL	136' (DEDICATION VARIES)	ROW DEDICATION ONLY, NO PAVING IMPROVEMENTS
MONTEFORTE ROAD	58 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
SAGE STREET	383 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
OREGANO ROAD	800 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
CAYENNE LANE	1,270 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
LEMONGRASS DRIVE	867 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
GINGER STREET	1,321 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F
TARRAGON DRIVE	1,375 LF	RESIDENTIAL LOCAL STREET	55'	30' F-F

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 1	SF	9581
BLOCK A LOT 2	SF	7802
BLOCK A LOT 3	SF	8397
BLOCK A LOT 4	SF	8115
BLOCK A LOT 5	SF	8651
BLOCK A LOT 6	LIFT STATION	17795
BLOCK A LOT 7	SF	8598
BLOCK A LOT 8	SF	9040
BLOCK A LOT 9	SF	8835
BLOCK A LOT 10	SF	8751
BLOCK A LOT 11	SF	8751
BLOCK A LOT 12	PARKLAND/OPEN SPACE/DE LOT	282250
BLOCK A LOT 13	SF	8751
BLOCK A LOT 14	SF	8751
BLOCK A LOT 15	SF	8751
BLOCK A LOT 16	SF	8751
BLOCK A LOT 17	SF	8751
BLOCK A LOT 18	SF	8751
BLOCK A LOT 19	SF	8751
BLOCK A LOT 20	SF	8751
BLOCK A LOT 21	SF	8751

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 22	SF	8751
BLOCK A LOT 23	SF	8751
BLOCK A LOT 24	OPEN SPACE/DE LOT	245765
BLOCK A LOT 25	SF	8751
BLOCK A LOT 26	SF	8707
BLOCK A LOT 27	SF	8539
BLOCK A LOT 28	SF	8061
BLOCK A LOT 29	SF	13196
BLOCK A LOT 30	SF	15235
BLOCK A LOT 31	SF	13653
BLOCK A LOT 32	SF	11788
BLOCK A LOT 33	SF	11513
BLOCK A LOT 34	SF	13200
BLOCK A LOT 35	SF	10352
BLOCK A LOT 36	SF	9100
BLOCK A LOT 37	SF	9100
BLOCK A LOT 38	SF	17067
BLOCK A LOT 39	SF	13243
BLOCK A LOT 40	SF	10375
BLOCK A LOT 41	SF	8999
BLOCK A LOT 42	SF	8013

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK A LOT 43	SF	7801
BLOCK A LOT 44	SF	7801
BLOCK A LOT 45	SF	7801
BLOCK A LOT 46	SF	7801
BLOCK A LOT 47	SF	7801
BLOCK A LOT 48	SF	9053
BLOCK B LOT 1	SF	9928
BLOCK B LOT 2	SF	7810
BLOCK B LOT 3	SF	7802
BLOCK B LOT 4	SF	7802
BLOCK B LOT 5	GL/WWE/DE	6501
BLOCK B LOT 6	SF	7802
BLOCK B LOT 7	SF	7802
BLOCK B LOT 8	SF	7802
BLOCK B LOT 9	SF	7802
BLOCK B LOT 10	SF	7802
BLOCK B LOT 11	SF	7802
BLOCK B LOT 12	SF	7802
BLOCK B LOT 13	SF	7802
BLOCK B LOT 14	SF	7802
BLOCK B LOT 15	SF	7802

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK B LOT 16	SF	7802
BLOCK B LOT 17	SF	11140
BLOCK B LOT 18	SF	12175
BLOCK B LOT 19	SF	7855
BLOCK B LOT 20	SF	7800
BLOCK B LOT 21	SF	7800
BLOCK B LOT 22	SF	7800
BLOCK B LOT 23	SF	7800
BLOCK B LOT 24	SF	7800
BLOCK B LOT 25	SF	7800
BLOCK B LOT 26	SF	7800
BLOCK B LOT 27	SF	7800
BLOCK B LOT 28	SF	7800
BLOCK B LOT 29	SF	7800
BLOCK B LOT 30	SF	7800
BLOCK B LOT 31	SF	7800
BLOCK B LOT 32	SF	7829
BLOCK B LOT 33	SF	10547
BLOCK C LOT 1	SF	11694
BLOCK C LOT 2	SF	9100
BLOCK C LOT 3	SF	9377

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK C LOT 4	GL/WWE/DE	6501
BLOCK C LOT 5	SF	7800
BLOCK C LOT 6	SF	8096
BLOCK C LOT 7	SF	7800
BLOCK C LOT 8	SF	7800
BLOCK C LOT 9	SF	8070
BLOCK C LOT 10	SF	8611
BLOCK C LOT 11	SF	10730
BLOCK C LOT 12	SF	14201
BLOCK C LOT 13	SF	11934
BLOCK C LOT 14	SF	7800
BLOCK C LOT 15	SF	7800
BLOCK C LOT 16	SF	7800
BLOCK C LOT 17	SF	7780
BLOCK C LOT 18	SF	7509
BLOCK C LOT 19	SF	8234
BLOCK C LOT 20	SF	12809
BLOCK C LOT 21	SF	11241
BLOCK C LOT 22	SF	9810
BLOCK C LOT 23	SF	8845
BLOCK C LOT 24	SF	8098

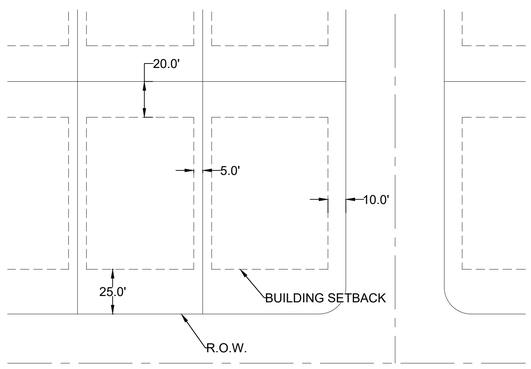
Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK C LOT 25	SF	7802
BLOCK C LOT 26	SF	7821
BLOCK C LOT 27	SF	9804
BLOCK C LOT 28	SF	10258
BLOCK D LOT 1	SF	13349
BLOCK D LOT 2	SF	9531
BLOCK D LOT 3	SF	7859
BLOCK D LOT 4	SF	8732
BLOCK D LOT 5	SF	10558
BLOCK D LOT 6	SF	11243
BLOCK D LOT 7	SF	9049
BLOCK D LOT 8	SF	7800
BLOCK D LOT 9	SF	7800
BLOCK D LOT 10	SF	7801
BLOCK D LOT 11	SF	11869
BLOCK D LOT 12	SF	15839
BLOCK D LOT 13	SF	13070
BLOCK D LOT 14	SF	16854
BLOCK E LOT 1	SF	9405
BLOCK E LOT 2	SF	8096
BLOCK E LOT 3	SF	8221

Parcel Table

BLOCK & LOT	LAND USE	AREA (SF)
BLOCK E LOT 4	SF	8347
BLOCK E LOT 5	SF	8472
BLOCK E LOT 6	SF	8597
BLOCK E LOT 7	SF	8757
BLOCK E LOT 8	SF	9622
BLOCK E LOT 9	SF	9162
BLOCK E LOT 10	SF	10680
BLOCK E LOT 11	SF	8532
BLOCK E LOT 12	SF	7717
BLOCK E LOT 13	SF	8750
BLOCK F LOT 1	SF	8697
BLOCK F LOT 2	SF	7962
BLOCK F LOT 3	SF	8446
BLOCK F LOT 4	SF	12942
BLOCK F LOT 5	SF	8810
BLOCK F LOT 6	SF	8006
BLOCK F LOT 7	SF	7842
BLOCK F LOT 8	SF	7801
BLOCK F LOT 9	SF	7801
BLOCK F LOT 10	SF	9053

TYPICAL BUILDING SETBACKS



FIELD NOTES FOR A 53.122 ACRE TRACT OF LAND OUT OF THE PATRICK O. DAUGHERTY SURVEY, ABSTRACT NO. 184, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 53.12 ACRE TRACT OF LAND CONVEYED TO AARON THOMISON AND BRENDA THOMISON BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018002933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 53.122 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 east right-of-way line of County Road 133 (R.O.W. varies), at the northwest corner of the above described Thomison 53.122 acre tract, being the southwest corner of a called 242.46 acre tract of land conveyed to Hutto 525 Development Partners, LP by Special Warranty Deed recorded in Document Number 2020119607 of the Official Public Records of Williamson County, Texas, for the northwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE, with the north line of the said Thomison 53.122 acre tract, N 68°53'20" E a distance of 2,053.42 feet to a 5/8-inch iron rod found for the northeast corner of the herein described tract;

THENCE, with the easterly line of the said Thomison 53.122 acre tract, S 10°08'27" E a distance of 590.89 feet to a 1/2-inch iron rod found with plastic cap stamped "RPLS 5345" at an interior corner of a called 79.11 acre tract conveyed to Alvin T. Murphy by Deed recorded in Volume 504, Page 62 of the Deed Records of Williamson County, Texas for the most easterly exterior corner of the herein described tract;

THENCE, continuing with the easterly line of said Thomison 53.122 acre tract, S 76°39'10" W a distance of 206.91 feet to a 6-inch by 6-inch square concrete monument found for an interior corner of the herein described tract;
THENCE, continuing with the easterly line of said Thomison 53.122 acre tract, S 22°39'49" W a distance of 1,526.74 feet to a 1/2-inch iron rod found on the north right-of-way line of County Road 132 (R.O.W. varies), at the southwest corner of the said Murphy 79.11 acre tract, for the southeast corner of the herein described tract;
THENCE, with the north right-of-way line of said County Road 132, N 82°31'11" W a distance of 766.07 feet to a 3/4-inch iron rod found on said north right-of-way line, for the most southerly southwest corner of the herein described tract;
THENCE, leaving the north right-of-way line of said County Road 132 with the southwest line of the said Thomison 53.122 acre tract, N 54°51'14" W a distance of 16.24 feet to a 3/4-inch iron rod found on the east right-of-way line of said County Road 133, for the most westerly southwest corner of the herein described tract;

THENCE, with the east right-of-way line of said County Road 133, N 21°01'25" W a distance of 1,274.43 feet to the POINT OF BEGINNING and containing 53.122 acres of land, more or less.

Received 10/26/2021

REV	DESCRIPTION	DATE	APR

DESIGNED BY: MKS
REVIEWED BY: JAB
DRAWN BY: MKS

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

THOMISON SUBDIVISION
HUTTO, TEXAS

LOT TABLES AND SETBACKS

STATE OF TEXAS
ADAM BERRY
120743
LICENSED
PROFESSIONAL ENGINEER
10/21/2021

G:\TXC\Projects\GFO_Home\8829-00-Thomison_PreliminLD\01_CADD\01_Shts\8829-00-C-PRLM.dwg Layout: LOT TABLES AND SETBACKS Plotted: 10/20/2021 2:46:17 PM