



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, December 7, 2021 at 7:00 PM
City Council Chambers**

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 12, 2021.
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 9, 2021.
- 4.3. Consideration and possible action on the proposed Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard.
- 4.4. Consideration and possible action on the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138.
- 4.5. Consideration of a public hearing and possible action on the proposed Shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard.
- 4.6. Consideration of a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach (UDC 10.304.10).
- 4.7. Consideration of a public hearing and possible recommendation to City Council for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use.
- 4.8. Consideration of a public hearing and possible recommendation to City Council for a Future Land Use Map (FLUM) revision request for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132.
- 4.9. Consideration of a public hearing on the proposed Heritage Mill South Subdivision Preliminary Plat, 187.21 acres, more or less, of land, 898 residential lots, located off of FM 1660 South.

- 4.10. Consideration of a public hearing and possible recommendation to City Council for UDC Amendments, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.405.9, Parking and Loading Space Number Standards to add language for residential parking space location.

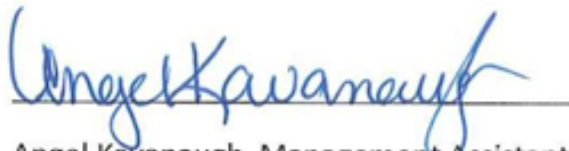
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the December 7, 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 December 3, 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 meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 12, 2021.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Minutes 10.12.2021



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, October 12, 2021 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

7:00 PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Randal Clark, Susanna Boyer and David Meyer Members of the Commission not in attendance were Jerica Lawyer, Bryan Lee and Kurt Schwerdtfeger.

3. PUBLIC COMMENT

No Public Comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 7, 2021.

Commissioner Randal Clark made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 7, 2021, as written, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.2. Discussion and possible action on a request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VI site at the southwest corner of Limmer Loop and Innovation Blvd.

Staff presented the applicant request and recommended approval of the request for a fee in lieu for tree planting per UDC 10.407.5.1.3 at the Innovation Business Park Building VI site at the southwest corner of Limmer Loop and Innovation Blvd.

Discussion ensued with a few questions between staff and Commissioners.

Commissioner Randal Clark made a motion to approve staff recommendation with the condition that the approval of the 28% tree reduction would be brought back to Planning and Zoning if more trees were removed and not replaced in a different location and the quote of \$61,420.00 would be the one used, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd.

Staff presented the applicant request and recommended approval of the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd.

Commissioner Randal Clark made a motion to accept recommended approval of the proposed Emory Crossing Amenity Center Final Plat Lot 60, Block PP, 3.829 acres, more or less, of land, one residential amenity lot, located generally northeast of the intersection of Ed Schmidt Blvd and Emory Crossing Blvd as presented, seconded by Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.4. Consideration of a public hearing and possible action on the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street.

Chair Richard Hudson opened to the public at 7:21 PM and closed to the public at 7:21 PM.

Staff presented the applicant request for the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street.

Discussion ensued between Staff and Commissioners, Commissioner Susanna Boyer made a motion to accept the proposed 131 East Front Street Replat, 1.25 acres, more or less, of land, two commercial lots, located at 131 East Front Street as written, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.5. Consideration of a public hearing and possible action on the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.

Chair Richard Hudson opened to public at 7:26 PM and closed at 7:26 PM

Staff Presented the applicant request for the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South.

Discussion ensued with staff and Commissioners, Commissioner Randal Clark made a motion to accept staff recommendation of the proposed 9350 County Road 137 Preliminary Plat, 3.9156 acres, more or less, of land, two commercial lots, located on CR 137 at FM 1660 South with staff conditions and the condition that the driveway layout would be on the final plat, seconded by Commissioner Susanna Boyer. Motion passed 4 Ayes to 0 Nays.

- 4.6. Consideration of a public hearing and possible action on the proposed Titan Innovation Business Park Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop.

Chair Richard Hudson opened to the public at 7:33 PM and Closed at 7:33 PM.

Staff presented the applicant request of the proposed Titan Innovation Business Park Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop.

Discussion ensued between Staff and Commissioners and Commissioner Susanna Boyer made a motion to accept the staff recommendation of the proposed Titan Innovation Business Park Phase II Revised Preliminary Plat, 46.649 acres, more or less, of land, two industrial lots, located on Innovation Boulevard and Limmer Loop with the condition that the access easements be required at final plat, seconded by Commissioner Randal Clark. Motion passed 4 Ayes to 0 Nays.

- 4.7. Consideration of a public hearing and possible action on the proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132.

Chair Richard Hudson opened to public at 7:41 PM and Closed at 7:41 PM.

Staff presented the applicant request of the proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132.

Discussion ensued between Staff and Commissioners, Staff expressed that the 18 staff recommendations had been acknowledged and corrected by applicant prior to the meeting.

Commissioner Susanna Boyer made a motion to accept proposed Lidell Walker Preliminary Plat, 263.02 acres, more or less, of land, 1123 lots, located at CR 133 and CR 132 as recommended, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

- 4.8. Consideration of a public hearing and possible recommendation to City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South.

Chair Richard Hudson opened to the public at 7:54 PM closed at 7:54 PM.

Staff presented applicant request to bring before City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South.

Discussion ensued between Staff and Commissioners, Commissioner Randal Clark made a motion to accept City Council on the proposed zoning change for property known as FM 1660, .412 acres, more or less, of land, from SF-1 (Single Family) to B-1 (Local Business), located at the southwest corner of Richards Drive and FM 1660 South as recommended, seconded by Commissioner David Meyer. Motion passed 4 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Lumpkin updated Commissioners on the Comp Plan Committee and advised that the first meeting will be held on October 28, 2021 at 6:00PM in Council Chambers, and that council approved the UDC sign amendment on Banners with the exception of the Hutto ISD being exempt from the banner exclusion. They will follow the same UDC code as all businesses.

6. ADJOURNMENT

8:02 PM

7. CERTIFICATION

I certify that this notice of the October 12, 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 October 8, 2021 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 9, 2021.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. November 9 2021 Planning and Zoning Meeting Minutes



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, November 9, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

Called meeting to order 7:01pm

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Randal Clark, Susanna Boyer, David Meyer, Jerica Lawyer, Bryan Lee and Kurt Schwerdtfeger. Members of the City of Hutto Staff in attendance were, Ashley Lumpkin, Director of Development Services, Autumn Speer, Planning Manager and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No 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.

Staff presented the applicant request and recommended approval of 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.

Discussion ensued with a few questions between staff and commissioners.

Commissioner Bryan Lee made a motion to accept staff recommendation with the following conditions from staff: Remove the recording information placeholder for the JUAЕ, provide survey ties across existing right-of-way, provide a summary letter describing the type of street surfacing, drainage and wastewater facilities, complete the note - add the zoning to note 18 (MF-1), complete the note - add the impervious cover to note 19 (80% per zoning), add Note - Utility providers for this development are: Water: Wastewater: Electric: Gas (Natural or Propane) and cleanup items, Seconded by Commissioner David Meyer. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented the applicant request and recommended approval of 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.

Discussion ensued between staff and commissioners.

Commissioner Randal Clark made a motion to accept the staff recommendation to approve 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 with staff 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 easements needed for access onto Limmer Loop, Sheet 1 – Update note 16 & 20 regarding detention pond ownership and maintenance responsibility to reflect the correction lot #, number 15 typo and signature block correction, seconded by Commissioner David Meyer. Motion passed 7 Ayes to 0 Nays

- 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.

Staff presented the applicant request and recommended approval for the proposed 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.

Chair opened to the public at 7:18pm and closed at 7:19pm. Discussion ensued between staff, applicant engineer and commissioners.

Commissioner Bryan Lee made a motion to accept 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 with the requested driveway spacing variance as shown on the proposed concept plan and final plat with the condition of a full right in/right out and left in access. Seconded by Commissioner David Meyer. Motion passed 7 Ayes 0 Nays.

- 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.

Staff presented the applicant request and recommended approval 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.

Discussion ensued between staff, applicant engineer and commissioners.

Commissioner Rick Hudson made a motion to approve staff recommendation of 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, with the conditions of removing the gas line vacation from the lot and adding a note that the blanket gas easement was vacated, strike number 7 as it is a

duplication, and update note 24 concerning the driveway location and movement limitations. Seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented the applicant request and recommended approval for 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.

Public comment was opened at 7:54 pm and closed at 7:55 pm. Applicant was present for questions. Discussion ensued between staff and commissioners.

Commissioner Susanna Boyer made a motion to accept staff recommendation 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 with the 2 conditions from staff: Add Note: The maximum number of units is 219 per the Aspen Heights PUD, and Add Note: All units shall have a minimum 10' separation from their foundation. (applicant has met these conditions) Seconded by Commissioner Kurt Schwerdtfeger. Motion passed 7 Ayes to 0 Nays.

- 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.

Staff presented the applicant request and recommended approval to the Planning and Zoning Commission 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 units with a maximum of 267 units and commercial uses.

The public hearing opened at 8:14 pm and closed at 8:14 pm. The applicant was available for comments and gave a presentation. Discussion ensued between staff, applicant and commissioners.

Commissioner Bryan Lee made a motion to approve staff recommendation to the 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 with the following conditions: add language to sidewalk section (page 15) to include verbiage for developers to build sidewalks along sections of Live Oak and Ed Schmidt as well, change zoning for commercial portion to B-1, ensuring sight triangles are adequately calculated based on higher speeds, and adjusting fonts for uniformity. Seconded by Commissioner Randal Clark. Motion passed 7 Ayes to 0 Nays.

- 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.

The public hearing opened at 8:46pm. Closed at 8:46pm.

No Action taken

- 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.

The public hearing opened at 8:47pm. Closed at 8:47pm.

No Action taken

5. DEVELOPMENT SERVICES DIRECTOR REPORT

The staff explained that we were working on minutes from the October meeting to ensure the conditions are correct. This will be included on the December agenda. Need to make an announcement on the next Comp plan meeting.

6. ADJOURNMENT

Meeting was adjourned at 8:52 pm

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.

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Emory Crossing Phase 3 Final Plat, 53.249 acres, more or less, of land, 271 residential lots, located off of the east side of Ed Schmidt Boulevard.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for 271 lots in the Emory Crossing Planned Unit Development (RSI) with a base zoning of SF-1.

WEST: Emory Crossing

NORTH: ETJ, vacant

EAST: ETJ, vacant and Emory Crossing

SOUTH: ETJ, vacant and Single Family 1 (SF-1), Hutto Parke

SUMMARY OF REQUEST:

The proposed final plat is in compliance with the approved preliminary plat and has access to City wastewater and Jonah water.

STAFF REVIEW:

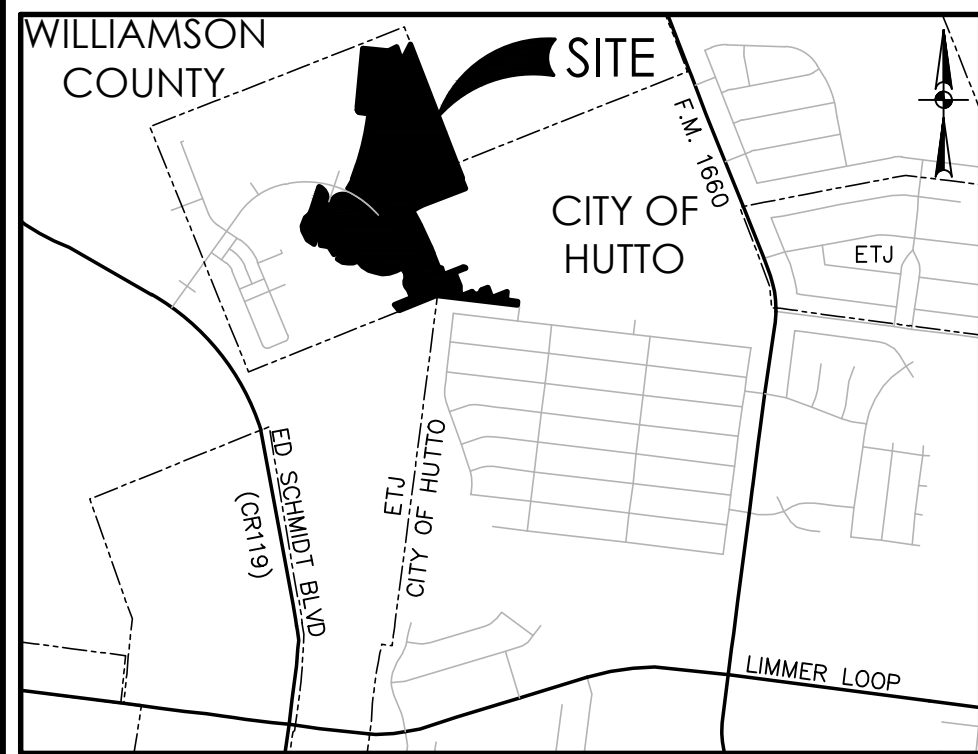
The proposed Final Plat is in compliance with the applicable subdivision regulations. Staff recommends approval.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Emory Crossing Ph 3 Final Plat



LOCATION MAP
SCALE: 1" = 2,000'

OWNER: WLH COMMUNITIES - TEXAS LLC
ADDRESS: 810 HESTERS CROSSING RD., SUITE 235
ROUND ROCK, TX 78681

ACREAGE: 53.267 ACRES
LOTS ACREAGE: 41.765 ACRES
ROW ACREAGE: 11.502 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: JOHN DYKES SURVEY
ABSTRACT NO. 186

NUMBER OF BLOCKS: 13

SINGLE FAMILY LOTS: 168
CONDOMINIUM LOTS: 90
ALLEY LOTS: 3
LS LOT: 7
LS/DE LOT: 1
PRIVATE DRAINAGE LOT: 1
D.E. & P.U.E. LOTS: 1
TOTAL LOTS: 271

SUBMITTAL DATE: JULY 2, 2021

DATE OF PLANNING AND ZONING
COMMISSION REVIEW: 2021

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.99988

BM-104
SET CHISELED SQUARE ON TOP
OF CURB NEAR THE NORTHEAST
INTERSECTION OF EMORY
CROSSING & FLOWERS AVENUE.
GRID NORTHING: 10182920.1'
GRID EASTING: 3170228.9'
ELEVATION: 694.58'
NAVD 88 (GEOID03)

BM-105
SET CHISELED SQUARE ON TOP
OF CURB INLET NEAR THE NORTHEAST
INTERSECTION OF EMORY CROSSING
& CRUMPTON WAY.
GRID NORTHING: 10182587.5'
GRID EASTING: 3170427.5'
ELEVATION: 692.02'
NAVD 88 (GEOID03)

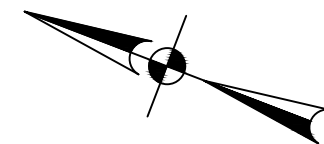
LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION LANDSCAPE LOT
LS	LANDSCAPE LOT
(SURVEYOR)	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	○ SET 1/2" IRON ROD (PD)
	CONDO LOT LINES
	FEMA FLOODPLAIN
	SIDEWALK
XXX.X	MINIMUM FINISHED FLOOR ELEVATION (NAVD88)
MFFE	

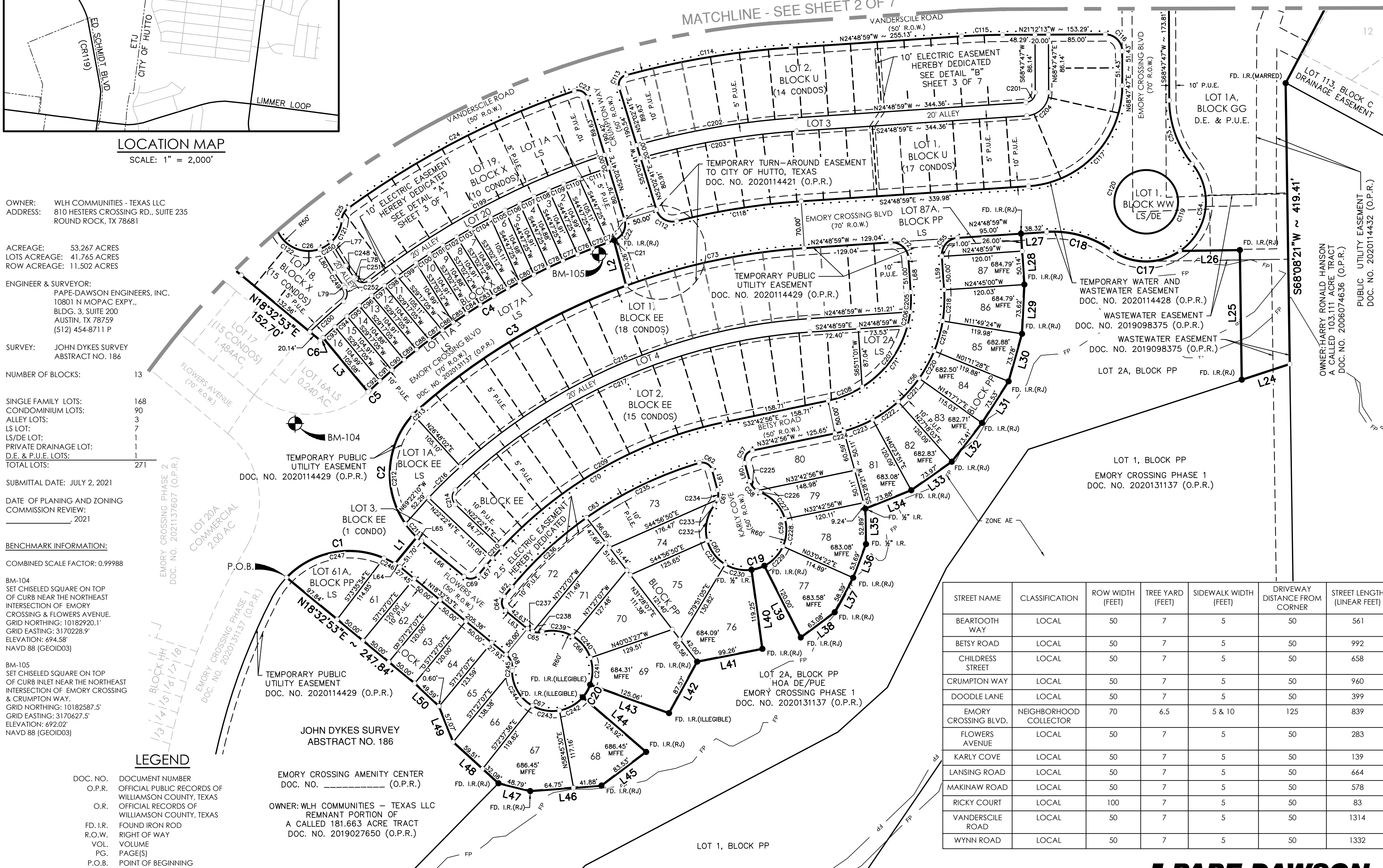
FINAL PLAT OF EMORY CROSSING, PHASE 3

A 53.267 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF SAID OFFICIAL PUBLIC RECORDS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.

MATCHLINE - SEE SHEET 2 OF 7



SCALE: 1" = 100'



STREET NAME	CLASSIFICATION	ROW WIDTH (FEET)	TREE YARD (FEET)	SIDEWALK WIDTH (FEET)	DRIVEWAY DISTANCE FROM CORNER	STREET LENGTH (LINEAR FEET)
BEARTOOTH WAY	LOCAL	50	7	5	50	561
BETSY ROAD	LOCAL	50	7	5	50	992
CHILDRESS STREET	LOCAL	50	7	5	50	658
CRUMPTON WAY	LOCAL	50	7	5	50	960
DOODLE LANE	LOCAL	50	7	5	50	399
EMORY CROSSING BLVD.	NEIGHBORHOOD COLLECTOR	70	6.5	5 & 10	125	839
FLOWERS AVENUE	LOCAL	50	7	5	50	283
KARLY COVE	LOCAL	50	7	5	50	139
LANSING ROAD	LOCAL	50	7	5	50	664
MAKINAW ROAD	LOCAL	50	7	5	50	578
RICKY COURT	LOCAL	100	7	5	50	83
VANDERSICLE ROAD	LOCAL	50	7	5	50	1314
WYNN ROAD	LOCAL	50	7	5	50	1332

Received 11/15/2021



DATE OF PLAT PREPARATION: JUNE 3, 2021
DATE OF PLAT SUBMITTAL: JULY 14, 2021

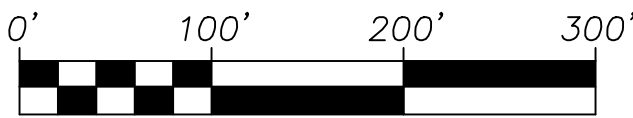


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

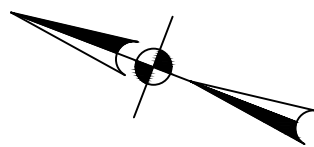
SHEET 1 OF 7

FINAL PLAT
OF
EMORY CROSSING, PHASE 3

A 53.267 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF SAID OFFICIAL PUBLIC RECORDS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.

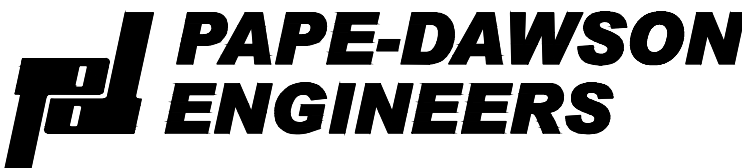
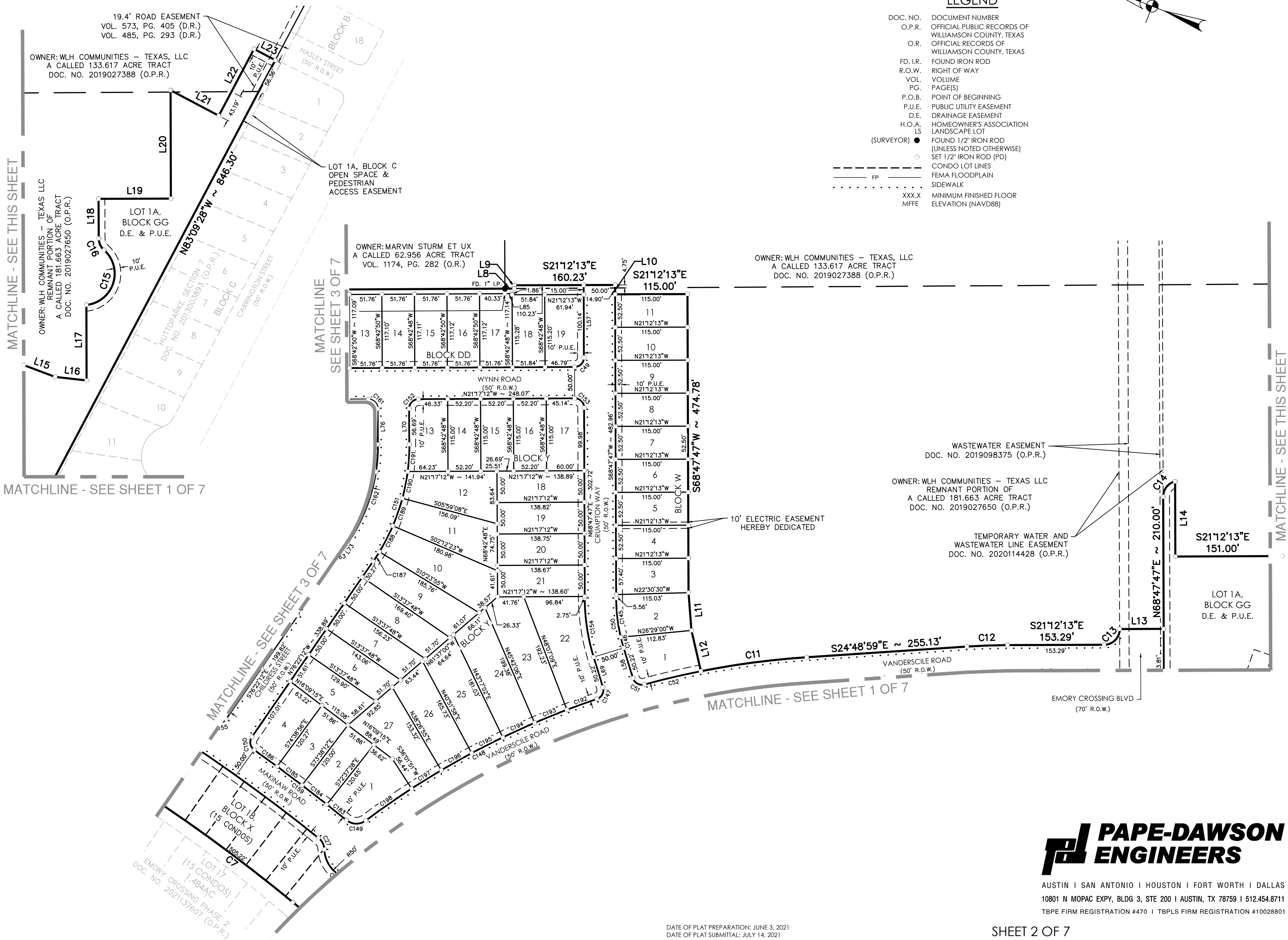


SCALE: 1" = 100'



LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNER'S ASSOCIATION
LS	LANDSCAPE LOT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (FD)
---	CONDO LOT LINES
---	FEMA FLOODPLAIN
---	SIDEWALK
XXX.X	MINIMUM FINISHED FLOOR ELEVATION (NAVD88)
MFFE	



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

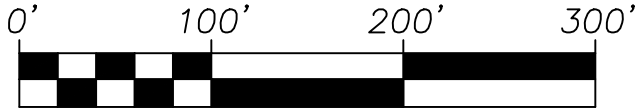
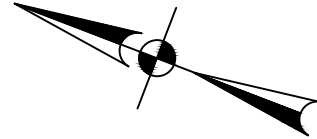
DATE OF PLAT PREPARATION: JUNE 3, 2021
DATE OF PLAT SUBMITTAL: JULY 14, 2021

SHEET 2 OF 7

Page 16 of 99

FINAL PLAT
OF
EMORY CROSSING, PHASE 3

A 53.267 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF SAID OFFICIAL PUBLIC RECORDS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.



SCALE: 1"= 100'

BLOCK PP	
LOT #	AREA (SQ. FT.)
61	6,208
61A	7,943
62	6,000
63	6,000
64	6,083
65	6,783
66	7,157
67	11,206
68	10,012
69	12,233
70	9,355
71	7,316
72	10,927
73	11,994
74	7,246
75	9,982
76	11,391
77	9,463
78	9,236
79	6,437
80	9,233
81	7,138
82	7,150
83	6,957
84	6,956
85	7,131
86	7,127
87	6,009
87A	2,986

BLOCK U	
LOT #	AREA (SQ. FT.)
1	82,908
2	64,253
3	14,138

BLOCK AA	
LOT #	AREA (SQ. FT.)
1	6,250
2	6,013
3	6,144
4	6,021
5	6,117
6	6,453
7	6,693
8	6,733
9	7,023
10	6,873
11	6,852
12	6,759
13	6,561
14	6,561
15	6,547
16	6,337
17	6,187
18	6,187
19	6,187
20	6,187
21	6,998

BLOCK W	
LOT #	AREA (SQ. FT.)
1	8,009
2	7,399
3	6,450
4	6,037
5	6,037
6	6,037
7	6,037
8	6,037
9	6,037
10	6,037
11	6,037

BLOCK X	
LOT #	AREA (SQ. FT.)
1	2,521
1A	4,141
2	2,519
3	2,517
4	2,517
5	2,519
6	2,521
7	2,519
7A	2,843
8	2,517
9	2,517
10	2,519
11	2,521
11A	2,840
12	2,519
13	2,517
14	2,517
15	2,519
16	2,521
18	66,131
19	44,558
20	11,946

BLOCK BB	
LOT #	AREA (SQ. FT.)
1	6,761
2	6,762
3	6,762
4	6,762
5	6,905
6	7,891
7	7,822
8	7,324
9	7,704
10	7,467
11	6,908
12	6,762
13	6,762
14	6,762
15	6,762

BLOCK Y	
LOT #	AREA (SQ. FT.)
1	8,738
2	6,108
3	6,098
4	7,376
5	6,648
6	6,824
7	7,482
8	8,141
9	9,501
10	11,473
11	9,792
12	9,288
13	7,046
14	6,003
15	6,003
16	6,003
17	6,861
18	6,943
19	6,939
20	6,936
21	6,932
22	13,158
23	12,015
24	11,302
25	10,240
26	9,374
27	10,005

BLOCK CC	
LOT #	AREA (SQ. FT.)
1	6,759
2	6,003
3	6,003
4	6,003
5	6,003
6	7,282
7	7,336
8	9,776
9	6,832
10	7,498
11	7,499
12	8,701

BLOCK WW	
LOT #	AREA (SQ. FT.)
1	7,854

BLOCK EE	
LOT #	AREA (SQ. FT.)
1A	9,314
1	80,611
2	69,171
2A	4,030
3	6,824
4	17,935

BLOCK GG	
LOT #	AREA (SQ. FT.)
1A	157,040

BLOCK Z	
LOT #	AREA (SQ. FT.)
1	8,240
2	7,580
3	7,580
4	7,939
5	7,510
6	7,654
7	7,501
8	6,739
9	6,286
10	6,210
11	6,210
12	6,210
13	6,210
14	7,147
15	9,425
16	7,619
17	10,063
18	8,951
19	10,908
20	6,925

BLOCK DD	
LOT #	AREA (SQ. FT.)
1	6,972
2	6,056
3	6,057
4	6,057
5	6,058
6	6,058
7	6,058
8	6,059
9	6,059
10	6,060
11	6,060
12	6,061
13	6,061
14	6,061
15	6,062
16	6,062
17	6,063
18	5,974
19	7,075
19A	8,794

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S71°28'32"E	51.70'
L2	N54°05'17"E	70.26'
L3	N29°17'05"E	105.08'
L4	N07°07'38"E	50.00'
L5	N82°52'22"W	100.37'
L6	S18°45'00"E	115.08'
L7	N26°29'23"E	152.47'
L8	S21°20'19"E	15.00'
L9	N68°47'26"E	5.13'
L10	S68°47'47"W	14.90'
L11	S64°31'04"W	60.21'
L12	S56°06'42"W	66.53'
L13	S21°12'13"E	70.00'
L14	S68°47'47"W	119.27'
L15	S00°27'40"E	53.47'
L16	S14°22'18"E	50.36'
L17	N68°47'47"E	120.18'
L18	N68°47'47"E	62.92'
L19	S21°12'13"E	115.00'
L20	N68°47'47"E	172.18'
L21	S06°50'21"W	86.68'
L22	S83°09'39"E	120.00'
L23	S06°50'21"W	38.17'
L24	N39°09'51"W	75.42'
L25	N68°07'52"E	193.74'
L26	N21°52'15"W	89.45'
L27	N24°50'16"W	38.32'
L28	S65°09'52"W	76.14'
L29	S71°44'48"W	73.62'
L30	S84°48'48"W	73.78'
L31	N78°27'36"W	73.53'
L32	N73°05'04"W	73.41'
L33	N56°06'54"W	73.97'
L34	N42°55'51"W	73.88'
L35	S68°01'29"W	52.89'
L36	S89°47'50"W	53.69'
L37	N82°48'29"W	58.39'
L38	N57°41'03"W	63.08'
L39	N42°03'50"E	120.00'
L40	S61°12'14"W	119.25'
L41	N32°03'17"W	99.26'
L42	N82°20'05"W	87.57'
L43	N01°09'04"W	125.06'
L44	S19°46'31"W	124.92'
L45	N58°01'42"W	83.53'
L46	N25°22'18"W	106.64'
L47	N07°14'17"W	48.79'

LINE TABLE		
LINE #	BEARING	LENGTH
L48	N21°21'36"E	91.59'
L49	N47°22'13"E	57.67'
L50	N22°21'37"E	49.59'
L51	N82°52'22"W	89.83'
L52	N68°42'48"E	42.60'
L53	S68°42'48"W	2.78'
L54	N68°42'48"E	2.78'
L55	N68°42'48"E	109.99'
L56	S68°42'48"W	110.00'
L57	N68°47'47"E	115.14'
L58	S52°02'41"W	50.22'
L59	S65°11'01"W	51.00'
L60	S53°25'50"W	27.91'
L61	N53°25'50"E	31.32'
L62	N71°27'07"W	18.32'
L63	S18°32'53"W	42.63'
L64	N09°37'21"E	8.95'
L65	S20°34'33"W	8.87'
L66	S18°32'53"W	82.75'
L67	S71°27'07"E	18.32'
L68	N65°11'01"E	51.00'
L69	N52°02'41"E	50.22'
L70	S68°42'48"W	56.69'
L71	N13°37'48"E	42.46'
L72	S13°37'48"W	42.46'
L73	S76°22'12"E	9.07'
L74	N82°52'22"W	11.01'
L75	S68°42'48"W	42.60'
L76	N68°42'48"E	56.69'
L77	N37°15'50"E	41.36'
L78	N30°33'31"E	3.12'
L79	S30°33'31"W	3.76'
L80	S37°15'50"W	41.36'
L81	S89°25'03"E	50.54'
L82	N84°54'12"E	50.51'
L83	N78°36'34"E	50.51'
L84	N72°14'39"E	51.76'
L85	N21°20'19"W	11.43'
L86	S30°33'31"W	3.12'
L87	S30°33'31"W	9.96'
L88	N30°33'31"E	20.00'
L89	N30°33'31"E	3.12'
L90	N37°15'50"E	30.56'
L91	S24°48'59"E	8.00'
L92	S77°04'26"E	25.29'
L93	N24°48'59"W	8.00'
L94	N77°04'26"W	25.29'

PLAT NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO PUD ORDINANCE NO. 0-18-06-21-8C REQUIREMENTS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) AND ACCESS EASEMENT (AE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES OF SF-1 AND SF-1 CONDOMINIUM LOTS, EXCEPT LOTS 1-16, BLOCK X
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION, PER THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE (UDC), AS AMENDED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 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.
- WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:
WATER JONAH WATER SUD
WASTEWATER CITY OF HUTTO
ELECTRIC ONCOR
- A PORTION OF THIS TRACT IS ENCRONCHED 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 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- AMENITY, OPEN SPACE, LANDSCAPE, ROUNDABOUT, PRIVATE DRAINAGE, AND ALLEY LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED PUD WITH A BASE ZONING OF SF-1 AND B-1 PER THE PUD ORDINANCE NO. 0-18-06-21-8C.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE HUTTO RSI HYDROLOGIC IMPACT AND BRIDGE HYDRAULIC ANALYSIS PREPARED BY MOODY ENGINEERING, INC., DATED JANUARY 23, 2019, UPDATED JUNE 13, 2019.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LANDSCAPE & PARK LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LANDSCAPE MEDIANS & THE CENTER OF THE ROUND-A-BOUTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FIRE LANE SIGNS AS SPECIFIED IN SECTION D103.6 OF THE 2018 INTERNATIONAL FIRE CODE SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE PER SECTION D103.6.2.
- A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE OF AN ALLEYWAY'S CENTERLINE.
- ELEVATIONS ARE BASED ON NAVD88 (GEOID03).
- BEARINGS BASED ON N.A.D. 1983 (NA2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM FOR THE CENTRAL ZONE.
- SCALE FACTOR OF 0.99988, ORIGIN [0,0].
- THE MINIMUM FINISHED FLOOR ELEVATION (MFFE) SHOWN ON THIS PLAT FOR LOTS 67-69, 76-78 & 81-87, BLOCK PP WERE DETERMINED BY ADDING TWO (2) FEET TO THE BASE FLOOD ELEVATION (BFE) AS SHOWN ON THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 481079 COMMUNITY PANEL 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- A TWENTY (20) FOOT ACCESS AND DRAINAGE EASEMENT IS HEREBY DEDICATED ON ALLEY LOT 3 BLOCK U, LOT 20 BLOCK X, AND LOT 4 BLOCK EE.
- LOT 3 BLOCK U, LOT 20 BLOCK X, AND LOT 4 BLOCK EE ALLEY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA PER PUD

Received 11/15/2021



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JUNE 3, 2021
DATE OF PLAT SUBMITTAL: JULY 14, 2021

SHEET 4 OF 7

FINAL PLAT
OF
EMORY CROSSING, PHASE 3

A 53.267 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF SAID OFFICIAL PUBLIC RECORDS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	130.00'	077°32'54"	S28°12'32"E	162.83'	175.95'
C2	130.00'	095°04'28"	N69°56'44"E	191.81'	215.72'
C3	965.00'	021°27'56"	S51°44'24"E	359.42'	361.53'
C4	1035.00'	023°52'10"	N52°35'48"W	428.07'	431.18'
C5	130.00'	001°23'05"	N63°53'00"W	3.14'	3.14'
C6	1140.00'	000°17'32"	N64°28'57"W	5.81'	5.81'
C7	2660.00'	010°52'56"	N13°06'25"E	504.46'	505.22'
C8	25.00'	088°52'05"	N38°25'57"W	35.01'	38.78'
C9	2577.42'	000°45'39"	N05°37'16"E	34.23'	34.23'
C10	50.00'	045°14'23"	S86°07'48"E	38.46'	39.48'
C11	1315.00'	007°24'10"	S28°31'04"E	169.79'	169.90'
C12	1025.00'	003°36'46"	S23°00'36"E	64.62'	64.63'
C13	25.00'	090°00'00"	S66°12'13"E	35.36'	39.27'
C14	25.00'	076°06'48"	S73°08'49"E	30.82'	33.21'
C15	50.00'	132°27'02"	N86°49'55"E	91.51'	115.58'
C16	25.00'	048°11'23"	N44°42'05"E	20.41'	21.03'
C17	89.00'	069°52'02"	N20°29'00"W	101.93'	108.53'
C18	150.00'	039°17'10"	N05°11'52"W	100.85'	102.85'
C19	60.00'	019°13'51"	N38°18'02"W	20.04'	20.14'
C20	60.00'	020°57'39"	N80°44'48"W	21.83'	21.95'
C21	1034.77'	000°00'16"	S40°39'35"E	0.08'	0.08'
C22	25.00'	087°17'56"	S84°18'21"E	34.51'	38.09'
C23	15.00'	091°50'02"	N06°07'41"E	21.55'	24.04'
C24	1265.00'	017°15'35"	N48°25'08"W	379.63'	381.07'
C25	25.00'	049°28'07"	N81°46'58"W	20.92'	21.58'
C26	50.00'	173°08'04"	N19°57'00"W	99.82'	151.09'
C27	25.00'	048°46'18"	N42°13'53"E	20.64'	21.28'
C28	2765.00'	009°53'06"	N12°54'11"E	476.45'	477.04'
C29	15.00'	090°50'00"	N37°27'22"W	21.37'	23.78'
C30	575.00'	028°24'50"	N82°55'13"E	282.24'	285.15'
C31	15.00'	090°00'00"	N23°42'48"E	21.21'	23.56'
C32	15.00'	090°00'00"	N66°17'12"W	21.21'	23.56'
C33	505.00'	026°31'15"	S81°58'26"W	231.67'	233.75'
C34	25.00'	090°00'00"	S50°14'04"W	35.36'	39.27'
C35	25.00'	090°00'00"	S39°45'56"E	35.36'	39.27'
C36	455.00'	026°31'15"	N81°58'26"E	208.73'	210.61'
C37	15.00'	090°00'00"	N23°42'48"E	21.21'	23.56'
C38	25.00'	088°20'45"	N65°27'34"W	34.84'	38.55'
C39	225.00'	024°52'00"	S82°48'04"W	96.89'	97.65'
C40	25.00'	090°00'00"	S50°14'04"W	35.36'	39.27'
C41	25.00'	090°00'00"	S39°45'56"E	35.36'	39.27'
C42	175.00'	021°42'13"	N84°22'57"E	65.89'	66.29'
C43	25.00'	052°24'47"	N47°19'28"E	22.08'	22.87'
C44	50.00'	050°07'56"	N46°11'02"E	42.37'	43.75'
C45	50.00'	090°24'48"	S18°18'13"E	70.97'	78.90'
C46	25.00'	048°11'23"	S02°48'30"W	20.41'	21.03'
C47	15.00'	090°00'00"	S66°17'12"E	21.21'	23.56'
C48	15.00'	090°00'00"	S23°42'48"W	21.21'	23.56'
C49	15.00'	089°55'01"	S66°14'42"E	21.20'	23.54'
C50	275.00'	016°45'06"	S60°25'14"W	80.12'	80.40'
C51	15.00'	088°16'36"	S07°54'24"W	20.89'	23.11'
C52	1315.00'	004°00'45"	S34°13'32"E	92.07'	92.09'
C53	150.00'	039°13'39"	S49°06'49"W	100.70'	102.70'
C54	89.00'	095°09'06"	S77°02'53"W	131.39'	147.80'
C55	25.00'	090°00'00"	N69°48'59"W	35.36'	39.27'
C56	205.00'	082°06'03"	N73°45'58"W	269.26'	293.75'
C57	15.00'	093°51'14"	N79°38'33"W	21.91'	24.57'
C58	25.00'	053°58'05"	S26°26'48"W	22.69'	23.55'
C59	60.00'	132°43'14"	S65°44'13"W	109.93'	138.98'
C60	60.00'	136°15'31"	N39°20'03"E	111.36'	142.69'
C61	25.00'	053°58'05"	N80°24'53"E	22.69'	23.55'
C62	15.00'	090°57'31"	N07°57'05"E	21.39'	23.81'
C63	575.00'	033°55'26"	N54°29'24"W	335.50'	340.45'
C64	15.00'	090°00'00"	S63°32'53"W	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C65	25.00'	053°58'05"	S08°26'10"E	22.69'	23.55'
C66	60.00'	124°24'20"	S26°47'45"W	106.15'	130.28'
C67	60.00'	142°46'37"	N01°14'53"E	113.72'	149.52'
C68	25.00'	053°58'05"	N45°31'55"E	22.69'	23.55'
C69	15.00'	090°00'00"	S26°27'07"E	21.21'	23.56'
C70	625.00'	038°44'11"	S52°05'02"E	414.55'	422.55'
C71	155.00'	082°06'03"	S73°45'58"E	203.58'	222.10'
C72	25.00'	090°00'00"	N20°11'01"E	35.36'	39.27'
C73	970.87'	016°05'40"	N32°53'17"W	271.82'	272.72'
C74	1035.00'	000°33'30"	N40°56'28"W	10.08'	10.08'
C75	1035.00'	001°19'51"	N41°53'08"W	24.04'	24.04'
C76	1035.00'	001°19'46"	N43°12'57"W	24.01'	24.02'
C77	1035.00'	001°19'43"	N44°32'41"W	24.00'	24.00'
C78	1035.00'	001°19'43"	N45°52'25"W	24.00'	24.00'
C79	1035.00'	001°19'46"	N47°12'09"W	24.01'	24.02'
C80	1035.00'	001°19'51"	N48°31'58"W	24.04'	24.04'
C81	1035.00'	001°06'26"	N49°45'07"W	20.00'	20.00'
C82	1035.00'	001°19'46"	N50°58'13"W	24.01'	24.02'
C83	1035.00'	001°19'43"	N52°17'58"W	24.00'	24.00'
C84	1035.00'	001°19'43"	N53°37'41"W	24.00'	24.00'
C85	1035.00'	001°19'46"	N54°57'26"W	24.01'	24.02'
C86	1035.00'	001°06'20"	N56°10'29"W	19.97'	19.97'
C87	1035.00'	001°19'51"	N57°23'35"W	24.04'	24.04'
C88	1035.00'	001°19'46"	N58°43'23"W	24.01'	24.02'
C89	1035.00'	001°19'43"	N60°03'08"W	24.00'	24.00'
C90	1035.00'	001°19'43"	N61°22'51"W	24.00'	24.00'
C91	1035.00'	001°19'46"	N62°42'36"W	24.01'	24.02'
C92	1035.00'	001°09'25"	N63°57'11"W	20.90'	20.90'
C93	1140.00'	001°12'29"	S63°43'57"E	24.03'	24.03'
C94	1140.00'	001°12'25"	S62°31'30"E	24.01'	24.01'
C95	1140.00'	001°12'23"	S61°19'06"E	24.00'	24.00'
C96	1140.00'	001°12'23"	S60°06'43"E	24.00'	24.00'
C97	1140.00'	001°12'25"	S58°54'20"E	24.01'	24.01'
C98	1140.00'	001°12'29"	S57°41'53"E	24.03'	24.03'
C99	1140.00'	001°43'04"	S56°14'07"E	34.17'	34.18'
C100	1140.00'	001°12'25"	S54°46'23"E	24.01'	24.01'
C101	1140.00'	001°12'23"	S53°33'59"E	24.00'	24.00'
C102	1140.00'	001°12'23"	S52°21'37"E	24.00'	24.00'
C103	1140.00'	001°12'25"	S51°09'13"E	24.01'	24.01'
C104	1140.00'	001°43'10"	S49°41'26"E	34.21'	34.21'
C105	1140.00'	001°12'29"	S48°13'37"E	24.03'	24.03'
C106	1140.00'	001°12'25"	S47°01'10"E	24.01'	24.01'
C107	1140.00'	001°12'23"	S45°48'46"E	24.00'	24.00'
C108	1140.00'	001°12'23"	S44°36'23"E	24.00'	24.00'
C109	1140.00'	001°12'25"	S43°24'00"E	24.01'	24.01'
C110	1140.00'	001°12'29"	S42°11'33"E	24.03'	24.03'
C111	1140.00'	002°22'37"	S40°24'01"E	47.29'	47.29'
C112	25.00'	087°17'47"	S08°23'48"W	34.51'	38.09'
C113	15.00'	091°50'02"	N82°02'18"W	21.55'	24.04'
C114	1265.00'	011°18'18"	N30°28'08"W	249.19'	249.60'
C115	975.00'	003°36'46"	N23°00'36"W	61.47'	61.48'
C116	25.00'	090°00'00"	N23°47'47"E	35.36'	39.27'
C117	150.00'	086°23'14"	S68°00'36"E	205.34'	226.16'
C118	1035.00'	010°26'07"	S30°02'02"E	188.24'	188.50'
C119	47.50'	180°00'00"	N90°00'00"E	95.00'	149.23'
C120	47.50'	180°00'00"	N90°00'00"W	95.00'	149.23'
C121	50.00'	042°14'39"	S85°23'42"E	36.04'	36.87'
C122	50.00'	107°48'58"	S12°42'33"W	80.81'	94.09'
C123	575.00'	002°46'58"	N84°51'51"W	27.92'	27.93'
C124	575.00'	006°17'38"	N88°48'10"W	63.13'	63.16'
C125	575.00'	006°17'38"	S84°54'12"W	63.13'	63.16'
C126	575.00'	006°17'38"	S78°36'34"W	63.13'	63.16'
C127	575.00'	006°30'35"	S72°12'27"W	65.29'	65.33'
C128	575.00'	000°14'21"	S68°49'59"W	2.40'	2.40'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C129	505.00'	004°47'43"	N71°06'40"E	42.25'	42.27'
C130	505.00'	005°33'54"	N76°17'28"E	49.03'	49.05'
C131	505.00'	005°43'55"	N81°56'23"E	50.50'	50.52'
C132	505.00'	005°43'55"	N87°40'18"E	50.50'	50.52'
C133	505.00'	004°41'48"	S87°06'50"E	41.39'	41.40'
C134	455.00'	001°11'33"	N85°21'43"W	9.47'	9.47'
C135	455.00'	009°13'25"	S89°25'48"W	73.17'	73.25'
C136	455.00'	009°33'30"	S80°02'20"W	75.82'	75.90'
C137	455.00'	006°32'47"	S71°59'12"W	51.96'	51.99'
C138	225.00'	009°00'00"	N74°52'04"E	35.31'	35.34'
C139	225.00'	014°11'44"	N86°27'56"E	55.60'	55.75'
C140	225.00'	001°40'16"	S85°36'04"E	6.56'	6.56'
C141	175.00'	019°41'19"	S85°23'24"W	59.84'	60.14'
C142	175.00'	002°00'53"	S74°32'18"W	6.15'	6.15'
C143	50.00'	047°54'29"	N39°33'22"W	40.60'	41.81'
C144	50.00'	042°30'19"	N05°39'02"E	36.25'	37.09'
C145	275.00'	013°04'54"	N62°15'20"E	62.65'	62.79'
C146	275.00'	003°40'12"	N53°52'47"E	17.61'	17.61'
C147	15.00'	088°16'36"	S83°49'01"E	20.89'	23.11'
C148	1315.00'	018°09'37"	S48°45'31"E	415.05'	416.80'
C149	25.00'	076°01'45"	S19°49'27"E	30.79'	33.17'
C150	15.00'	089°11'24"	S59°02'05"W	21.06'	23.35'
C151	325.00'	034°54'59"	S86°10'18"W	195.01'	198.06'
C152	15.00'	090°00'00"	S66°17'12"E	21.21'	23.56'
C153	15.00'	090°04'59"	S23°45'18"W	21.23'	23.58'
C154	325.00'	016°45'06"	N60°25'14"E	94.68'	95.02'
C155	15.00'	089°11'24"	S31°46'30"E	21.06'	23.35'
C156	2815.00'	004°52'59"	S10°22'43"W	239.84'	239.91'
C157	15.00'	089°11'24"	S52°31'56"W	21.06'	23.35'
C158	625.00'	028°24'50"	S82°55'13"W	306.78'	309.95'
C159	2815.00'	003°45'02"	S16°18'54"W	184.23'	184.26'
C160	15.00'	090°00'00"	N66°17'12"W	21.21'	23.56'
C161	15.00'	090°00'00"	N23°42'48"E	21.21'	23.56'
C162	275.00'	034°54'59"	N86°10'18"E	165.01'	167.59'
C163	15.00'	090°00'00"	S31°22'12"E	21.21'	23.56'
C164	50.00'	180°00'01"	S76°22'13"E	100.00'	157.08'
C165	15.00'	090°00'00"	N58°37'48"E	21.21'	23.56'
C166	2815.00'	001°08'18"	N12°15'03"E	55.93'	55.93'
C167	2815.00'	001°18'58"	N11°01'25"E	64.67'	64.67'
C168	2815.00'	001°18'58"	N09°42'26"E	64.67'	64.67'
C169	2815.00'	001°06'44"	N08°29'35"E	54.64'	54.64'
C170	625.00'	007°17'10"	S86°30'57"E	79.43'	79.48'
C171	625.00'	005°20'44"	N87°10'05"E	58.29'	58.31'
C172	625.00'	005°37'07"	N81°41'10"E	61.26'	61.29'
C173	625.00'	005°22'24"	N76°11'24"E	58.59'	58.62'
C174	625.00'	047°47'24"	N71°06'30"E	52.24'	52.25'
C175	275.00'	009°03'44"	S73°14'40"W	43.45'	43.50'
C176	275.00'	025°51'16"	N89°17'50"W	123.04'	124.09'
C177	50.00'	012°25'01"	N07°25'07"E	10.82'	10.84'
C178	50.00'	046°22'21"	N21°58'44"W	39.37'	40.47'
C179	50.00'	039°45'13"	N65°02'32"W	34.00'	34.69'
C180	50.00'	039°45'13"	S75°12'15"W	34.00'	34.69'
C181	50.00'	038°56'12"	S35°56'12"W	33.20'	33.84'
C182	50.00'	002°55'00"	S15°05'16"W	2.54'	2.55'
C183	2815.00'	000°48'52"	N17°46'59"E	40.02'	40.02'
C184	2815.00'	001°00'44"	N16°52'10"E	49.73'	49.74'
C185	2815.00'	001°00'44"	N15°51'26"E	49.73'	49.74'
C186	2815.00'	000°54'41"	N14°53'44"E	44.77'	44.77'
C187	325.00'	003°13'53"	S77°59'09"E	18.33'	18.33'
C188	325.00'	008°11'32"	S83°41'51"E	46.43'	46.47'
C189	325.00'	008°11'32"	N88°06'37"E	46.43'	46.47'
C190	325.00'	007°38'32"	N80°11'36"E	43.32'	43.35'
C191	325.00'	007°39'32"	N72°32'34"E	43.41'	43.44'
C192	1315.00'	002°12'08"	N40°46'47"W	50.54'	50.54'

FINAL PLAT
OF
EMORY CROSSING, PHASE 3

A 53.267 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF SAID OFFICIAL PUBLIC RECORDS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 189, IN WILLIAMSON COUNTY, TEXAS, SAID 53.267 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the south right-of-way line of Emory Crossing Boulevard, a 70 feet right-of-way in Emory Crossing Phase 1, a subdivision according to the plat recorded in Document No. 2020131137 of said Official Public Records, same being a north boundary line of the Remnant Portion of said 181.663 acre tract, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the south right-of-way line of Emory Crossing Boulevard, same being a north boundary line of the Remnant Portion of said 181.663 acre tract, the following four (4) courses and distances:

- along the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 77°32'54", a chord bearing and distance of S 28°12'32" E, 162.83 feet, an arc length of 175.95 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangency hereof,
- S 71°28'32" E, a distance of 51.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 95°04'28", a chord bearing and distance of N 69°56'44" E, 191.81 feet, an arc length of 215.72 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point or compound curvature hereof, and
- along the arc of a curve to the right, having a radius of 965.00 feet, a central angle of 21°27'56", a chord bearing and distance of S 51°44'24" E, 359.42 feet, an arc length of 361.53 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the southwest terminus line of Emory Crossing Boulevard;

THENCE N 54°05'17" E, with the south terminus line of Emory Crossing Boulevard, being a north boundary line of the Remnant Portion of said 181.663 acre tract, a distance of 70.26 feet to an iron rod with cap marked "RJ" found for a point of non-tangent curvature hereof;

THENCE, with the east right-of-way line of Emory Crossing Boulevard, same being a west boundary line of the Remnant Portion of said 181.663 acre tract, the following two (2) courses and distances:

- along the arc of a curve to the left, having a radius of 1035.00 feet, a central angle of 23°52'10", a chord bearing and distance of N 52°35'48" W, 428.07 feet, an arc length of 431.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of compound curvature hereof, and
- along the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 01°23'05", a chord bearing and distance of N 69°53'00" W, 3.14 feet, an arc length of 3.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangency hereof;

THENCE, departing the east right-of-way line of Emory Crossing Boulevard, through the interior of the Remnant Portion of said 181.663 acre tract, the following fourteen (14) courses and distances:

- N 29°17'05" E, a distance of 105.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 1140.00 feet, a central angle of 00°17'32", a chord bearing and distance of N 64°28'57" W, 5.81 feet, an arc length of 5.81 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangency hereof,
- N 18°32'53" E, a distance of 152.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 2660.00 feet, a central angle of 10°52'56", a chord bearing and distance of N 13°06'25" E, 504.46 feet, an arc length of 505.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- N 07°07'38" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for angle point hereof,
- N 82°52'22" W, a distance of 100.37 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 88°52'05", a chord bearing and distance of N 38°25'57" W, 35.01 feet, an arc length of 38.78 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set at a point of reverse curvature hereof,
- along the arc of a curve to the left, having a radius of 2577.42 feet, a central angle of 00°45'39", a chord bearing and distance of N 05°37'16" E, 34.23 feet, an arc length of 34.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the end of said curve,
- N 05°14'27" E, a distance of 606.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 84°45'56" E, a distance of 268.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on an angle point hereof,
- N 62°43'12" E, a distance of 94.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on an angle point hereof,
- S 18°45'00" E, a distance of 115.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 45°14'23", a chord bearing and distance of S 86°07'48" E, 38.46 feet, an arc length of 39.48 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point on non-tangency hereof, and
- N 26°29'23" E, a distance of 152.47 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east boundary line of the Remnant Portion of said 181.663 acre tract, same being the west boundary line of a called 62.956 acre tract recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas, for the northernmost northeast corner hereof;

THENCES S 21°17'43" E, with the west boundary line of said 62.956 acre tract, same being the east boundary line of the Remnant Portion of said 181.663 acre tract, a distance of 1317.73 feet to a 1" iron pipe found for the southwest corner of said 62.956 acre tract, same being the northwest corner of said 133.617 acre tract, also being a point in the east boundary line of the Remnant Portion of said 181.663 acre tract, for an angle point hereof;

THENCES S 21°20'19" E, departing the south boundary line of said 62.756 acre tract, with the east boundary line of the Remnant Portion of said 181.663 acre tract, same being the west boundary line of said 133.617 acre tract, a distance of 15.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE departing the east boundary line of the Remnant Portion of said 181.663 acre tract, through the interior of said 133.617 acre tract, the following (3) courses and distances:

- N 68°47'26" E, a distance of 5.13 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 21°12'13" E, a distance of 160.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,

- S 68°47'47" W, a distance of 4.75 feet passing through the east boundary line of the Remnant Portion of said 181.663 acre tract, same being the west boundary line of said 133.617 acre tract, continuing through the interior of the aforementioned 181.663 acre tract, for a total distance of 14.90 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE, continuing through the interior of the Remnant Portion of said 181.663 acre tract, the following twenty five (24) courses and distances:

- S 21°12'13" E, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 68°47'47" W, a distance of 474.78 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 64°31'04" W, a distance of 60.21 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 56°06'42" W, a distance of 66.53 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 1315.00 feet, a central angle of 07°24'10", a chord bearing and distance of S 28°31'04" E, 169.79 feet, an arc length of 169.90 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- S 24°48'59" E, a distance of 255.13 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 1025.00 feet, a central angle of 03°36'46", a chord bearing and distance of S 23°00'36" E, 64.62 feet, an arc length of 64.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- S 21°12'13" E, a distance of 153.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°12'13" E, 35.36 feet, an arc length of 39.27 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- S 21°12'13" E, a distance of 70.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°47'47" E, a distance of 210.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 76°06'48", a chord bearing and distance of S 73°08'49" E, 30.82 feet, an arc length of 33.21 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- S 68°47'47" W, a distance of 119.27 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 21°12'13" E, a distance of 151.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 00°27'40" E, a distance of 53.47 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 14°22'18" E, a distance of 50.36 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°47'47" E, a distance of 120.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 132°27'02", a chord bearing and distance of N 86°49'55" E, 91.51 feet, an arc length of 115.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
- along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 48°11'23", a chord bearing and distance of N 44°42'05" E, 20.41 feet, an arc length of 21.03 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- N 68°47'47" E, a distance of 62.92 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 21°12'13" E, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°47'47" E, a distance of 172.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 06°50'21" W, a distance of 86.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- S 83°09'39" E, at a distance of 43.19 feet passing through the east boundary line of the Remnant Portion of said 181.663 acre tract, same being the west boundary line of said 133.617 acre tract, continuing through the interior of the aforementioned 133.617 acre tract, for a total distance of 120.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof;

THENCE S 06°50'21" W, continuing through the interior of said 133.617 acre tract, a distance of 38.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the south boundary line of said 133.617 acre tract, same being the north boundary line of HuttoParke Section 7, a subdivision according to the plat recorded in Document No. 2013003893 of said Official Public Records, for the easternmost southeast corner hereof;

THENCE N 83°09'28" W, with the north boundary line of said HuttoParke Section 7, at a distance of 56.36 feet passing through the west boundary line of said 133.617 acre tract, same being the east boundary line of the Remnant Portion of said 181.663 acre tract, continuing with the south boundary line of the Remnant Portion of the aforementioned 181.663 acre tract, for a total distance of 846.30 feet to an iron rod with marred cap found for the northwest corner of said HuttoParke Section 7, same being the northeast corner of a called 103.111 acre tract recorded in Document No. 2006074636 of said Official Public Records, for an angle point hereof;

THENCE S 68°08'21" W, departing the west boundary line of said HuttoParke Section 7, with the south boundary line of the Remnant Portion of said 181.663 acre tract, same being the north boundary line of said 103.111 acre tract, a distance of 419.41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the south boundary line of the Remnant Portion of said 181.663 acre tract, same being the south east corner of Lot 1, Block PP of said Emory Crossing Phase 1, for the southernmost southwest corner hereof;

THENCE N 39°09'51" W, with the east boundary line of said Lot 1, Block PP, same being the west boundary line of the Remnant Portion of said 181.663 acre tract, a distance of 75.42 feet to an iron rod with cap marked "RJ" found on a point in the southwest corner of Lot 2A, Block PP of said Emory Crossing Phase 1 subdivision, same being the west boundary line of the Remnant Portion of said 181.663 acre tract;

THENCE, with the east boundary line of said Lot 2A, Block PP, same being the west boundary line of the Remnant Portion of said 181.663 acre tract, the following thirty one (31) courses and distances:

- N 68°07'52" E, a distance of 193.74 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 21°52'15" W, a distance of 89.45 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 89.00 feet, a central angle of 69°52'02", a chord bearing and distance of N 20°29'00" W, 101.93 feet, an arc length of 108.53 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof;
- along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 39°17'10", a chord bearing and distance of N 05°11'52" W, 100.85 feet, an arc length of 102.85 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- N 24°50'16" W, a distance of 38.32 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- S 65°09'52" W, a distance of 76.14 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- S 71°44'48" W, a distance of 73.62 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- S 84°48'48" W, a distance of 73.78 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 78°27'36" W, a distance of 73.53 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 73°05'04" W, a distance of 73.41 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 56°06'54" W, a distance of 73.97 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 42°55'51" W, a distance of 73.88 feet to a ½" iron rod found for an angle point hereof,
- S 68°01'29" W, a distance of 52.89 feet to a ½" iron rod found for an angle point hereof,
- S 89°47'50" W, a distance of 53.69 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 82°48'29" W, a distance of 58.39 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 57°41'03" W, a distance of 63.08 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 42°03'50" E, a distance of 120.00 feet to an iron rod with cap marked "RJ" found for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 19°13'51", a chord bearing and distance of N 38°18'02" W, 20.04 feet, an arc length of 20.14 feet to ½" iron rod found for a point on non-tangency hereof,
- S 61°12'14" W, a distance of 119.25 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 32°03'17" W, a distance of 99.26 feet to an iron rod with illegible cap marked "RJ" found for an angle point hereof,
- N 82°20'05" W, a distance of 87.57 feet to an iron rod with illegible cap found for an angle point hereof,
- N 01°09'04" W, a distance of 125.06 feet to an iron rod with illegible cap found for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 20°57'39", a chord bearing and distance of N 80°44'48" W, 21.83 feet, an arc length of 21.95 feet to an iron rod with illegible cap found for a point of non-tangency hereof,
- S 19°46'31" W, a distance of 124.92 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 58°01'42" W, a distance of 83.53 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 25°22'18" W, a distance of 106.64 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 07°14'17" W, a distance of 48.79 feet to an iron rod with cap marked "RJ" found for an angle point hereof,
- N 21°21'36" E, a distance of 91.59 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 47°22'13" E, a distance of 57.67 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 22°21'37" E, a distance of 49.59 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- N 18°32'53" E, a distance of 247.84 feet to the POINT OF BEGINNING, and containing 53.267 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson-Engineers, Inc., under Job No. 51252-00

Received 11/15/2021



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JUNE 3, 2021
DATE OF PLAT SUBMITTAL: JULY 14, 2021

SHEET 6 OF 7

FINAL PLAT
OF
EMORY CROSSING, PHASE 3

A 53.267 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 181.663 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF SAID OFFICIAL PUBLIC RECORDS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.

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

THAT WLH COMMUNITIES-TEXAS LLC, AS OWNERS OF THE REMNANT PORTION OF THE CERTAIN 181.663 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS OWNERS OF THE CERTAIN 133.617 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF SAID OFFICIAL PUBLIC RECORDS, DOES HEREBY SUBDIVIDE 53.267 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE, AND DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION IS TO BE KNOWN AS "EMORY CROSSING, PHASE 3"
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.
WLH COMMUNITIES-TEXAS LLC

BY: MICHAEL SLACK, VP OF LAND DEVELOPMENT
WLH COMMUNITIES-TEXAS LLC
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

STATE OF TEXAS §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SLACK, 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.

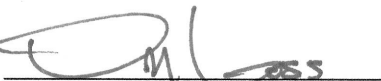
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

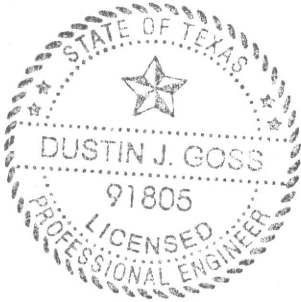
MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "EMORY CROSSING, PHASE 3" PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 11TH DAY OF NOVEMBER, 2021.

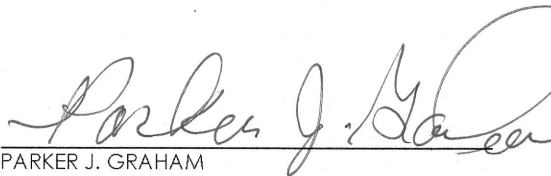

DUSTIN GOSS, P.E.
PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470

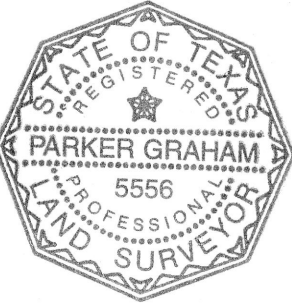


SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR 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 THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2021.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 12TH DAY OF NOVEMBER, 2021.


PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON ENGINEERS, INC.
TBPLS, FIRM REGISTRATION NO. 10028801



APPROVAL
CITY OF HUTTO

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

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE

DATE

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

CITY OF HUTTO STAFF SIGNATURE

DATE

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

THAT 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 _____, 20____, A.D., AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

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

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

BY: _____, DEPUTY

Received 11/15/2021



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JUNE 3, 2021
DATE OF PLAT SUBMITTAL: JULY 14, 2021

SHEET 7 OF 7

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Covered Bridge Phase 2 Final Plat, 21.152 acres, more or less, of land, 115 residential lots, located north of CR 138.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final plat for 110 residential lots, 5 opens space and drainage lots zoned Single Family 1 (SF-1).

WEST: Single Family 1 (SF-1), Lakeside Estates

NORTH: Single Family 1 (SF-1), Lakeside Estates

EAST: Single Family 1 (SF-1), Southgate

SOUTH: Single Family 1 (SF-1), Covered Bridge – Future Phase

SUMMARY OF REQUEST:

The proposed final plat is in compliance with the approved Preliminary Plat and has access to City wastewater and Manville water.

STAFF REVIEW:

The proposed Final Plat is in compliance with the applicable subdivision regulations and approved preliminary plat. Staff recommends approval with the condition Engineering comments are cleared. The applicant has provided comment responses and staff is awaiting third party review, but sees no pending issues.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Covered Bridge Phase 2 Final Plat

OWNERS: ARROYO CAP II-1T, LLC
ADDRESS: 18575 JAMBOREE RD., SUITE 300
IRVINE, CA 92612
PHONE:

ACREAGE: 21.152 ACRES
SURVEY: JOHN KELSEY SURVEY, ABSTRACT NO. 377

PLAT PREPARED: 10/05/2021

SURVEYOR: BGE, INC. - DION P. ALBERTSON, R.P.L.S.
PHONE: (210) 581-3619
ENGINEER: BGE, INC. - TIMOTHY M. HOLLAND, P.E.
PHONE: (512) 879-0433

PROPOSED COVERED
BRIDGE PHASE 1

NPC MANAGEMENT LLC AND
NEXUS MANAGEMENT, LLC
CALLED 49.950 ACRES
DOC. NO. 2020057192 O.P.R.W.C.

J. KELSEY
SURVEY, ABSTRACT
NO. 377

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL FOR
TYPICAL B.S.L.
N.T.S.

SEE DETAIL "A"

HUTTO 117 INVESTORS, LP
REMAINDER OF
A CALLED 118.971 ACRES
DOC. NO. 2019079796 O.P.R.W.C.

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
PALO BREA LOOP	55 FT.	2,219 FT.
BRISLECONE PASS	55 FT.	1,047 FT.
TOTAL LINEAR FEET		3,266 FT.

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	110	14.081 AC.
OPEN SPACE	4	0.434 AC.
OPEN SPACE/DRAINAGE	1	2.432 AC.
RIGHT-OF-WAY	-	4.205 AC.
TOTAL	115	21.152 AC.

FINAL PLAT COVERED BRIDGE PHASE 2

A SUBDIVISION OF 21.152 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, ABSTRACT NO. 377
WILLIAMSON COUNTY, TEXAS

LAKESIDE ESTATES SECTION THREE
CAB. W, SLDS. 96-99
P.R.W.C.

PALO BREA LOOP 55' R.O.W.

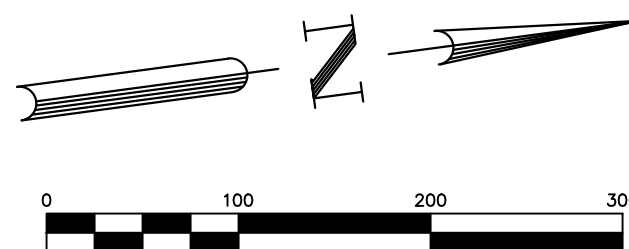
BRISLECONE PASS 55' R.O.W.

PALO BREA LOOP 55' R.O.W.

LEGEND

B.S.L. BUILDING SETBACK LINE
CAB. CABINET
DOC. DOCUMENT
D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
ELEC. ELECTRIC
EASMT. EASEMENT
NO. NUMBER
NOS. NUMBERS
O.S. OPEN SPACE
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PAGE
P.O.B. POINT OF BEGINNING
PLAT RECORDS OF WILLIAMSON COUNTY
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
SLDS. SLIDES
VOL. VOLUME
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
SCALE BREAK SYMBOL

SOUTHGATE, PHASE 4
DOC. NO. 2021069152
O.P.R.W.C.



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. COORDINATES AND DISTANCES
SHOWN HEREON ARE SURFACE VALUES. COMBINED
SCALE FACTOR = 0.99988961.

RIVERWALK PHASE 3

SECTION 4
DOC. NO.
2021069152
O.P.R.W.C.



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET 1 OF 3

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR 21.152 ACRES OF LAND IN THE JOHN KELSEY SURVEY, ABSTRACT NO. 377, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 47.041 ACRE TRACT OF LAND AS CONVEYED UNTO ARROYO CAP II-1, LLC IN DOCUMENT NUMBER 2021084347 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.152 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2–inch iron rod found at a re–entrant corner of Lakeside Estates Section Three, as recorded in Cabinet “W”, Slides 96–99 of the Plat Records of Williamson County, Texas, for the northwest corner of said 47.041 acre tract for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 83° 06’ 56” E, coincident with the common line of the 47.041 acre tract and said Lakeside Estates Section Three, a distance of 1,051.30 feet to a 1/2–inch iron rod with a cap stamped “CHAPARRAL 4995” found on the west line of Southgate, Phase 4 as recorded in Document Number 2021069152 of the Official Public Records of Williamson County Texas, at the common corner of the 47.041 acre tract and said Section Three, for the northeast corner of the herein described tract;
Thence, S 83° 06’ 56” E, coincident with the common line of the 47.041 acre tract and said Lakeside Estates Section Three, a distance of 1,051.30 feet to a 1/2–inch iron rod with a cap stamped “CHAPARRAL 4995” found on the west line of Southgate, Phase 4 as recorded in Document Number 2021069152 of the Official Public Records of Williamson County, Texas, at the common corner of the 47.041 acre tract and said Section Three for the northeast corner of the herein described tract;

TTHENCE, S 07° 28’ 40” W, coincident with the common line of the 47.041 acre tract and said Southgate, Phase 4, coincident with the common line of the 47.041 acre tract and said Southgate, Phase 4, a distance of 1,098.26 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the southeast the southeast corner of the herein described tract;

THENCE, departing said common line, over and across the 47.041 acre tract the following thirteen (13) courses:

THENCE, departing said common line, over and across the 47.041 acre tract the follow) courses:

- 1)N 82° 31’ 20” W, a distance of 102.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 12.50 feet,, with a radius of 12.50 feet, an arc length of xxx feet, an arc length of 19.63 feet, a central of angle of 90° 00’ 00”, a chord bearing of N 37° 31’ 20” W, and a chordnd a chord distance of 17.68 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency point of curvature of the herein described tract;
- 3) N 07° 28’ 40” E, a distance of 0.42 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 4) N 82° 31’ 20” W, a distance of 55.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the beginning of a non–tangent for the beginning of a non–tangent curve of the herein described tract;
- 5) Curving the right, , with a radius of 12.50 feet, an arc length of xxx feet, with a radius of 12.50 feet, an arc length of 20.36 feet, a central angle of a central angle of 93° 18’ 59”, a chord bearing of S 54° 08’ 10” W, and a chordnd a chord distance of 18.18 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set at the end of this curve for the beginning of another curvefor a point of compound curvature of the herein described tract;
- 6) Curving to the right, with a radius of 265.50 feet, an arc length of 171.72 feet, a central of angle of 37° 03’ 28”, a chord bearing of N 60° 40’ 36” W, and a chord distance of 168.74 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;
- 7) N 42° 08’ 52” W, a distance of 431.09 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of curvature of the herein described tract;
- 8) Curving to the left, with a radius of 334.50 feet, an arc length of 221.57 feet, a central angle of 37° 57’ 08”, a chord bearing of N 61° 07’ 26” W, and a chord distance of 217.54 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of reverse curvature of the herein described tract;
- 9) Curving to the right, with a radius of 12.50 feet, an arc length of 19.14 feet, a central of angle of 87° 42’ 49”, a chord bearing of N 36° 14’ 35” W, and a chord distance of 17.32 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;
- 10)N 07° 36’ 49” E, a distance of 0.77 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 11)N 82° 23’ 11” W, a distance of 55.00 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the beginning of a non–tangent curve of the herein described tract;
- 12)Curving to the right, with a radius of 12.50 feet, an arc length of 19.63 feet, a central of angle of 89° 59’ 52”, a chord bearing of S 52° 36’ 45” W, and a chord distance of 17.68 feet. to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a point of tangency of the herein described tract;
- 13)N 82° 23’ 19” W, a distance of 102.50 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set on the common line of the 47.041 acre tract and the aforementioned Lakeside Estates Section Three for southwest corner of the herein described tract;

THENCE, N 07° 36’ 49” E, coincident with said common line, a distance of 664.32 feet to POINT OF BEGINNING and containing 21.152 acres of land, more or less.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N82°31'20"W	102.50'
L2	N7°28'40"E	0.42'
L3	N82°31'20"W	55.00'
L4	N7°36'49"E	0.77'
L5	N82°23'11"W	55.00'
L6	N82°23'19"W	102.50'
L7	N7°28'40"E	92.47'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	12.50'	90°00'00"	19.63'	S 37°31'20" E	17.68'
C2	12.50'	93°18'59"	20.36'	N 54°08'10" E	18.18'
C3	265.50'	37°03'28"	171.72'	S 60°40'36" E	168.74'
C4	334.50'	37°57'08"	221.57'	N 61°07'26" W	217.54'
C5	12.50'	87°42'49"	19.14'	S 36°14'35" E	17.32'
C6	12.50'	89°59'52"	19.63'	N 52°36'45" E	17.68'
C7	12.50'	80°41'21"	17.60'	N 32°52'00" W	16.18'
C8	207.50'	31°03'49"	112.50'	S 57°40'46" E	111.13'
C9	207.50'	49°45'41"	180.21'	S 17°16'02" E	174.60'
C10	12.50'	90°43'45"	19.79'	N 37°45'04" W	17.79'
C11	22.50'	89°16'15"	35.06'	S 52°14'56" W	31.62'
C12	12.50'	45°34'23"	9.94'	N 15°10'22" W	9.68'
C13	62.50'	180°25'00"	196.80'	S 52°14'56" W	125.00'
C14	12.50'	45°34'23"	9.94'	S 60°19'45" E	9.68'
C15	12.50'	45°34'23"	9.94'	N 74°05'52" E	9.68'
C16	62.50'	181°44'22"	198.25'	N 37°49'08" W	124.99'
C17	12.50'	45°34'23"	9.94'	S 30°15'52" W	9.68'
C18	12.50'	104°43'43"	22.85'	N 59°50'32" E	19.80'
C19	152.50'	25°38'45"	68.26'	S 54°58'14" E	67.69'
C20	152.50'	49°45'41"	132.45'	S 17°16'02" E	128.32'
C21	12.50'	89°16'15"	19.48'	S 52°14'56" W	17.56'
C22	22.50'	90°35'37"	35.58'	N 37°49'08" W	31.98'
C23	12.50'	10°32'14"	2.30'	N 2°20'42" E	2.30'
C24	12.50'	35°02'09"	7.64'	N 20°26'29" W	7.53'
C25	62.50'	44°24'15"	48.44'	S 15°45'26" E	47.23'
C26	62.50'	34°31'32"	37.66'	S 23°42'28" W	37.09'
C27	62.50'	32°19'20"	35.26'	S 57°07'54" W	34.79'
C28	62.50'	32°39'08"	35.62'	S 89°37'08" W	35.14'
C29	62.50'	36°30'44"	39.83'	N 55°47'56" W	39.16'
C30	62.50'	21°36'33"	23.57'	S 62°06'57" W	23.43'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C31	62.50'	37°18'16"	40.69'	N 88°25'38" W	39.98'
C32	62.50'	29°03'44"	31.70'	N 55°14'38" W	31.36'
C33	62.50'	29°00'48"	31.65'	N 26°12'22" W	31.31'
C34	62.50'	34°37'12"	37.76'	N 5°36'38" E	37.19'
C35	62.50'	30°07'49"	32.87'	N 37°59'09" E	32.49'
C36	207.50'	11°18'59"	40.98'	S 67°33'11" E	40.92'
C37	207.50'	11°06'25"	40.22'	S 56°20'29" E	40.16'
C38	207.50'	8°38'25"	31.29'	S 46°28'04" E	31.26'
C39	265.50'	17°24'41"	80.68'	S 70°30'00" E	80.37'
C40	265.50'	13°37'50"	63.16'	S 54°58'44" E	63.01'
C41	265.50'	6°00'57"	27.88'	S 45°09'21" E	27.86'
C42	334.50'	2°26'25"	14.25'	N 43°22'04" W	14.25'
C43	334.50'	11°52'10"	69.29'	N 50°31'21" W	69.17'
C44	334.50'	5°34'32"	32.55'	N 59°14'42" W	32.54'
C45	207.50'	5°51'53"	21.24'	S 39°12'55" E	21.23'
C46	207.50'	11°06'25"	40.22'	S 30°43'46" E	40.16'
C47	334.50'	18°04'02"	105.48'	N 71°03'59" W	105.04'
C48	207.50'	11°06'25"	40.22'	S 19°37'21" E	40.16'
C49	207.50'	11°06'25"	40.22'	S 8°30'57" E	40.16'
C50	207.50'	10°34'33"	38.30'	S 2°19'32" W	38.25'
C51	152.50'	9°33'18"	25.43'	S 37°22'13" E	25.40'
C52	152.50'	40°12'23"	107.01'	S 12°29'22" E	104.83'

R – RESIDENTIAL

O.S. – OPEN SPACE

O.S.D. – OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	C	6,867	R
2	C	5,750	R
3	C	5,750	R
4	C	5,750	R
5	C	5,750	R
6	C	5,750	R
7	C	5,750	R
8	C	5,750	R
9	C	5,750	R
10	C	5,024	R
11	C	6,801	R
12	C	9,673	R
13	C	5,235	R
14	C	4,639	R
15	C	5,175	R
17	C	5,175	R
18	C	5,175	R
19	C	5,175	R
20	C	5,175	R
21	C	5,175	R
22	C	5,175	R
23	C	8,788	O.S.
24	C	5,175	R
25	C	5,175	R
26	C	5,175	R
27	C	5,175	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
28	C	4,946	R
29	C	4,640	R
30	C	7,245	R
31	C	8,306	R
32	C	4,941	O.S.
33	C	4,782	R
34	C	5,175	R
35	C	5,175	R
36	C	5,175	R
37	C	5,175	R
38	C	5,175	R
39	C	5,175	R
40	C	5,175	R
41	C	5,175	R
42	C	5,175	R
43	C	1,725	O.S.
44	C	5,175	R
45	C	5,175	R
46	C	5,175	R
47	C	5,175	R
48	C	5,175	R
49	C	5,175	R
50	C	5,175	R
51	C	5,175	R
52	C	5,175	R
53	C	6,291	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	D	105,919	O.S.D.
2	D	5,175	R
3	D	5,175	R
4	D	5,175	R
5	D	5,897	R
6	D	8,291	R
7	D	5,175	R
8	D	5,175	R
9	D	5,175	R
10	D	5,175	R
11	D	5,175	R
12	D	5,175	R
13	D	6,377	R
14	D	6,282	R
15	D	5,175	R
16	D	5,175	R
17	D	5,175	R
18	D	5,175	R
19	D	5,175	R
20	D	5,175	R
21	D	5,175	R
22	D	5,175	R
23	D	5,175	R
24	D	5,175	R
25	D	5,175	R
26	D	5,175	R
27	D	5,175	R
28	D	8,275	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	E	8,469	R
2	E	5,175	R
3	E	5,175	R
4	E	5,175	R
5	E	5,175	R
6	E	5,175	R
7	E	3,450	O.S.
8	E	5,175	R
9	E	5,175	R
10	E	5,175	R
11	E	6,304	R
12	E	6,543	R
13	E	5,175	R
14	E	5,175	R
15	E	5,175	R
16	E	5,175	R
17	E	5,175	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
18	E	5,175	R
19	E	5,983	R
20	E	6,794	R
21	E	8,163	R
22	E	6,622	R
23	E	5,581	R
24	E	5,175	R
25	E	5,175	R
26	E	5,175	R
27	E	5,175	R
28	E	5,175	R
29	E	5,175	R
30	E	5,175	R
31	E	5,175	R
32	E	5,791	R
33	E	6,109	R
34	E	8,512	R

FINAL PLAT
COVERED BRIDGE
PHASE 2

A SUBDIVISION OF 21.152 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, ABSTRACT NO. 377
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT ARROYO CAP II--1T, LLC, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH JEFFREY B. BROUELETTE, EXECUTIVE VICE PRESIDENT, BEING THE SOLE OWNER OF 49.950 ACRES OF LAND IN THE JOHN KELSEY SURVEY A--337, WILLAMSON COUNTY, TEXAS AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO 2021084347, OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID 21.152 ACRES OF LAND IN ACCORDANCE WITH THE PLAT 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:

COVERED BRIDGE PHASE 2

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

JEFFREY B. BROUELETTE, EXECUTIVE VICE PRESIDENT
ARROYO CAP II--1, LLC

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JEFFREY B. BROUELETTE, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, 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 _____, 20____.

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

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

DATE

I, DION P. ALBERTSON, REGISTERED PUBLIC SURVEYOR NO. 4963, 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. THE FIELD WORK

WAS COMPLETED ON _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

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

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

FINAL PLAT
COVERED BRIDGE
PHASE 2
A SUBDIVISION OF 21.152 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, ABSTRACT NO. 377
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988961
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A THREE (3) 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.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WSC
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS
- THIS SUBDIVISION IS ZONED SF--1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED
- IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 -- D103.6.2)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED AND TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER WILL BE AVAILABLE THROUGH MANVILLE WSC AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED BY THE CITY OF HUTTO. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER OR WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 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 48491C0515F, REVISED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- AMENITY, OPEN SPACE, AND GREENLINK LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
- PARKLAND DEDICATION WAS SATISFIED BY FEE--IN--LIEU PER SUBDIVISION STANDARDS SECTION 10.609.4.2.
- FINISHED FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100--YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100--YEAR FLOODPLAIN OR 100--YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ON THE

____ DAY OF _____, 20____.

RICHARD HUDSON
DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF HUTTO, THIS THE ____ DAY OF

_____, 20____.

AUTUMN SPEER, PLANNING MANAGER
DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible action on the proposed Shops at Hanson's Corner Addition Replat of Lot 3, Block A, 5.226 acres, more or less, of land, into two commercial lots, located on Ed Schmidt Boulevard.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a final replat for two lots zoned General Commercial (B-2).

WEST: PUD, Lowes and General Commercial (B-2), Dental Office

NORTH: General Commercial (B-2), Chipotle and Taco Casa

EAST: PUD Home Depot

SOUTH: General Commercial (B-2), Car Wash and Dairy Queen

SUMMARY OF REQUEST:

The proposed replat has access to City services and includes shared access across the Hanson's Corner Addition.

STAFF REVIEW:

The proposed replat is in compliance with the applicable subdivision regulations. Staff recommends approval with the condition Engineering comments are cleared. The applicant has provided comment responses and staff is awaiting third party review, but sees no pending issues.

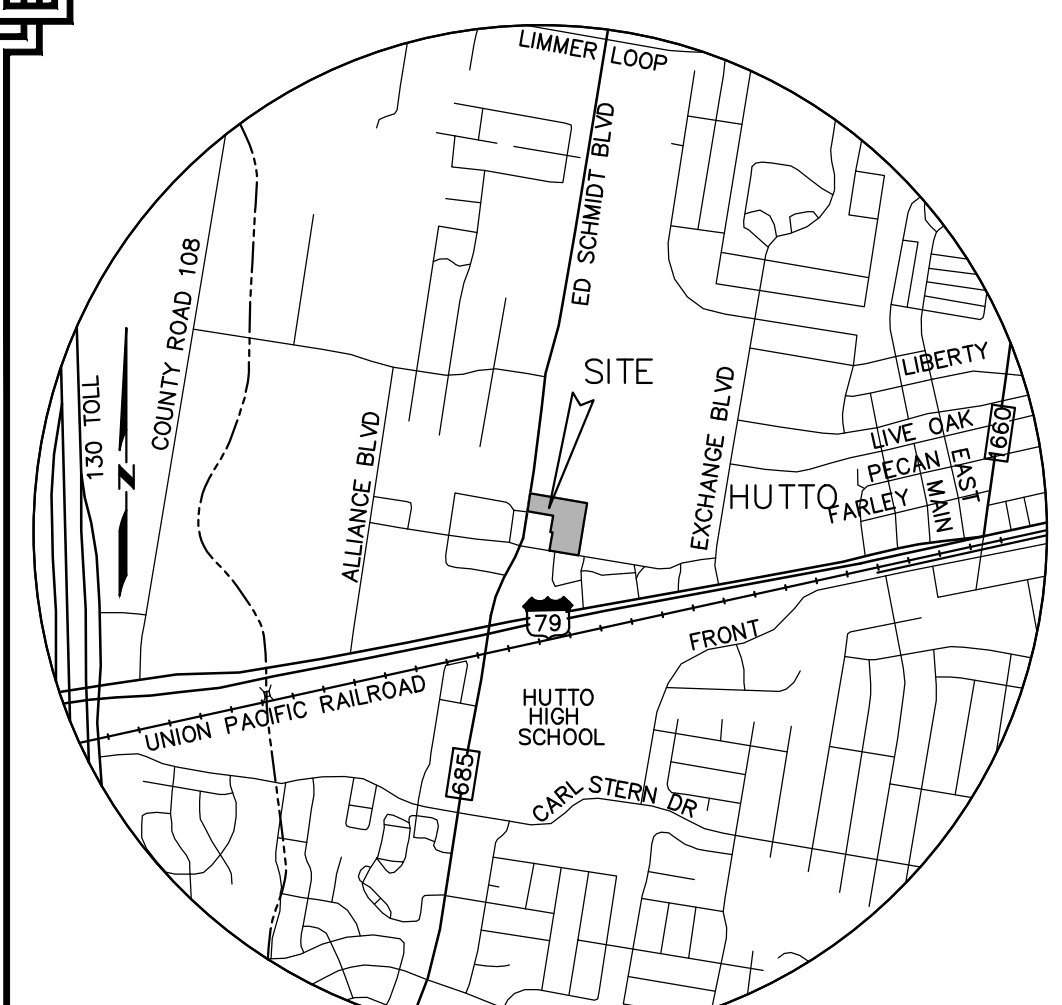
FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Replat Sheet 1
2. Replat Sheet 2
3. Replat Sheet 3

REPLAT OF LOT 3, BLOCK A
SHOPS AT HANSON'S CORNER ADDITION



VICINITY MAP
(1" = 2000')

OWNERS: HIPPO PARTNERS 04, LTD.
AGENT: CHRIS ELLIS
500 W 5TH ST, SUITE 700
AUSTIN, TX 78701

GEMBA HUTTO, L.L.C.
1999 BRYAN ST #900
DALLAS, TX 75201

ACREAGE: 5.228 ACRES

PATENT SURVEY: NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: NOVEMBER 8, 2021

DATE OF PLANNING & ZONING
COMMISSION REVIEW: DECEMBER 7, 2021

ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX 78665

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE RD.
GEORGETOWN, TX 78628

LEGEND

- IRON ROD FOUND
- "DS" IRON ROD FOUND WITH CAP MARKED DIAMOND SURVEYING
- ▲ PK NAIL FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- BENCHMARK: (BM#100)
- ▽ CALCULATED POINT
- ACCESS EASEMENT
DOC. NO. 2018019822
O.P.R.W.C.T.
- 30' WIDE ACCESS EASEMENT
DOC. NO. 2018094652
O.P.R.W.C.T.
- P.O.B. POINT OF BEGINNING
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

BENCHMARK INFORMATION:

BENCHMARK #100: PK NAIL SET IN NORTHWEST CORNER OF CONCRETE CULVERT LOCATED ON THE SOUTH SIDE OF CONCRETE DRIVEWAY ENTRANCE FOR WHITEWATER CAR WASH.
SURFACE COORDINATES:
N=10173408.17
E=3169403.23
ELEVATION=663.09'

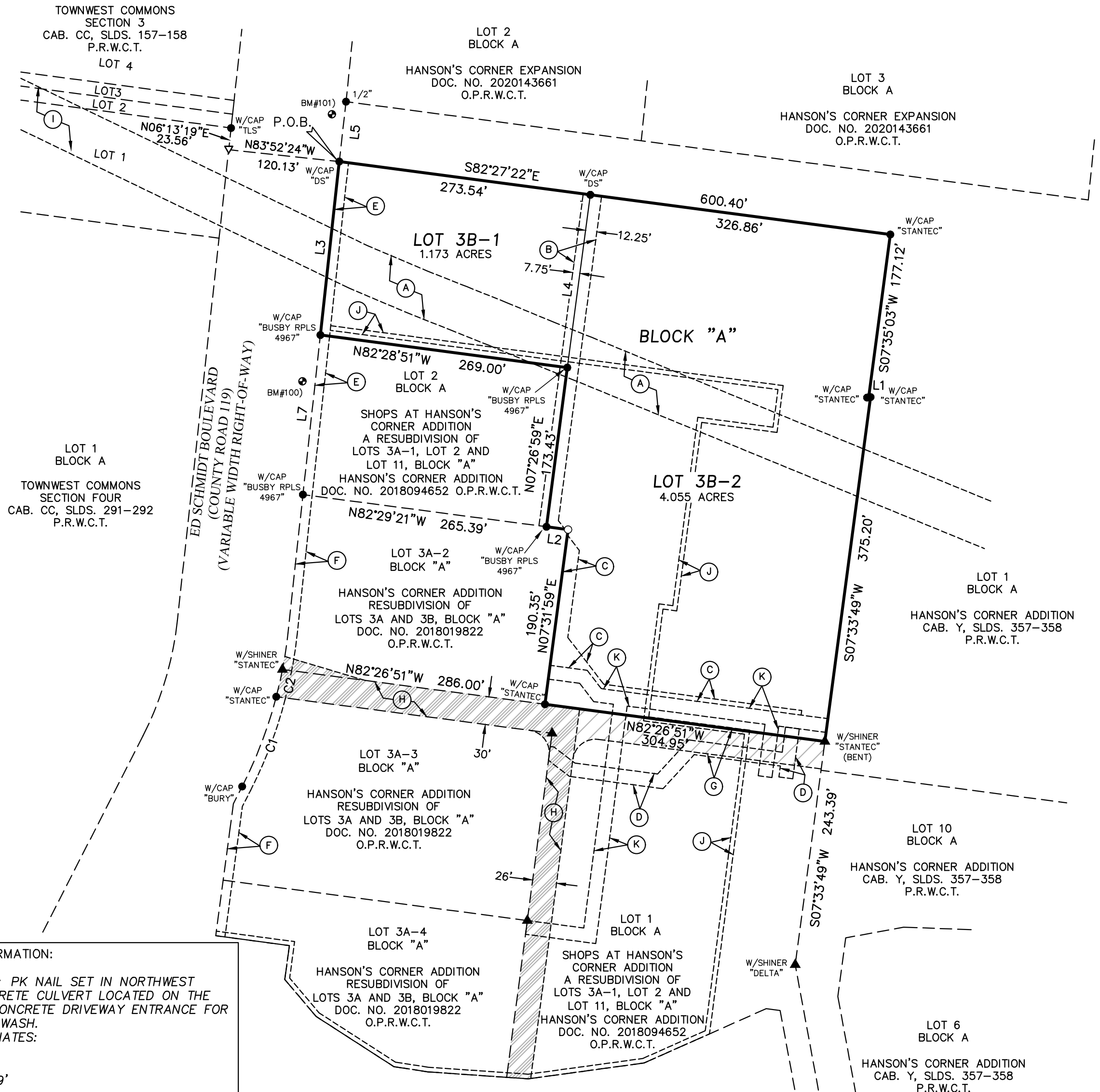
BENCHMARK #101: PK NAIL SET IN SOUTHWEST CORNER OF CONCRETE CULVERT LOCATED ON THE NORTH SIDE OF A CONCRETE DRIVEWAY ENTRANCE LOCATED NORTH OF SUBJECT TRACT.
SURFACE COORDINATES:
N=10173696.60
E=3169435.03
ELEVATION=666.20'

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

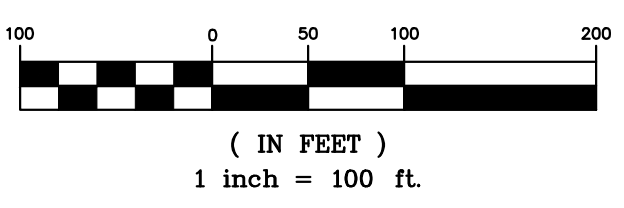
BEARING BASIS: NAD-83, TEXAS CENTRAL (4203)
STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°02'29"E	2.05'
L2	N82°29'21"W	23.53'
L3	N06°12'31"E	188.47'
L4	S07°35'26"W	188.30'
L5	N06°25'52"E	65.10'
L6	N07°26'59"E	173.43'
L7	S06°15'34"W	173.51'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	480.00'	103.91'	12°24'12"	S20°49'10"W	103.71'
C2	480.00'	30.20'	3°36'19"	S12°48'55"W	30.20'



GRAPHIC SCALE

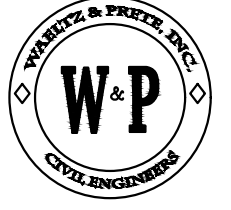


EASEMENT LEGEND

- (A) SEMINOLE PIPELINE COMPANY APPROXIMATE LOCATION OF 50' WIDE PIPELINE EASEMENT CENTERED ON EXISTING GAS UTILITY MARKINGS AS MARKED IN THE FIELD VOL. 826, PAGE 343 D.R.W.C.T.
- (B) 20' WIDE PUBLIC UTILITY EASEMENT CALLED 0.167 ACRE (PART 1) DOC. NO. 2018112870 O.P.R.W.C.T.
- (C) PUBLIC UTILITY EASEMENT CALLED 0.086 ACRE (PART 2) DOC. NO. 2018112870 O.P.R.W.C.T.
- (D) 15' WIDE PUBLIC UTILITY EASEMENT CALLED 0.113 ACRE (PART 3) DOC. NO. 2018112870 O.P.R.W.C.T.
- (E) 10' PUBLIC UTILITY EASEMENT DOC. NO. 2018094652 O.P.R.W.C.T.
- (F) 10' PUBLIC UTILITY EASEMENT DOC. NO. 2018019822 O.P.R.W.C.T.
- (G) 30' WIDE ACCESS EASEMENT DOC. NO. 2018094652 O.P.R.W.C.T.
- (H) ACCESS EASEMENT DOC. NO. 2018019822 O.P.R.W.C.T.
- (I) SEMINOLE PIPELINE COMPANY APPROXIMATE LOCATION OF 50' WIDE PIPELINE EASEMENT CENTERED ON EXISTING GAS UTILITY MARKINGS AS MARKED IN THE FIELD VOL. 828, PAGE 126 D.R.W.C.T.
- (J) 5' PUBLIC UTILITY EASEMENT PER PLAT RECORDED IN DOC. NO. 2015017853 O.P.R.W.C.T. (POSSIBLY VACATED - NO RECORD INFORMATION PROVIDED TO SURVEYOR FOR VACATION OF EASEMENT)
- (K) 15' WIDE PUBLIC UTILITY EASEMENT CALLED 0.237 ACRE DOC. NO. 2018097545 O.P.R.W.C.T.

LOT TABLE

LOT/BLOCK	ACRES	USE
LOT 3B-1, BLOCK A	1.173	DEVELOPMENT
LOT 3B-2, BLOCK A	4.055	DEVELOPMENT



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



REPLAT OF LOT 3, BLOCK A SHOPS AT HANSON'S CORNER ADDITION

METES AND BOUNDS DESCRIPTION

FOR A 5.228 ACRE TRACT OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 1.173 ACRE TRACT OF LAND CONVEYED TO GEMBA HUTTO, LLC, RECORDED IN DOCUMENT NO. 2019014736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF THE CALLED 35.413 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., RECORDED IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS OF LAND BEING ALL OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION, RECORDED IN DOCUMENT NO. 2018094652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.228 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northwest corner of said 1.173 acre Gemba Hutto, LLC tract, the northwest corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition and an exterior ell corner of Lot 1, Block "A", Hanson's Corner Addition, recorded in Cabinet Y, Slides 357-358 of the Plat Records of Williamson County, Texas, same being on the east right-of-way line of Ed Schmidt Boulevard (County Road 119 Right-of-way width varies), for the northwest corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Hanson's Corner Addition and the southwest corner of Lot 2, Block "A", Hanson's Corner Expansion, recorded in Document No. 2020143661 of the Official Public Records of Williamson County, Texas, same being on said east right-of-way line of Ed Schmidt Boulevard, bears N 06°25'52"E for a distance of 65.10 feet;

THENCE, S 82°27'22"E with the north boundary line of said 1.173 acre Gemba Hutto, LLC tract the north boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and the north boundary line of said Lot 3, Block "A" Shops at Hanson's Corner Addition common with said Lot 1, Block "A" Hanson's Corner Addition passing at a distance of 273.54 feet a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northeast corner of said 1.173 acre Gemba Hutto, LLC tract and the northwest corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, in all a total distance of 600.40 feet to an iron rod found with cap marked "Stantec" monumenting the northeast corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, the northeast corner of said Lot 3, Block "A" Shops at Hanson's Corner Addition and an interior ell corner of said Lot 1, Block "A" Hanson's Corner Addition, for the northeast corner hereof;

THENCE, with the east boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and the east boundary line of said Lot 3, Block "A" Shops at Hanson's Corner Addition, common with said Lot 1, Block "A" Hanson's Corner Addition, the following three (3) courses and distances:

1. S 07°35'03"W for a distance of 177.12 feet to an iron rod found with cap marked "Stantec";
2. S 88°02'29"E for a distance of 2.05 feet to an iron rod found with cap marked "Stantec";
3. S 07°33'49"W for a distance of 375.20 feet to a PK nail with shiner marked "Stantec" (bent) monumenting the southeast corner of said remnant portion of the 35.413 acre Hippo Partners, 04, LTD. tract, the southeast corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition and the northeast corner of Lot 1, Block "A" of said Shops at Hanson's Corner Addition, for the southeast corner hereof, from which a PK nail with shiner marked "Delta" monumenting an angle point on the east boundary line of said Lot 1, Block "A", Shops at Hanson's Corner Addition and the westerly boundary line of Lot 10, Block "A", of said Hanson's Corner Addition, bears S 07°33'49"W for a distance of 243.39 feet;

THENCE, N 82°26'51"W with the south boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, the south boundary line of said Lot 3, Block "A" Shops at Hanson's Corner Addition and the north boundary line of said Lot 1, Block "A", Shops at Hanson's Corner Addition for a distance of 304.95 feet to an iron rod found with cap marked "Stantec" monumenting the southwest corner of said 35.413 acre Hippo Partners 04, LTD. tract, the most southerly southwest corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition and the southeast corner of Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", recorded in Document No. 2018019822 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a PK nail with shiner marked "Stantec" monumenting the northwest corner of said Lot 1, Block "A", Shops at Hanson's Corner Addition and the southwest corner of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", same being on said east right-of-way line of Ed Schmidt Boulevard, bears N 82°26'51"W for a distance of 286.00 feet;

THENCE, N 07°31'59"E with the west boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, the east boundary line of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", the west boundary line of said Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 190.35 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", same being an interior ell corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and an interior ell corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition;

THENCE, N 82°29'21"W with the north boundary line of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", said west boundary line of the remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and said west boundary line of Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 23.53 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the southeast corner of Lot 2, Block "A" of said Shops at Hanson's Corner Addition, an exterior ell corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and an exterior ell corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition, from which an iron rod found with cap marked "Busby RPLS 4967", monumenting the southwest corner of said Lot 2, Block "A" Shops at Hanson's Corner Addition and the northwest corner of said Lot 3A-2, Block "A", Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", bears N 82°29'21"W for a distance of 265.39 feet;

THENCE, N 07°26'59"E with the east boundary line of said Lot 2, Block "A", Shops at Hanson's Corner Addition, said west boundary line of the remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and said west boundary line of Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 173.43 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the northeast corner of said Lot 2, Block "A", Shops at Hanson's Corner Addition, the southeast corner of said 1.173 acre Gemba Hutto, LLC tract and an interior ell corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition;

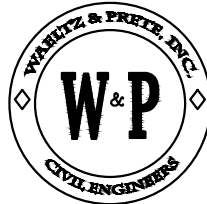
THENCE, N 82°28'51"W with the north boundary line of said Lot 2, Block "A", Shops at Hanson's Corner Addition, the south boundary line of said 1.173 acre Gemba Hutto, LLC tract common with said Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 269.00 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the northwest corner of said Lot 2, Block "A", Shops at Hanson's Corner Addition, the southwest corner of said 1.173 acre Gemba Hutto, LLC tract and the most westerly southwest corner of said Lot 3, Block "A" Shops at Hanson's Corner Addition, same being on said east right-of-way line Ed Schmidt Boulevard, for the most westerly southwest corner hereof;

THENCE, N 06°12'31"E with the west boundary line of said 1.173 acre Gemba Hutto, LLC tract, said west boundary line of Lot 3, Block "A", Shops at Hanson's Corner Addition and said east right-of-way line of Ed Schmidt Boulevard for a distance of 188.47 feet to the POINT OF BEGINNING hereof and containing 5.228 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00011.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
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. 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.
5. 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.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STREET SIDE PROPERTY LINE ABUTTING ED SCHMIDT BOULEVARD WITHIN THE LOTS OF THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. TREES SHALL BE INSTALLED ALONG THE STREET SIDE PROPERTY LINE ABUTTING ED SCHMIDT BOULEVARD WITHIN THE LOTS OF THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC AS AMENDED.
9. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS 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 TEN (10) FEET.
11. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL GAS): ATMOS
12. NO 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 MAY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. THE MAXIMUM IMPERVIOUS COVERAGE FOR HANSON'S CORNER IS 80%.
16. ON-SITE STORMWATER DETENTION FACILITIES WERE PROVIDED WITH THE HANSON'S CORNER SITE PLAN TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANT REGARDING UNIFIED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037415.
18. ACCESS TO HWY 79 AND ED SCHMIDT BOULEVARD FOR THIS PROJECT IS RESTRICTED TO THE TWO LOCATIONS ON HWY 79 AS APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, THE FOUR LOCATIONS APPROVED BY WILLIAMSON COUNTY FOR CR 119, AND THE 30 FOOT ACCESS EASEMENT EAST OF THE SUBJECT TRACT RECORDED IN DOCUMENT NUMBER 2003121754 OF WILLIAMSON COUNTY, TEXAS.
19. INGRESS AND EGRESS EASEMENTS BY VEHICULAR AND PEDESTRIAN TRAFFIC, FROM EACH LOT TO EVERY OTHER LOT IN THIS PLAT AND ACROSS HANSON'S CORNER ADDITION, DOCUMENT NUMBER 2004037416 ARE GRANTED BY THE RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP AND HOPE DEPOT U.S.A., INC. A DELAWARE CORPORATION DATED APRIL 22, 2004, DOCUMENT NUMBER 2004031099.
20. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON CORNER ADDITION, RECORDED IN DOCUMENT NO. 2018094652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
21. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE TO THE UDC REQUIREMENTS, AS AMENDED.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

2111 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900

SHEET 2 OF 3

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

THAT HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THE REMNANT PORTION OF THE CALLED 35.413 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION A SUBDIVISION RECORDED IN DOCUMENT NO. 2018094652 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, AND DO HEREBY RESUBDIVIDE SAID LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION, 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, 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 REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ____

HIPPO PARTNERS 04, LTD.
CHRIS ELLIS, AGENT
500 W 5TH ST. SUITE 700
AUSTIN, TX 78701

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS ELLIS, 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 _____, 20 ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

THAT GEMBA HUTTO, LLC, AS OWNER OF THE CALLED 1.173 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019014736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION A SUBDIVISION RECORDED IN DOCUMENT NO. 2018094652 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, AND DO HEREBY RESUBDIVIDE SAID LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION, 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, 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 REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ____

(NAME, TITLE)
GEMBA HUTTO, L.L.C.
1999 BRYAN ST #900
DALLAS, TX 75201

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 _____, 20 ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

REPLAT OF LOT 3, BLOCK A SHOPS AT HANSON'S CORNER ADDITION

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE _____ DAY OF _____, 20 ____

PLANNING AND ZONING COMMISSION CHAIR DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY LUMPKIN, DEVELOPMENT SERVICES DIRECTOR DATE

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, 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. THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2021.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 3RD DAY OF DECEMBER, 2021.

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900



ENGINEER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

I, ANTONIO A. PRETE, 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 ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 3RD DAY OF DECEMBER, 2021.

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665



03Dec21

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

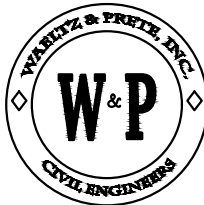
§ KNOWN ALL MEN BY THESE PRESENTS

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 _____, 20_____, A.D., AT _____ O'CLOCK _____ M. AND DULY RECORDED THIS _____ DAY OF _____, 20_____, A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____, T

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



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



SHEET 3 OF 3

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council on the proposed Specific Use Permit request for the property known as Hippo Café, 109 East Front Street, to allow a drive-thru window and approach (UDC 10.304.10).
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of a .81 parcel, more or less, in the Megee's First Addition, Lots 1-10, Block 2. The restaurant was constructed in 2013. The property is zoned SD-A (Special District). A Specific Use Permit is required for drive-thru uses.

WEST: SD-A Special District, Commercial and Residential Uses

NORTH: Railroad and Highway 79

EAST: SD-A Special District, Vacant

SOUTH: OT-4R Urban Residential, Residential and Vacant

SUMMARY OF REQUEST:

The Hippo Café is currently an eat-in and take-out restaurant. They are proposing adding a drive-thru window and menu board on the east side of the building. The proposal also includes adding asphalt pavement where there is currently a gravel drive. The driveway will be 17' plus wide. The menu board is located 60 feet from the proposed window and 80 feet from the street. The proposed drive-thru and window location meets the requirements per the UDC.

Staff sent notices to adjacent property owners within 600' and to date has received one response.

STAFF REVIEW:

Staff recommends approval of the Proposed SUP for drive-thru and access drive.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Hippo Cafe Drive Thru Application

AGENDA ITEM REPORT



-
2. Hippo Cafe 11-18-2021
 3. Public Hearing Sign
 4. 600' Buffer Map Hippo Cafe Drive Thru
 5. Neighbor Response (Zuber) 11.23.21



SPECIFIC USE PERMIT
APPLICATION

Must be accompanied by a
Master Application
May 2019

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

PROJECT NAME: 21212 Hippo Cafe
PROPERTY ADDRESS: 109 E Front st Hutto, Tx, 78634
Current zoning district: SD-A Current Use: Restaurant
Proposed Use: Drive thru window Code reference for specific use permit requirement: 16.304.10
Current zoning: North of property: _____ South of property: _____
East of property: _____ West of property: _____

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

REQUIRED FOR SUBMITTAL

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

- ☒ Complete Master application and Specific Use Permit application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☒ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☐ Letter of intent explaining reason(s) for request.
- ☒ List of all property owners (from WCAD) within 200-ft of subject property.

REVIEW CRITERIA

- ☐ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☐ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☐ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☐ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	Fees paid	PZ Mtg. date	CC Mtg. date



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Service:
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-26
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 21212 Hippo Café

APPLICATION TYPE: _____

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

Name: Anthony Mullens
Company Name: Renaissance Contracting LLC
Address: 13492 N. Hwy 183 #120, Austin, TX, 78750
Phone: 512-691-9047 Email: accounting@rcgroup.cc

PROPERTY INFORMATION

Address: 109 E Front St, Hutto, TX, 78634
Legal Description: Deed Lot(s) _____ Block _____ Subdivision _____
Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits ☒ ETJ ☐ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: Gary Bartlett
Company Name: _____
Address: 109 E. Front St, Hutto, TX, 78634
Phone: 254-760-4440 Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Gary Bartlett
Property Owner Signature

GARY BARTLETT
Property Owner Printed Name

10-27-21
Date

THE STATE OF TEXAS

COUNTY OF Williamson

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

Given under my hand and seal of office this 27th day of October, 2021



K. Diaz
Notary Public Signature

Kelli Diaz
Notary Public Printed Name

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

Letter of Intent

Owner: Hippo Café

Phone: 512.759.3729

109 E Front St, Hutto, TX, 78634

Email: gm@hippocafe.com

Contractor: Renaissance Contracting LLC.

Phone: 512.691.9047

13492 N Hwy 183 Ste #120, Austin, TX, 78750

Email: uziel@rcgroup.cc

To whom it may concern:

Hippo Café is a restaurant and we employed Renaissance Contracting LLC. to add on to the existing building a drive thru window and a drive thru. If you have any questions, please contact us at 512.759.3729, or you can also call our builder at 512.691.9047.

Thank You,

A handwritten signature in black ink, appearing to read 'B - Z - S' with a stylized flourish at the end.

Brian Leszcynski

General Manager

Property	Owner	Property Address	Tax Year	2022 Market Value
R021653	SUMMER LEGACY LLC	109 FRONT ST W, HUTTO, TX 78634	2022	N/A

2022 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	S5229 - Old Town Addn, BLOCK 1, Lot 6 (PT) & 7-9, ACRES 0.186
Neighborhood	T14QN - Hutto Nom-imp
Account	R-14-2008-0001-0007
Related Properties	R021652, R493588, P495217
Map Number	3-4357

2022 VALUE INFORMATION

Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	N/A
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Total Land Market Value	N/A
Total Market Value	N/A
Agricultural Use	N/A
Timber Use	N/A
Total Appraised Value	N/A
Homestead Cap Loss	N/A
Total Assessed Value	N/A

2022 OWNER INFORMATION

Owner Name	SUMMER LEGACY LLC
Owner ID	O0417378
Exemptions	
Percent Ownership	100%
Mailing Address	PO BOX 26539 AUSTIN, TX 78755-0539
Agent	-

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		N/A	N/A	N/A	N/A
CHU- City of Hutto		N/A	N/A	N/A	N/A
F00- Wmsn ESD #3		N/A	N/A	N/A	N/A
GWl- Williamson CO		N/A	N/A	N/A	N/A
J02- EWC Higher Ed Center		N/A	N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A	N/A
SHU- Hutto ISD		N/A	N/A	N/A	N/A
W09- Upper Brushy Creek WCID		N/A	N/A	N/A	N/A

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2022 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	A1 - Residential Single Family	Yes	792 Sq. Ft	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1945	792	N/A	⌵ Details
2	Open Porch	-	96	N/A	⌵ Details
3	Screen Porch	1945	128	N/A	⌵ Details

2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single	Yes	N/A	N/A	N/A	8,102 Sq. ft

TOTALS

8,102 Sq. ft / 0.186000
acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	\$13,547	\$60,766	\$74,313	\$0	\$0	\$74,313	\$0	\$74,313
2020	\$13,525	\$57,727	\$71,252	\$0	\$0	\$71,252	\$0	\$71,252
2019	\$14,204	\$60,036	\$74,240	\$0	\$0	\$74,240	\$0	\$74,240
2018	\$14,976	\$58,456	\$73,432	\$0	\$0	\$73,432	\$0	\$73,432
2017	\$13,291	\$58,456	\$71,747	\$0	\$0	\$71,747	\$0	\$71,747

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
1/13/2009	ZARAFSHANI, ADAM	SUMMER LEGACY LLC	2009002401	
9/30/2004	GONZALES, ERNEST & ELED E	ZARAFSHANI, ADAM	2004078671	
4/15/2002	GONZALES MIGUEL & ENEMENCIA	GONZALES, ERNEST & ELED E	2002034147	
12/23/1993	GONZALES SANTOS & JOSEPHA	GONZALES SANTOS & JOSEPHA	-	2436/0771
2/18/2000	GONZALES MIGUEL & ENEMENCIA	GONZALES MIGUEL & ENEMENCIA	-	2000/011569
1/4/1999	MORALES, ELVERA ETAL	GONZALES MIGUEL & ENEMENCIA	9902122	
9/26/1986	GONZALES SANTOS & JOSEPHA	MORALES, ELVERA ETAL	-	AFFIDAVIT OF HEIRSHI/V1420/P114-117
4/1/1984	GONZALES, SANTOS	GONZALES SANTOS & JOSEPHA	-	360/322

Property	Owner	Property Address	Tax Year	2022 Market Value
P495217	HIPPO CAFE	109 FRONT ST W, HUTTO, TX 78634	2022	N/A

2022 GENERAL INFORMATION

Property Status: Active
Property Type: BPP4-GTO
Legal Description: BUSINESS PERSONAL PROPERTY @ 109 W FRONT ST
Neighborhood: -
Account: P-14-P194-2040-4125-06
Related Properties: R021653
Map Number: -

2022 VALUE INFORMATION

Total Assessed Value: N/A

2022 OWNER INFORMATION

Owner Name: HIPPO CAFE
Owner ID: O0610825
Exemptions:
Percent Ownership: 100%
Mailing Address: 109 FRONT ST W HUTTO, TX 78634
Agent: -

2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		N/A	N/A	N/A	N/A
CHU- City of Hutto		N/A	N/A	N/A	N/A
F00- Wmsn ESD #3		N/A	N/A	N/A	N/A
GW- Williamson CO		N/A	N/A	N/A	N/A
J02- EWC Higher Ed Center		N/A	N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A	N/A
SHU- Hutto ISD		N/A	N/A	N/A	N/A
W09- Upper Brushy Creek WCID		N/A	N/A	N/A	N/A

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2022 SEGMENTS

Segment #1: Total Value
Inventory: N/A
Segment #2: Total Value
Furniture And Fixtures: N/A

VALUE HISTORY

YEAR	VALUE
2021	\$20,850
2020	\$23,142

Larry Gaddes, Tax Assessor/Collector
Williamson County Tax Office
904 South Main Street
Georgetown, TX 78626
512-943-1601
512-943-1981
www.wilco.org/propertytax

REPRINTED TAX RECEIPT



Receipt Number: GT-2021-3315860

Payor:

HIPPO CAFE (O0684863)
109 FRONT ST W
HUTTO, TX 78634

Owner:

HIPPO CAFE (O0684863)
109 FRONT ST W
HUTTO, TX 78634

Quick Ref ID:

P495217

Owner:

HIPPO CAFE (O0684863)

Owner Address:

109 FRONT ST W
HUTTO, TX 78634

Property:

P-14-P194-2040-4125-06

Legal Description:

BUSINESS PERSONAL PROPERTY @
109 W FRONT ST

Situs Address:

109 FRONT ST W HUTTO, TX 78634

Tax Year/Taxing Entity	Taxable Value	Tax Rate	Levy	Tax Paid	Amt Paid
2020					
City of Hutto	23,142	0.600000	138.85	138.85	138.85
Wmsn Co ESD #3	23,142	0.100000	23.15	23.15	23.15
Williamson CO	23,142	0.418719	96.90	96.90	96.90
Wmsn CO FM/RD	23,142	0.040000	9.26	9.26	9.26
Hutto ISD	23,142	1.466500	339.37	339.37	339.37
Upper Brshy Cr	23,142	0.020000	4.63	4.63	4.63
EWC Higher Ed	23,142	0.048440	11.21	11.21	11.21
2020 Totals			623.37	623.37	623.37

Total Payment Amount623.37

Check (Ref # 6828) Tendered623.37

Total Tendered623.37

Remaining Balance Due, including other fees,
as of 10/27/2021587.04

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Date Paid:01/08/2021

Effective Date:01/07/2021

Station:PTManager

Cashier:JeanetteG

Property Owner Property Address
P495217 HIPPO CAFE 109 FRONT ST W HUTTO, TX 78634

Tax Year
2021

2021 Assessed Value
CERTIFIED \$20,850

2021 GENERAL INFORMATION

Property Status **Active**
Property Type **Personal**
Legal Description **BUSINESS PERSONAL PROPERTY @ 109 W FRONT ST**
Neighborhood **-**
Account **P-14-P194-2040-4125-06**
Map Number **-**

2021 OWNER INFORMATION

Owner Name **HIPPO CAFE**
Owner ID **O0684863**
Exemptions
Percent Ownership **100%**
Mailing Address **109 FRONT ST W HUTTO, TX 78634**
Agent **-**

2021

 Tax Statement 

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hutto	\$123.03	-	\$0.00	\$123.03
EWC Higher Ed Center	\$10.22	-	\$0.00	\$10.22
Hutto ISD	\$325.74	-	\$0.00	\$325.74
Upper Brshy Cr WC&ID 1A	\$4.01	-	\$0.00	\$4.01
Williamson CO	\$91.93	-	\$0.00	\$91.93
Wmsn Co ESD #3	\$22.94	-	\$0.00	\$22.94
Wmsn CO FM/RD	\$9.17	-	\$0.00	\$9.17
TOTALS	\$587.04		\$0.00	\$587.04

TOTAL TAXES DUE	Effective Date: 10/27/2021
Current Amount Due	\$587.04
Past Years Due	\$0.00
Total Due	\$587.04

2020

 Tax Statement 

TAXING ENTITY	TOTAL TAXES DUE	DATE PAID	AMOUNT PAID	BALANCE
City of Hutto	\$138.85	1-8-2021	\$138.85	\$0.00
EWC Higher Ed Center	\$11.21	1-8-2021	\$11.21	\$0.00
Hutto ISD	\$339.37	1-8-2021	\$339.37	\$0.00
Upper Brshy Cr WC&ID 1A	\$4.63	1-8-2021	\$4.63	\$0.00
Williamson CO	\$96.90	1-8-2021	\$96.90	\$0.00
Wmsn Co ESD #3	\$23.15	1-8-2021	\$23.15	\$0.00
Wmsn CO FM/RD	\$9.26	1-8-2021	\$9.26	\$0.00
TOTALS	\$623.37		\$623.37	\$0.00

DISCLAIMER

When using the online property tax payment option, there is a \$1.50 fee for all e-checks and a 2.15% fee for all credit card transactions. The vendor fees associated with credit card transactions and e-checks are passed along to the credit card or e-check users and are not paid by the Williamson County budget. Payments made using this service may take approximately 5-7 business days to post in our system and will show the date paid as the original payment date. If you received a tax bill and you have an escrow account, proper notification may not have been received from your mortgage company's tax service. Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Williamson County Tax Office makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Williamson County Tax Office reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Williamson County Tax Office shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

REMODEL COMMERCIAL SPACE
FOR
HIPPO CAFE
109 E FRONT ST,
HUTTO, TX 78634

INDEX OF DRAWINGS

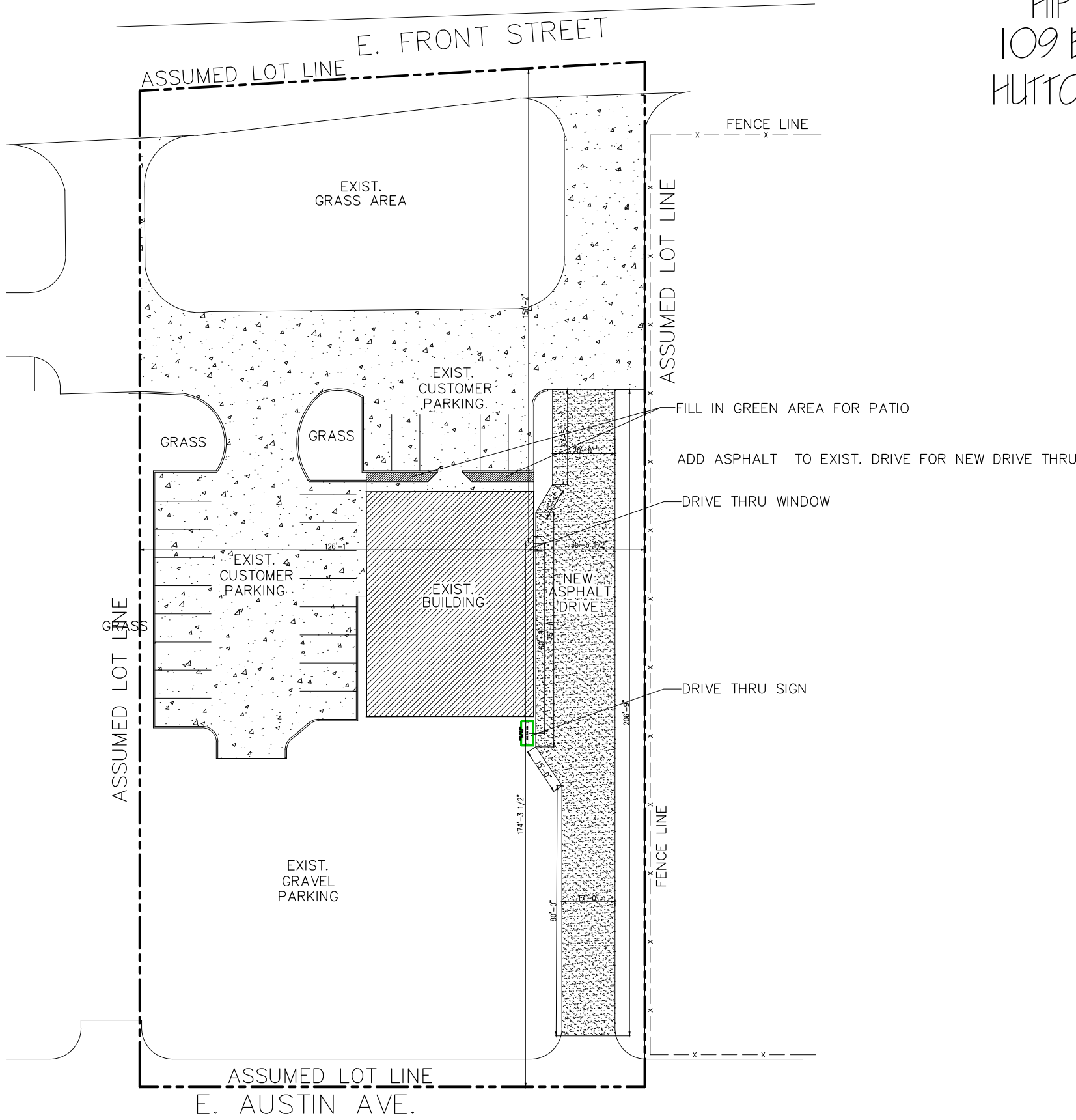
CI - COVER / SITE PLAN

AI - EXIST./ DEMO/ PROP. FLOOR PLAN

A2 - SECTIONS A-A & B-B

GENERAL PLAN NOTES

1. These plans conform to the 2015 IRC except as noted otherwise or as amended by specific jurisdiction.
2. Foundation Plans to be site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
3. The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where
4. Called-out dimensions govern over scaled dimensions
5. Details take precedence over drawing notes
6. Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications. Deviations & alternatives should be input upon on site conditions.



SITE PLAN

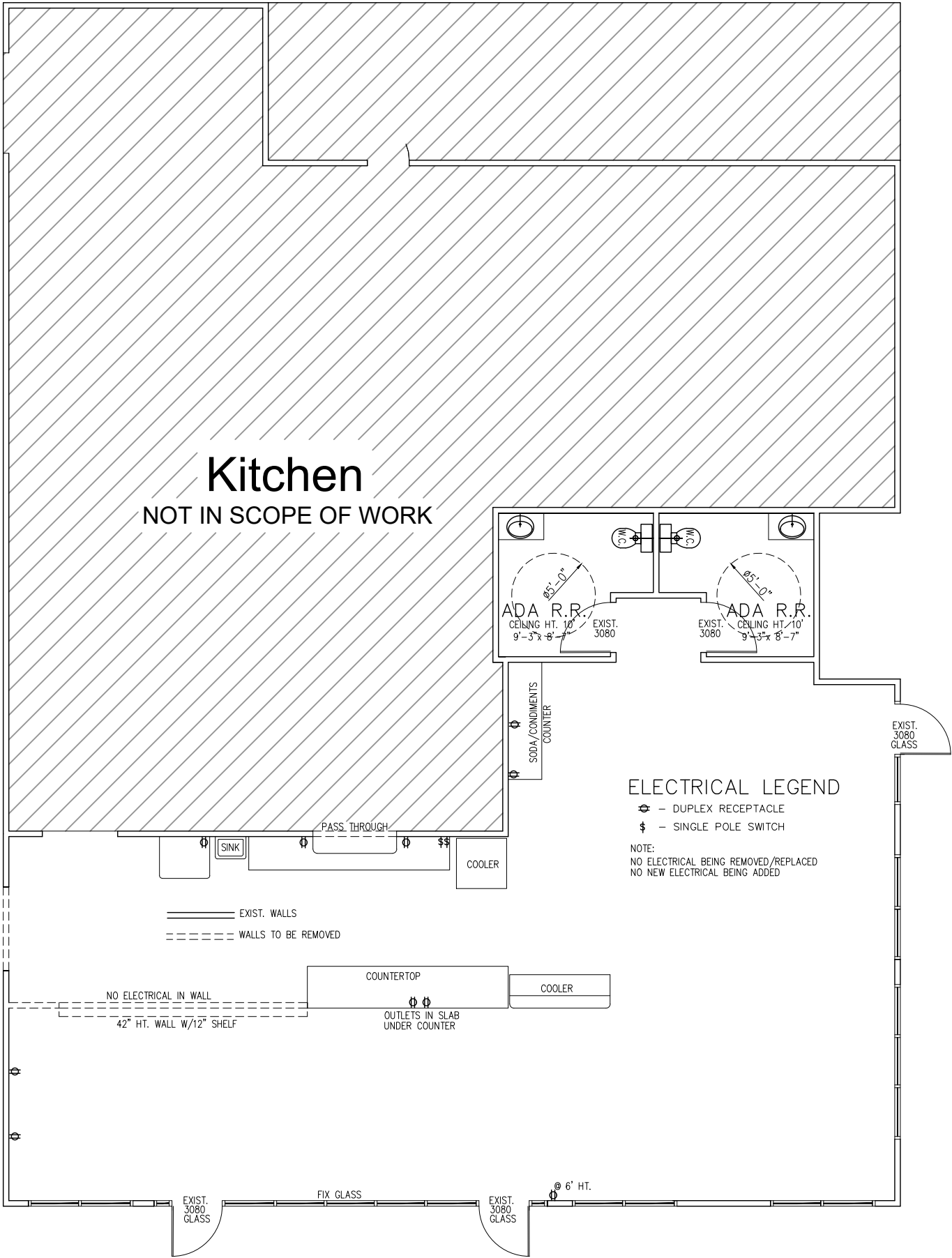
SCALE: 1:40

Renaissance

CONSTRUCTION FOR
HIPPO CAFE
109 E FRONT ST,
HUTTO, TX 78634

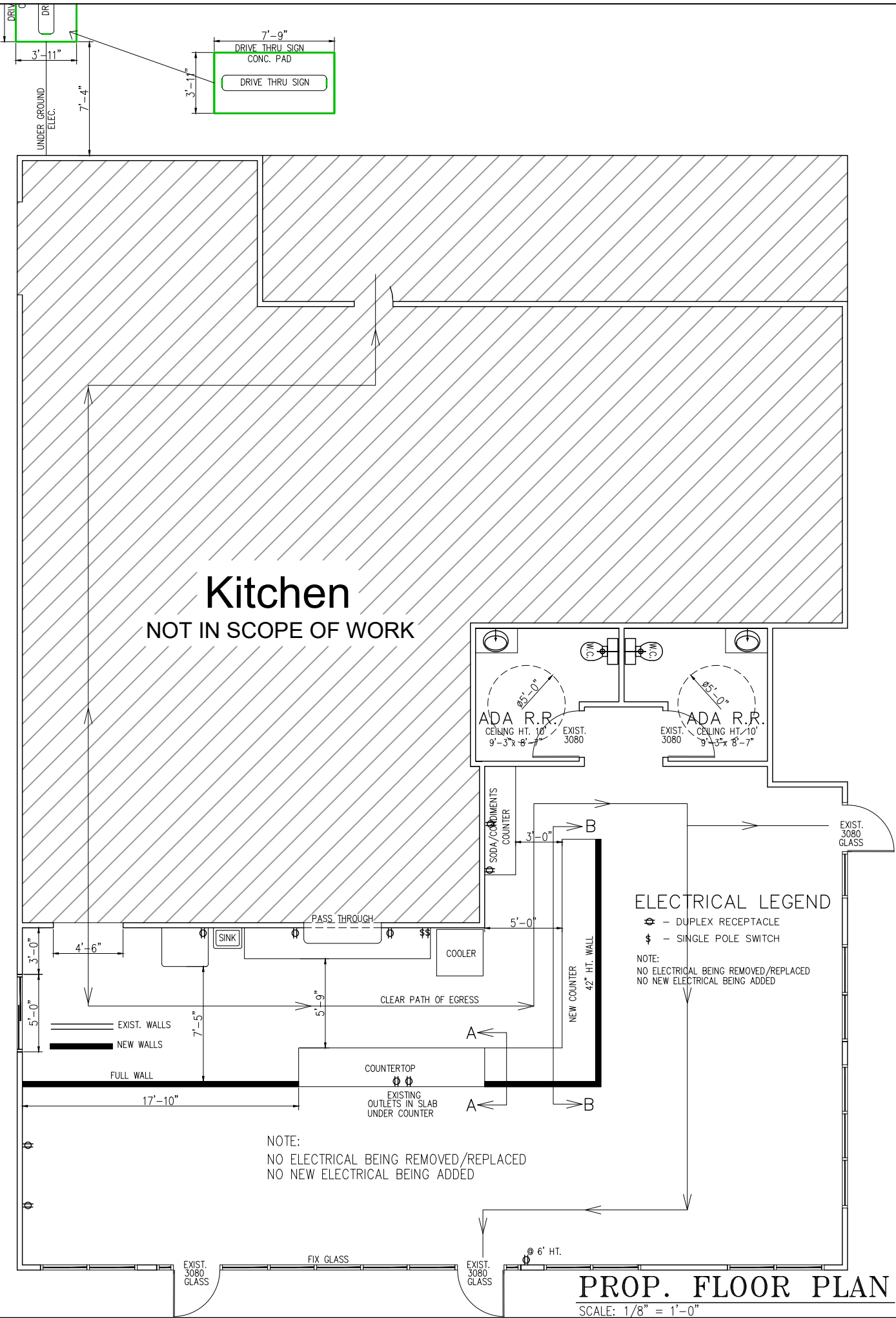
SHEET:

CI
OF: 1



EXIST. & DEMO FLOOR PLAN

SCALE: 1/8" = 1'-0"



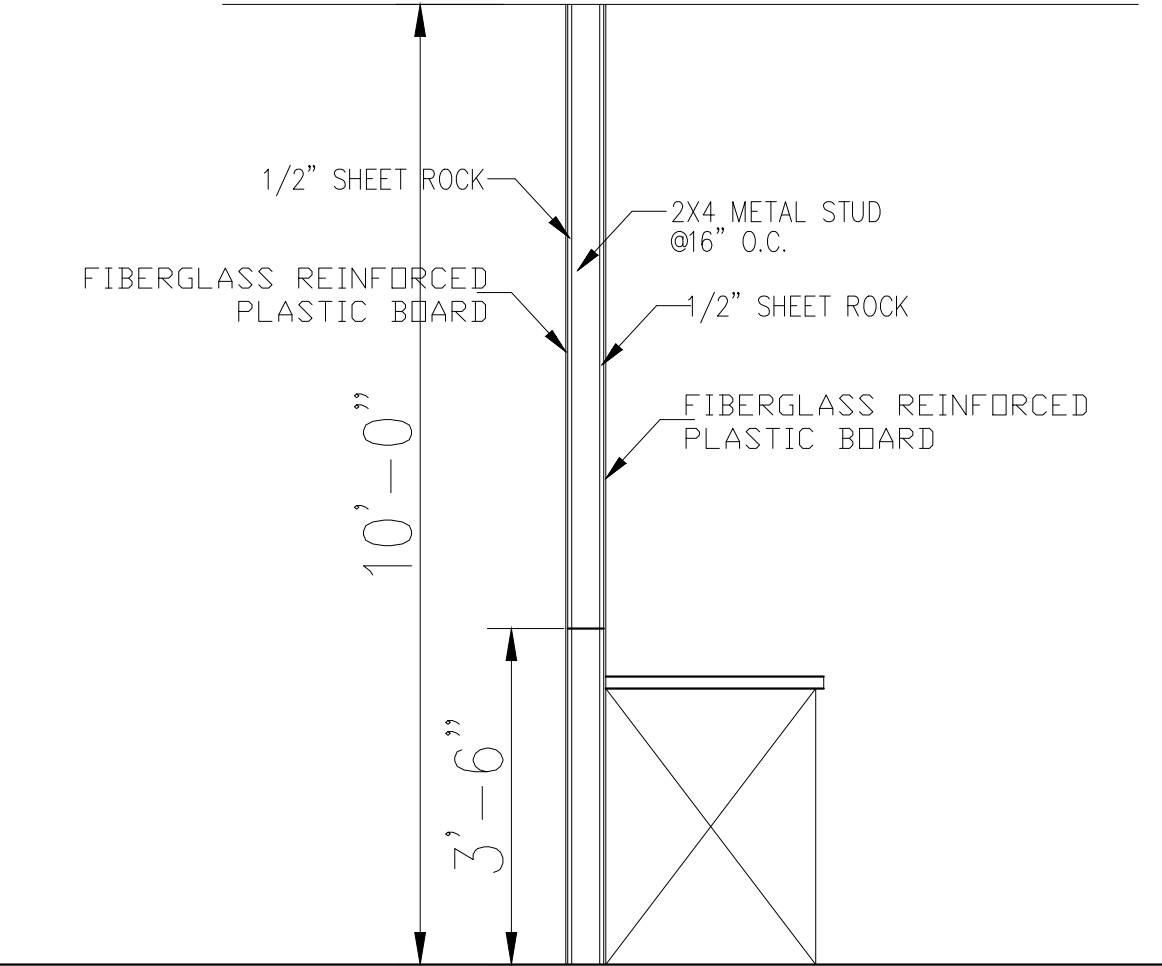
PROP. FLOOR PLAN

SCALE: 1/8" = 1'-0"

Renaissance

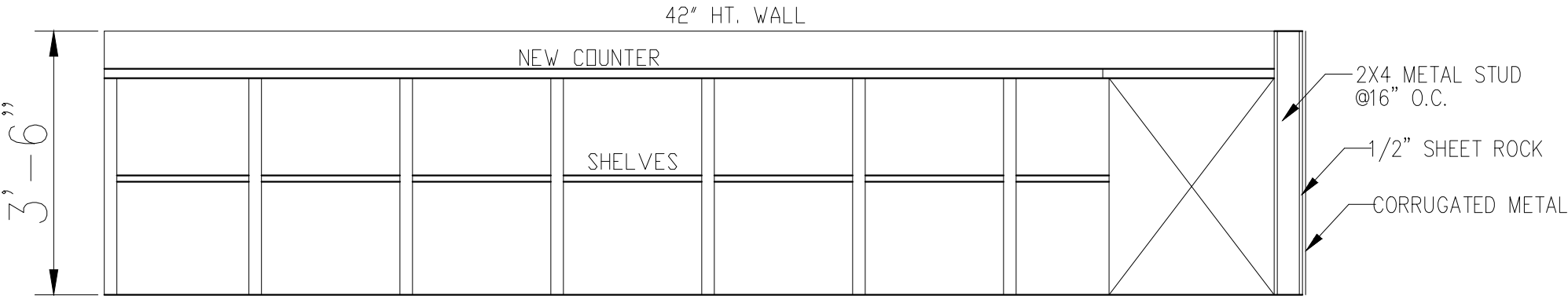
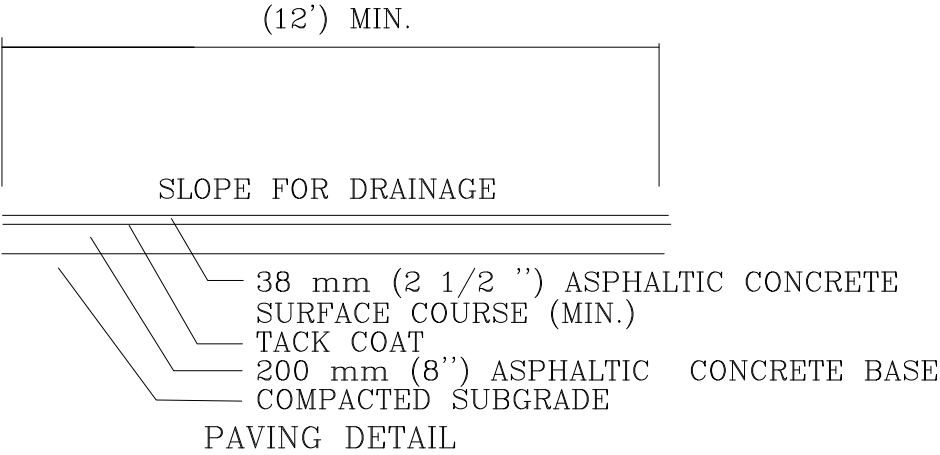
CONSTRUCTION FOR
HIPPO CAFE
109 E FRONT ST,
HUTTO, TX 78634

SHEET:
OF: 2



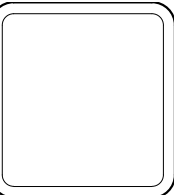
A-A SECTION

SCALE: 1/2" = 1'-0"



B-B SECTION

SCALE: 1/2" = 1'-0"



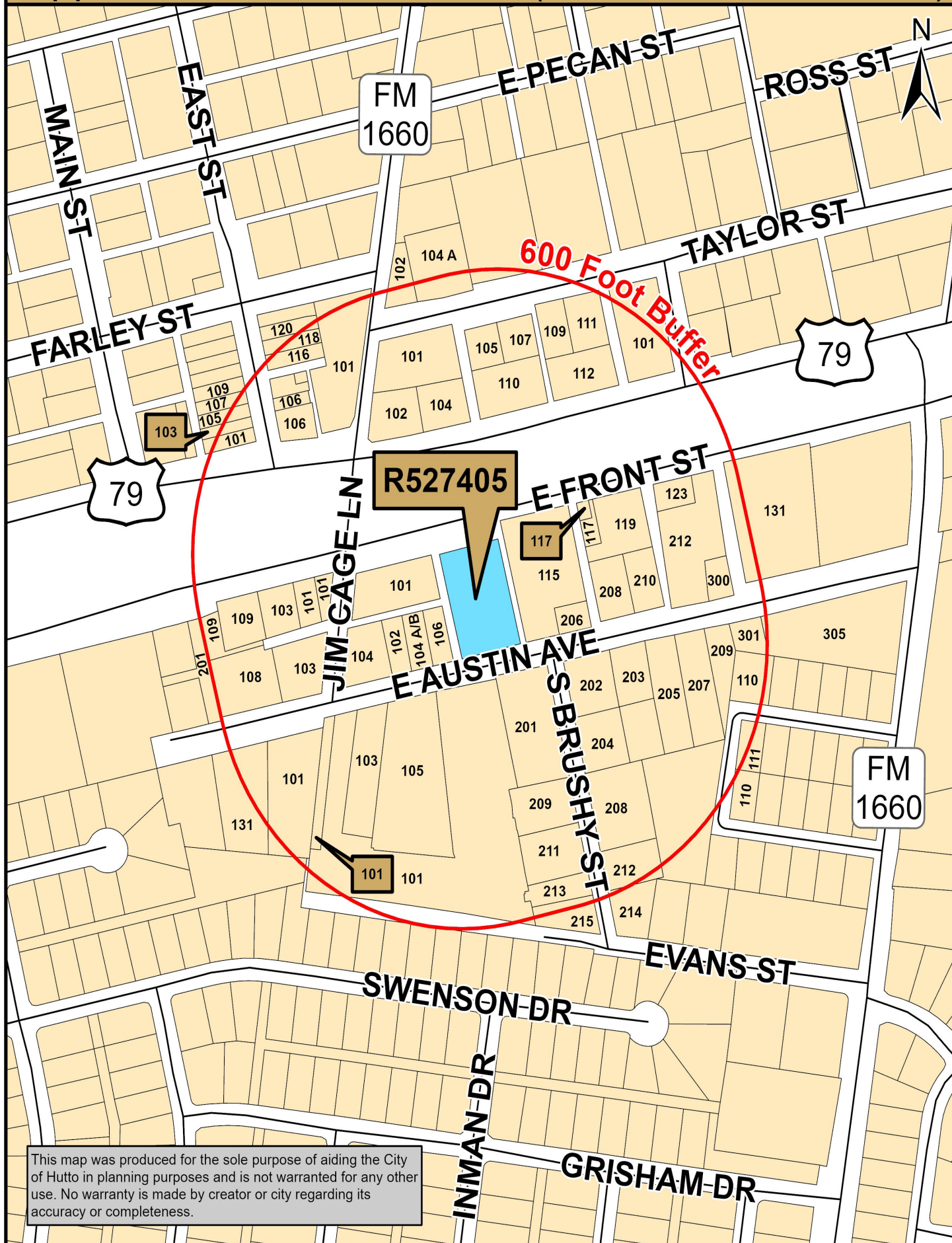
Renaissance

CONSTRUCTION FOR
HIPPO CAFE
109 E FRONT ST,
HUTTO, TX 78634

SHEET:
A2
OF:
2



Hippo Cafe Drive-Thru SUP (109 East Front Street)

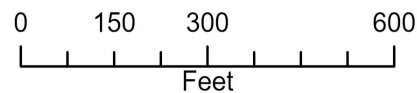


This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\Site_Location_Maps\2021_Site_Location_

Maps\Hippo_Cafe_Drive_Thru_SUP_109_East_Front_Street.mxd)

11/9/2021 -- 11:11:39 AM





**PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE
PLANNING & ZONING COMMISSION ON: DECEMBER 7, 2021
CITY COUNCIL ON: JANUARY 6, 2022
MEETING LOCATION: 500 W. Live Oak Street – City Hall
MEETING TIMES: 7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**, to allow a drive-thru window and approach (UDC 10.304.10).

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. 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: Specific Use Permit request for the property known as **Hippo Café 109 East Front Street**.

Name:

Watson Dental Lab

Address:

131 W. Austin Ave. Hutto, TX 78634

☒ **I AM IN FAVOR**

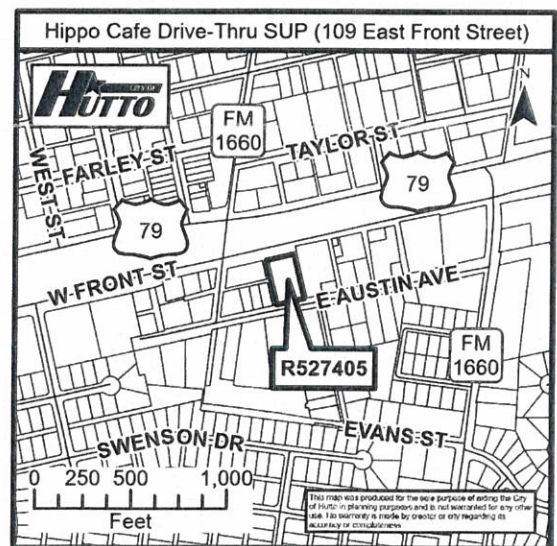
☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

Wish them the very
best.

Mike & Lora Zuber



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for the proposed Planned Unit Development (PUD) zoning request for the property known as NorthStar Hutto Planned Unit Development (PUD), 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposal consists of an 11.74 acre parcel that is part of the Landing Subdivision, more particularly Lot 3, Block A that was preliminary platted in December 2020. The property is zoned Multi-family (MF). The applicants met with staff and it was determined their unique product type would not be able to meet the multi-family design standards and density. Staff recommended they pursue the Planned Unit Development (PUD) option to present the deviations and additions to the UDC requirements and request approval.

WEST: ETJ, Church and Schmidt's Creek PUD, Proposed Residential
NORTH: Multi-Family, Vacant
EAST: Local Business, Vacant
SOUTH: Commercial PUD, Home Depot

SUMMARY OF REQUEST:

NorthStar Hutto (the "Project") is a proposed "active adult" community seeking a rezoning of its property from Multi-Family (MF) Zoning to a Multi-Family PUD zoning designation.

The overall site is approximately 11.74 acres in size. It is constrained with a 50' drainage easement on the west, a 40' drainage easement on the south and a 30' drainage easement along east property boundaries. This lot also includes West Live Oak Street R.O.W. dedication that will be finalized with platting. The net usable acreage is approximately 9.06 acres.

The Multi-Family district is a setting for development of multi-unit residential structures and developments, such as apartment and condominium complexes, garden and courtyard multifamily residential buildings, and residential loft buildings. Density must range from 14 to 20 dwelling units per acre net density, depending on the context of the development.

The proposed net density for the NorthStar Hutto PUD is 23.84 or 216 units. However, a developer participation agreement with the City in January of 2021 for the entire Landing project permits density based on gross acreage (20 per acre). The proposed density is acceptable and will be counted against the Landing projects maximum units of 920.

AGENDA ITEM REPORT



The property will be mostly utilized by residents over the age of 55. Per the applicant, the average resident age is approximately 70. The proposal includes unique design elements which are necessary to accommodate a specific demographic who will reside at the project. The proposal consists of 4 large Class A, 3-story buildings. The larger size facilitates elevator access, which is not typically provided in all multi-family projects.

The applicants followed our new PUD submittal application (attached) designed to better determine what they meet, will not meet and exceed. The UDC deviations in the North Star PUD include the following:

- Building length will exceed 200' up to 260'
- Minimum building roof pitch will be 4:12 instead of 6:12
- 30% masonry, stone and or brick is proposed instead of the required 50%
- Proposing 1 large tree per 500 sq. ft. landscape area instead of 2 large trees. (net loss of approximately 166 trees) 332 are required per UDC.
- Vehicular use areas (parking lots) are to be screened by an 8' deep landscape area OR a 6' stained wood screen fence. (added fence option)

The development will be responsible for dedicating R.O.W. and constructing their portion of the extension of Live Oak (collector) as shown on the City's mobility Plan per UDC requirements. The development will provide amenities including a pool and cabana, dog park, fitness center, clubhouse, and detached garages. The main entry will feature architectural pavers drives and enhanced landscaping.

STAFF REVIEW:

Property owners within 600' were notified of the request and to date staff has received one in favor.

The PUD request meets the PUD criteria as outlined below:

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

AGENDA ITEM REPORT



- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Staff recommends approval of the Proposed NorthStar PUD.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. NorthStar Hutto- PUD Zoning Change Application Form
2. Legal Description
3. Live Oak ROW Description
4. NorthStar Hutto - Statement of Intent and UDC Compliance 11.03.2021
5. NorthStar Hutto - Supporting Site Plan and Exhibits 11.03.2021
6. NorthStar Hutto Buffer Map
7. Adjacent Property Owner Response



PUD ZONING CHANGE
APPLICATION

Must be accompanied by a
Master Application

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

PROJECT NAME: NorthStar Hutto

PROPERTY ADDRESS: 30°32'43.3"N 97°33'25.5"W

Current Zoning District (s): MF - Multi Family Proposed Zoning District(s): PUD - MF

Current Use: Undeveloped Proposed Use: Multi Family

Total Acreage: 11.74 Total # of Lots: 1 Future Land Use Map Designation High Density Residential

Current zoning: North of property: MF - Multi Family South of property: PUD Commercial

East of property: B-1 - Local Business West of property: Not Zoned / Development Agreements

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

REQUIRED FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING SUBMITTAL

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

- ☐ Complete Master application and PUD Zoning Change application.
- ☐ Pre-application meeting with Development Services staff and WCESD#3 (Fire District) staff. **(Mandatory)**
- ☐ PUD Statement of Intent
- ☐ PUD Development Standards
- ☐ PUD Development Plan - Digital and one 24x36 Color copy of complete plan.
- ☐ Proof of ownership (copy of deed).
- ☐ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☐ List of all property owners within 600-ft of subject property boundary and mailing labels. Data to be obtained from the WCAD website. List and labels shall be of the property owner's 'mailing' address not the 'property' address.
- ☐ All submittal documents provided in digital format. On a CD (disk), electronic storage device, or emailed link to files.
- ☐ On-site public hearing notification sign(s) required. See Ordinance No. O-19-12-19-9A.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published/mailed).
- ☐ All final documents related to commission(s) action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

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

October 2021



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: NorthStar Hutto APPLICATION TYPE: PUD Zoning Change

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

Name: Austin Dove
Company Name: The Sage Group
Address: 6106 Broadway, San Antonio, TX 78209
Phone: 210-493-3747 Email: adove@thesagegroup.net

PROPERTY INFORMATION

Address: _____
Legal Description: Lot(s) 3 Block A Subdivision Nathaniel Edwards Survey, A-225
Deed Reference: Volume _____ Page(s) _____ or Document No. 2021154181
City Limits or ETJ: City Limits Current Zoning District: MF

PROPERTY OWNER INFORMATION

Name: Justin Walker
Company Name: ~~Chalk Hill Ventures~~ HUTTO LANDING 3 Property owner LP
Address: 6601-E Hillcrest Avenue, Suite 212, Dallas, TX 75205
Phone: 214-274-4951 Email: justin@chalkhillventures.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Justin Walker
Property Owner Signature

Justin Walker, Manager
Property Owner Printed Name

11/16/21
Date

THE STATE OF TEXAS

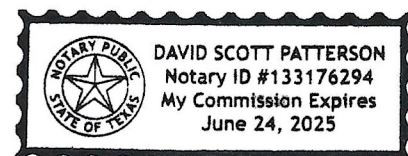
COUNTY OF Dallas

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

Given under my hand and seal of office this 16th day of November, 20 21 A.D.

David Patterson
Notary Public Signature

David Patterson
Notary Public Printed Name



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

March 2020

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel, that would result in a project more appropriate and desirable than what would result from strict application of this code. Applying Form Based Code to a parcel is preferred to the Planned Unit Development process.

A PUD plan and PUD development standards are required for a parcel that will be developed as a PUD. PUD plans and development standards are evaluated using all the following criteria.

Include a PUD statement of intent as to how the proposed PUD meets the PUD criteria.

- The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.
- The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.
- The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.
- The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.
- The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.
- The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.
- The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
- PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

Include a PUD plan and PUD development standards that address the following site criteria (The form and content of the development plan shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.)

IO.203.12 Plan Amendment – Does the proposed PUD comply with the Future Land Use Map _____
If no, provide detailed summary stating why the proposed PUD is more appropriate than the FLUM as adopted per the criteria found in IO.203.12.3.

IO.403 Bulk, Setbacks and Buffers – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.403.3 Lot Dimensions and Area
- ☐ IO.403.4 Building Envelope
- ☐ IO.403.4.3 Riparian Setbacks
- ☐ IO.403.4.5 Setback Encroachments and Exceptions
- ☐ IO.403.6 Bufferyard
- ☐ IO.403.7 Residential Adjacency

IO.404 Site Design – MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.403.7 Siting and Orientation
- ☐ IO.403.7.3 Common Open Space
- ☐ IO.403.8 Siting and Orientation: non-residential sites and structures
- ☐ IO.403.9 Sidewalks
- ☐ IO.403.10 Internal Pedestrian Circulations
- ☐ IO.403.11 Signature Elements
- ☐ IO.403.12 Public Transit Facilities
- ☐ IO.403.13 Service Areas
- ☐ IO.403.14 Water Bodies and Retention

- ☐ IO.403.I5 Land Disturbance
- ☐ IO.403.I6 Defensible Space

☐ IO.405 Parking and Access - MEETS / DOES NOT MEET / EXCEEDS / NA

IO.406 Architectural Design - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.406.3 Single household detached and two to four household residence design
- ☐ IO.406.4 Single household attached and multiple household residence design
- ☐ IO.406.6 Commercial, office, public, institutional and mixed-use building design
- ☐ IO.406.7 Industrial building design

IO.407 Landscaping - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.407.3 General Standards
- ☐ IO.407.4 Required Landscaping: single, two, three and four household dwellings
- ☐ IO.407.5 Required Landscaping: non-residential and 5+ household residential development
- ☐ IO.407.6 Materials, Maintenance and Replacement
- ☐ IO.407.7 Irrigation
- ☐ IO.407.8 Tree Preservation and Removal
- ☐ IO.407.9 Tree Protection During Construction
- ☐ IO.407.10 Required Site Furniture

☐ IO.408 Fences and Walls - MEETS / DOES NOT MEET / EXCEEDS / NA

☐ IO.409 Outdoor Lighting - MEETS / DOES NOT MEET / EXCEEDS / NA

☐ IO.410 Signs - MEETS / DOES NOT MEET / EXCEEDS / NA

Chapter 6 Subdivision Standards - MEETS / DOES NOT MEET / EXCEEDS / NA

- ☐ IO.602 Applicability and exceptions
- ☐ IO.603 – IO.608 Lot Division and Adjustment Processes
- ☐ IO.609 Parkland and open space dedication
- ☐ IO.610 Pedestrian and Bicycle Facilities
- ☐ IO.611 Street Classification
- ☐ IO.612- IO.613 Street Design
- ☐ IO.614 Driveway and Easements
- ☐ IO.615 Road Adequacy Standards

☐ Chapter 7 Historic Preservation - MEETS / DOES NOT MEET / EXCEEDS / NA

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00011.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section S.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence.

ALTA/NSPS NOTES

- Regarding Table "A" Item 2: Property address: "HWY 79, HUTTO, TX 78634" according to Williamson County Appraisal District.
- Regarding Table "A" Item 7(a): No buildings were observed at time of survey
- Regarding Table "A" Item 14: The southeast corner of the site is approximately 810 feet northwest of the intersection of 79 and Exchange Boulevard.
- PARKING SUMMARY**

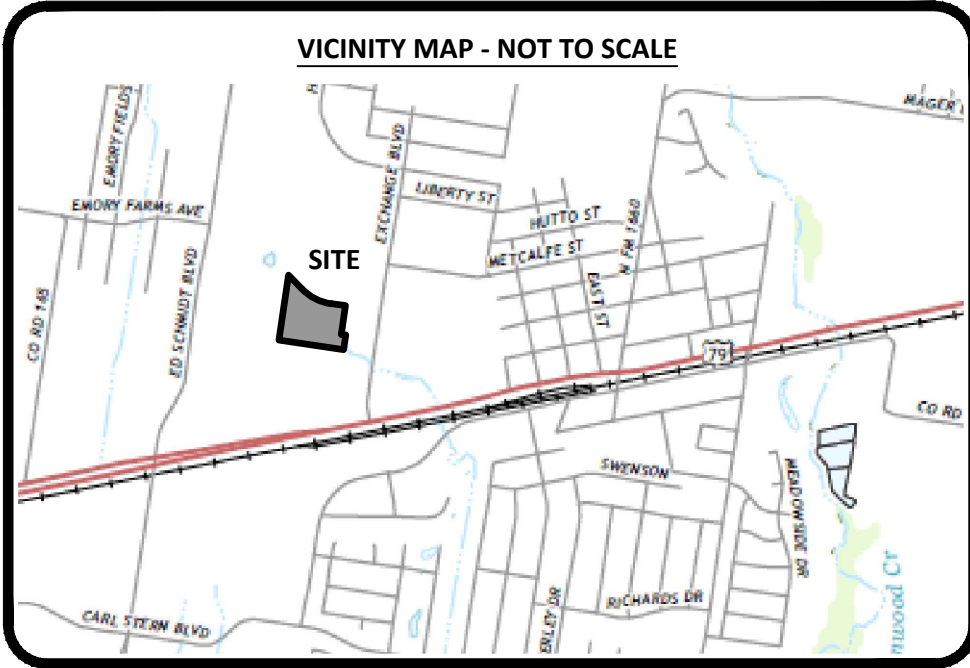
STRIPED UNMARKED SPACES: 0
STRIPED HANDICAP-MARKED SPACES: 0

LEGEND OF ABBREVIATIONS

- D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

ALTA/NSPS LAND TITLE SURVEY

A TRACT SITUATED IN THE
NATHANIEL EDWARDS SURVEY, ABSTRACT #225
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS



PROPERTY DESCRIPTION

BEING a tract of land out of the Nathaniel Edwards Survey, Abstract Number 225, Williamson County, Texas, and being a portion of that tract of land described by deed to Kalogridis and Kalogridis Development, LLC, as recorded under Document Number 2017118415, Official Public Records of Williamson County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped "CUNNINGHAM" found in the west line of said Kalogridis tract, same being the northwest corner of the herein described tract;

THENCE through the interior of said Kalogridis tract, the following calls:

- South 44 degrees 24 minutes 09 seconds East, a distance of 243.69 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found at the beginning of a curve to the left, having a radius of 641.50 feet, with a delta angle of 38 degrees 49 minutes 22 seconds, whose chord bears South 63 degrees 48 minutes 50 seconds East, a distance of 426.40 feet;
- Along said curve to the left, an arc length of 434.67 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;
- South 83 degrees 13 minutes 31 seconds East, a distance of 189.19 feet to a 1/2 inch rebar with a cap stamped "CUNNINGHAM" found in the east line of said Kalogridis tract;

THENCE with the perimeter and to the corners of said Kalogridis tract:

- South 07 degrees 32 minutes 33 seconds West, a distance of 374.18 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;
- South 83 degrees 14 minutes 43 seconds East, a distance of 58.08 feet to a 1/2 inch rebar found;
- South 07 degrees 45 minutes 08 seconds West, passing at a distance of 165.26 feet a 1/2 inch rebar found, and continuing a total distance of 192.33 feet to a 1/2 inch rebar with an illegible cap found;
- North 82 degrees 26 minutes 48 seconds West, passing at a distance of 257.82 feet a 1/2 inch rebar with an illegible cap found, and continuing a total distance of 843.60 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;
- North 07 degrees 37 minutes 11 seconds East, passing at a distance of 19.11 feet a 1/2 inch rebar with cap stamped "CUNNINGHAM" found, passing at an additional distance of 260.28 feet to a 1/2 inch rebar with cap stamped "R" found, and continuing a total distance of 849.54 feet to the **POINT OF BEGINNING** and enclosing 11.744 acres (511,556 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by Chicago Title Insurance Company, G.F. Number CTA-19A-CTA2101168ha, Effective Date May 23, 2021. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

Item 10(h): intentionally not addressed on survey per client request

Item 10(i): Easement as recorded under Volume 239, Page 90, Deed Records of Williamson County, Texas. (easement is centered on a pipeline not located at time of survey (no surface evidence))

Item 10(k): Easement as recorded under Volume 282, Page 425, Deed Records of Williamson County, Texas. (unable to locate easement / affected tract due to ambiguous description)

Item 10(l): Easement as recorded under Volume 282, Page 479, Deed Records of Williamson County, Texas. (unable to locate easement / affected tract due to ambiguous description)

Item 10(m): Easement as recorded under Volume 292, Page 69, Deed Records of Williamson County, Texas. (unable to locate easement / affected tract due to ambiguous description)

Item 10(n): Easement as recorded under Volume 309, Page 230, Deed Records of Williamson County, Texas. (easement contains a description which includes the subject property)

Item 10(o): Easement as recorded under Volume 355, Page 257, Deed Records of Williamson County, Texas. (unable to locate easement / affected tract due to ambiguous description)

Item 10(p): Easement as recorded under Volume 423, Page 62, Deed Records of Williamson County, Texas. (unable to locate easement / affected tract due to ambiguous description)

Item 10(q): Easement as recorded under Volume 466, Page 138, Deed Records of Williamson County, Texas. (unable to locate easement / affected tract due to ambiguous description)

Item 10(t): Easement as recorded under Volume 832, Page 108, Deed Records of Williamson County, Texas. (easement is centered on a pipeline not located at time of survey (no evidence))

Item 10(w): Easement as recorded under Document Number 2005072780, Official Public Records of Williamson County, Texas. (easement crosses the subject property, shown hereon)

Item 10(aa): Easement as recorded under Document Number 2020160115, Official Public Records of Williamson County, Texas. (easement crosses the subject property, shown hereon)

Item 10(ab): Easement as recorded under Document Number 2002050183, Official Public Records of Williamson County, Texas. (easement contains a description which includes the subject property)

SURVEYOR'S CERTIFICATE

To: CH Ventures, LLC

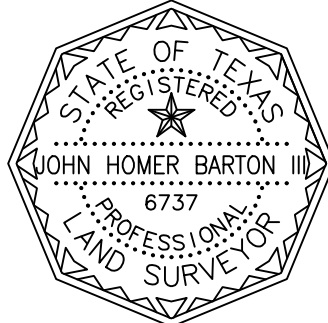
Chicago Title Insurance Company (G.F.# CTA-19A-CTA2101168ha)

Hutto Landing 3 Property Owner LP

BancorpSouth Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, & 14 of Table A thereof. The fieldwork was completed on May 21, 2021.

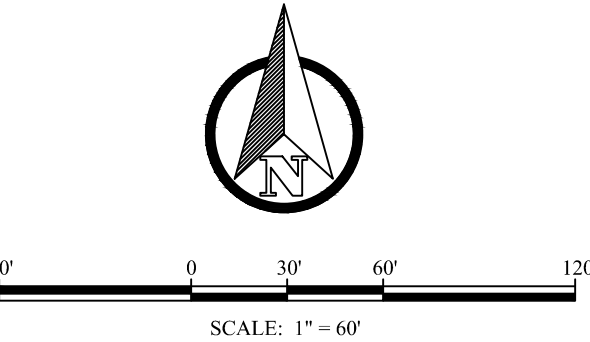
Date of Plat or Map: June 3, 2021



John H. Barton III, RPLS# 6737

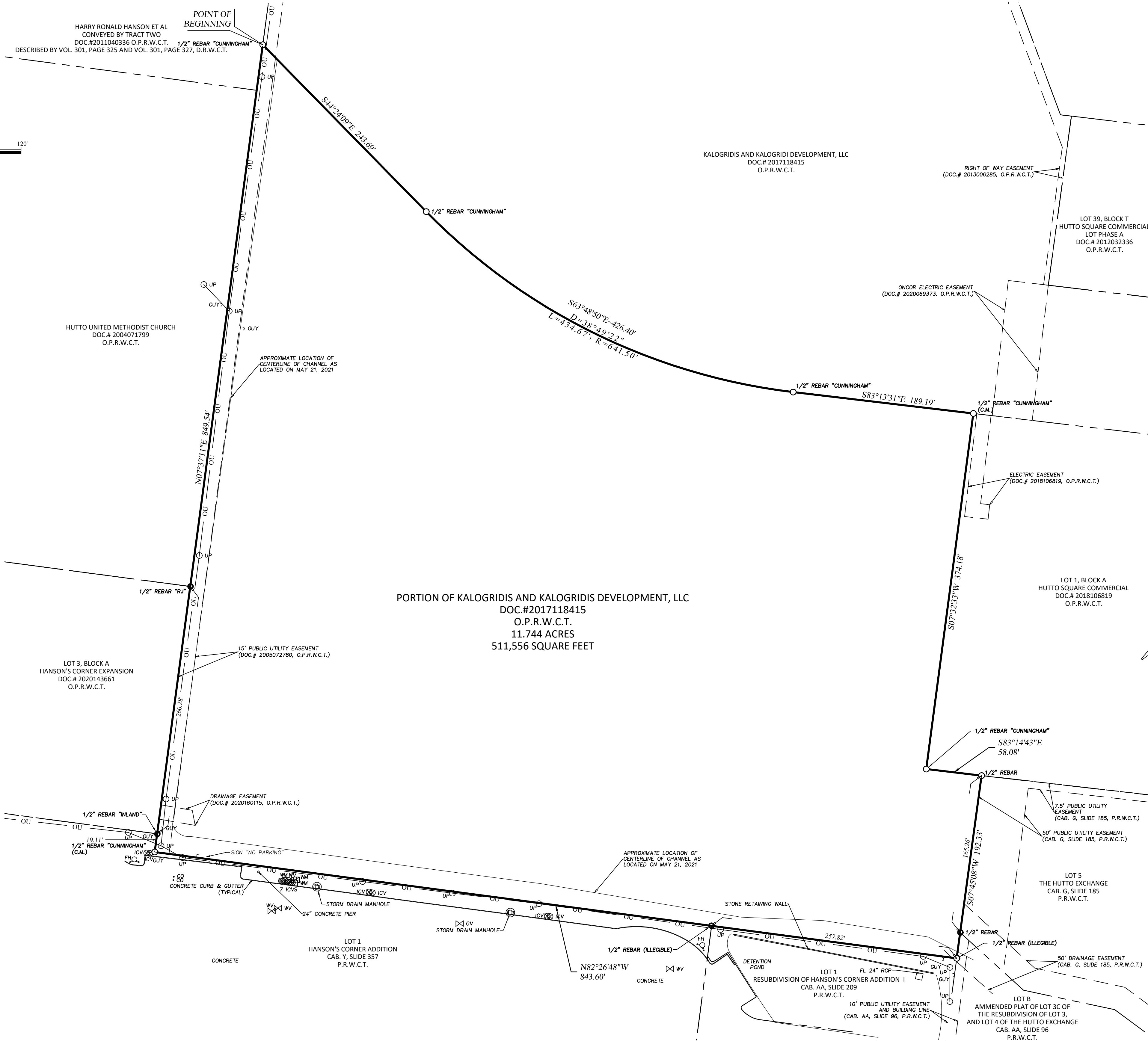
TERMS OF ACCEPTANCE OF SURVEY

This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require a new or re-issued survey. Please feel free to request pricing for this at info@bcsdw.com, or call (817) 864-1957.



LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines



PORTION OF KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC
DOC.#2017118415
O.P.R.W.C.T.
11.744 ACRES
511,556 SQUARE FEET



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

JOB NO. 2021.001.192

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

HUTTO 11 ACRES

CITY OF HUTTO,
TEXAS

SHEET:

VO1

ALTA/NSPS LAND
TITLE SURVEY

"W. LIVE OAK STREET"

Hutto, Texas

2.314 Acres

BEING a tract of land out of the Nathaniel Edwards Survey, Abstract Number 225, Williamson County, Texas, and being a portion of that tract of land described by deed to Kalogridis and Kalogridis Development, LLC, as recorded under Document Number 2017118415, Official Public Records of Williamson County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83):

BEGINNING at a 1/2 inch rebar with cap stamped "CUNNINGHAM" for the easternmost southeast corner of said Kalogridis tract and the herein described tract, same being the easternmost northeast corner of Lot 1 in Block 1 of Hutto Square Commercial, an addition in Williamson County, Texas according to plat recorded in Document Number 2018106819 of the Official Public Records Williamson County, Texas;

THENCE North 36 degrees 52 minutes 25 seconds West, with the northeast line of said Lot 1, a distance of 28.93 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;

THENCE North 83 degrees 13 minutes 31 seconds West, with the north line of said Lot 1 passing at a distance of 312.66 a 1/2 inch rebar with cap stamped "CUNNINGHAM" found for the northwest corner of said Lot 1 and continuing through the interior of said Kalogridis tract a total distance of 501.85 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found at the beginning of a tangent curve to the right having a radius of 641.50 feet, with a delta angle of 38 degrees 49 minutes 22 seconds, whose chord bears North 63 degrees 48 minutes 50 seconds West a distance of 426.40 feet;

THENCE Through the interior of said Kalogridis tract and along said tangent curve to the right an arc length of 434.67 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;

THENCE North 44 degrees 24 minutes 09 seconds West, through the interior of said Kalogridis tract a distance of 243.69 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found in the west line thereof;

THENCE North 07 degrees 37 minutes 11 seconds East, with the west line of said Kalogridis tract, a distance of 105.30 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;

THENCE South 44 degrees 24 minutes 09 seconds East, through the interior of said Kalogridis tract, a distance of 308.48 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found at the beginning of a tangent curve to the left having a radius of 558.50 feet, with a delta angle of 38 degrees 49 minutes 22 seconds, whose chord bears South 63 degrees 48 minutes 50 seconds East, a distance of 371.23 feet;

THENCE Through the interior of said Kalogridis tract and along said tangent curve to the left, an arc length of 378.43 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;

"W. LIVE OAK STREET"

Hutto, Texas

2.314 Acres

THENCE South 83 degrees 13 minutes 31 seconds East, through the interior of said Kalogridis tract, a distance of 501.85 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found;

THENCE North 50 degrees 25 minutes 23 seconds East, through the interior of said Kalogridis tract, a distance of 38.01 feet to a 1/2 inch rebar with cap stamped "CUNNINGHAM" found in the east line of said Kalogridis tract;

THENCE South 09 degrees 30 minutes 23 seconds West, with the east line of said Kalogridis tract, a distance of 131.59 feet to the **POINT OF BEGINNING** and enclosing 2.314 acres (100,779 square feet) of land, more or less.


9/23/2021
John H. Barton III, RPLS# 6737



Planned Unit Development (PUD) NorthStar Hutto Apartments

Statement of Intent

NorthStar Hutto (the “Project”) is a proposed “active adult” community seeking a rezoning of its property from Multi-Family (MF) Zoning to a Multi-Family PUD (MF/PUD) zoning designation. This designation request is being made on the basis that some of the design requirements may not be translatable to the design of this development type (i.e., active adult community) and would most appropriately be developed as a Planned Unit Development constructed under modified development guidelines unique to the property use. Once complete, the Project will provide attractive housing for a currently underserved demographic within the City of Hutto.

The proposed Project is a multi-family (high density) development that will be utilized mostly by residents over the age of 55. As per our experience on other active adult 55+ projects, the likelihood is that the average resident age will be approximately 70 years of age (with general range from 55 to 80). The Project will incorporate unique design elements which are necessary to accommodate and provide a living experience which has been tailored to both the desires and needs of the demographic who will reside at the Project. The most prevalent attributes seek to facilitate (1) affordability, (2) accessibility and (3) access to amenities (all of which necessitate some slight modifications to the current MF Zoning designation).

The Project is proposed as a Class-A, 3-story project comprised of 4 large buildings. In some instances, the Project’s buildings are larger than normal (as compared to conventional multifamily projects) to help facilitate convenient elevator access throughout the Project. The requested modifications to the current MF zoning designation will assist the developer in controlling construction costs (which are normally higher than a conventional multifamily project) so that the Project remains viable and ultimately allows for rents to be lower.

While there are several deviations requested from the original zoning guidelines, it should be noted that the request does not deviate from most of the PUD criteria outlined by the City of Hutto.

The PUD request meets many of the PUD criteria as outlined below:

1. The PUD is (a) consistent with the spirit of the community, neighborhood and other applicable land use and development plans, (b) compatible with the character of adjacent development or recommended land uses, (c) would not adversely affect properties near the site, and (d) achieves the benefits of improved design.
2. The PUD will not adversely affect land with significant historical, cultural, recreational, or aesthetic value.
3. The PUD, while a site-specific use, will provide benefits for its residents by providing social and recreational elements as part of the project development.
4. The PUD does not impose an extensively dense development that would affect nearby land uses, congestion of traffic, excessive lighting, trash accumulation and litter, noise, air and water pollution, and other factors affecting the public health, safety, welfare, and convenience.

5. The PUD will be served by adequate facilities including streets, fire protection, and water and sanitation.
6. The PUD does not have a significantly greater burden on the City's existing infrastructure, public improvements and services than a development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.
7. PUD architectural design, landscaping, hardscaping and signage parameters will provide evidence of compatibility with the adjacent development, internal consistency of design, and conformance to city design standards, with the exception of those outlined in the amendments attached.

As part of this request, it should be underscored that this Project will be developed with the utmost sensitivity to architectural and landscape design. The outline of the Plan Amendments, set forth by this request, will not diminish the requirements set forth in the City's development standards to provide a quality architecturally distinctive project that is a benefit to the City, as well as the residents of the community.

City of Hutto UDC / Site Criteria

10.403 Bulk, Setbacks and Buffers

- ☒ 10.403.3 Lot Dimensions and Area- **MEETS**
- ☒ 10.403.4 Building Envelope- **MEETS**
- ☒ 10.403.4.3 Riparian Setbacks- **MEETS**
- ☒ 10.403.4.5 Setback Encroachments and Exceptions- **MEETS**
- ☒ 10.403.6 Buffer yard- **MEETS**
- ☒ 10.403.7 Residential Adjacency- **MEETS**

10.404 Site Design

- ☒ 10.403.7 Siting and Orientation- **MEETS**
- ☒ 10.403.7.3 Common Open Space- **MEETS**
- ☒ 10.403.8 Siting and Orientation: non-residential sites and structures- **N/A**
- ☒ 10.403.9 Sidewalks- **MEETS**
- ☒ 10.403.10 Internal Pedestrian Circulation- **MEETS**
- ☒ 10.403.11 Signature Elements- **PROPOSED NEW**

Existing UDC

Primary vehicular entrances to businesses, office and industrial parks, shopping and commercial centers, and development in MF and MH districts, on sites at least 10 acres, must include one or more signature elements. A signature element may include:

- ☐ *Public Art, with a theme unrelated to the primary use(s) of the site.*
- ☐ *Water Feature such as water fountain or waterfall.*
- ☐ *Clock or Bell Tower.*

Proposed PUD (shown bold)

Primary vehicular entrances to businesses, office and industrial parks, shopping and commercial centers, and development in MF and MH districts, on sites at least 10 acres, must include one or more signature elements. A signature element may include:

- ☐ *Public Art, with a theme unrelated to the primary use(s) of the site.*
- ☐ *Water Feature such as water fountain or waterfall.*
- ☐ *Clock or Bell Tower.*
- ☐ ***Unique signature architectural building element.***
- ☐ ***Entry Motor court with architectural paver drives and enhanced landscaping.***

- ☒ 10.403.12 Public Transit Facilities- **N/A**
- ☒ 10.403.13 Service Areas- **MEETS**
- ☒ 10.403.14 Water Bodies and Retention- **N/A**
- ☒ 10.403.15 Land Disturbance - **MEETS**
- ☒ 10.403.16 Defensible Space - **MEETS**

10.406 Architectural Design

- ☒ 10.406.3 Single household detached and two to four household residence design- **N/A**
- ☒ 10.406.4 Single household attached and multiple household residence design-
MEETS in all areas with exception of:

10.406.4.4.3 Long walls and facades

Existing UDC

- o The Maximum length of a multifamily residential building as 200 ft.*
- o Wall and roof plans must have offsets or setbacks with differential in horizontal plane of at least 4 ft. every no more than 50 ft.*
- o Up to six townhouse units may be attached in a single row.*

Proposed PUD (shown bold) / See 'Exhibit B'

- o The Maximum length of a multifamily residential building as **(260 ft.)***
- o Wall and roof plans must have offsets or setbacks with differential in horizontal plane of at least 4 ft. every no more than 50 ft.*
- o Up to six townhouse units may be attached in a single row.*

10.406.4.4.7 Building Roofs

Existing UDC

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

Proposed PUD (shown bold) / See 'Exhibit A'

- o On buildings with pitched roofs, the minimum roof pitch is **4:12**.*
- o On building where flat roofs are the predominate roof type, parapet walls must vary in height and/or shape at least once every no more than 50 ft. along a wall.*
- o On buildings where sloping roofs are the predominant roof type, each building must have a variety of roof forms.*
- o Roof forms must be designed to correspond and denote building elements and functions such as entrances and arcades.*

10.406.4.5.1 Building Materials

Existing UDC

- o Predominant building exterior materials must be high quality, and used in their natural contact and color. Masonry, stone and/or brick must be used as dominant (at least 50% of exterior surface area) exterior materials. Wood, fiber-cement siding and stucco are examples of appropriate secondary exterior materials.*
- o A waiver to building material standards may be considered for buildings designed in a modern or postmodern architectural style.*
- o T1-11 and other plywood-based siding materials are prohibited.*
- o Prefabricated and pre-engineered building are prohibited.*

Proposed PUD (shown bold) / See Exhibit 'A'

- *Predominant building exterior materials must be high quality, and used in their natural contact and color. Masonry, stone and/or brick must be used as dominant (at least **30%** of exterior surface area) exterior materials. Wood, fiber-cement siding and stucco are examples of appropriate secondary exterior materials.*
- *A waiver to building material standards may be considered for buildings designed in a modern or postmodern architectural style.*
- *T1-11 and other plywood-based siding materials are prohibited.*
- *Prefabricated and pre-engineered building are prohibited.*

- ☒ 10.406.6 Commercial, office, public, institutional, and mixed-use building design- **N/A**
- ☒ 10.406.7 Industrial building design- **N/A**

10.407 Landscaping

- ☒ 10.407.3 General Standards- **MEETS**
- ☒ 10.407.4 Required Landscaping: single, two, three and four household dwellings- **N/A**
- ☒ 10.407.5 Required Landscaping: non-residential and 5+ household residential development- **MEETS in all areas with exception of:**

10.407.5.1.2 Minimum Percentages

Existing UDC

Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses.

For every 500 square feet of landscaping required, or portion thereof, as least two (2) large trees and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.

Proposed PUD (shown bold) / See Exhibit 'C'

*Tree and shrub requirement for commercial, multifamily, office and professional, and Institutional and civic uses. For every 500 square feet of landscaping required, or portion thereof, as least **one (1) large tree** and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for one (1) required large tree, not to exceed 50% of the required large trees.*

10.407.5.2 Parking lot and vehicular use screening

Existing UDC

The perimeter of all vehicular use areas included parking areas, drive aisles, and loading areas shall be screened as follow:

- *Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.*
- *Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.*
- *Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.*
- *In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.*

- *Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.*
- *Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island. • Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.*
- *Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.*
- *Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.*

Proposed PUD (shown bold)

The perimeter of all vehicular use areas included parking areas, drive aisles, and loading areas shall be screened as follow:

- *Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.*
- *Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep **or utilization of 6 ft stained wood screen fence.***
- *Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.*
- *In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.*
- *Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.*
- *Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island. • Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.*
- ⊕ *Driveways and entry throats shall contain at least one (1) large tree and **SOD.***
- *Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.*

- ☒ 10.407.6 Materials, Maintenance and Replacement- **MEETS**
- ☒ 10.407.7 Irrigation- **MEETS**
- ☒ 10.407.8 Tree Preservation and Removal- **MEETS**
- ☒ 10.407.9 Tree Protection During Construction- **MEETS**
- ☒ 10.407.10 Required Site Furniture- **N/A**
- ☒ 10.408 Fences and Walls- **MEETS in all areas with exception of:**

Existing UDC:

Permitted fence in 3+ household residential area to be no more than 3.5' height in front yard.

Proposed PUD (shown bold):

Permitted fence in 3+ household residential area to be **6' maximum** height in front yard.

- ☒ 10.409 Outdoor Lighting- **MEETS**

Chapter 6 - Subdivision Standards

- ☒ 10.602 Applicability and exceptions- **MEETS**
- ☒ 10.603-10.608 Lot Division and Adjustment Processes- **MEETS**
- ☒ 10.609 Parkland and open space dedication- **MEETS**
- ☒ 10.610 Pedestrian and Bicycle Facilities- **MEETS**
- ☒ 10.611 Street Classification- **MEETS**
- ☒ 10.612- 10.613 Street Design- **N/A**
- ☒ 10.614 Driveway and Easements- **MEETS**
- ☒ 10.615 Road Adequacy Standards- **MEETS**

- ☒ **Chapter 7 – Historic Preservation- N/A**

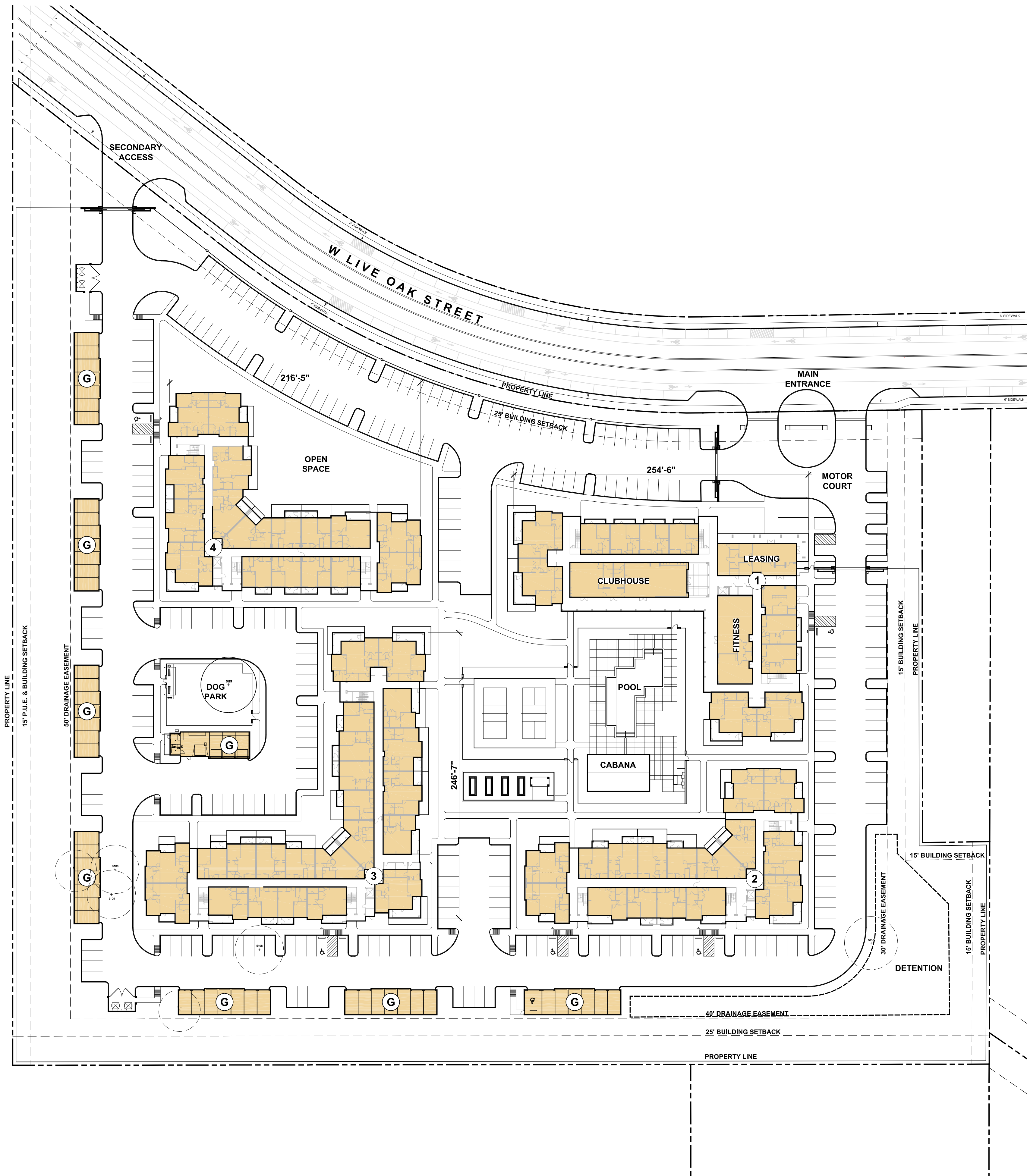
NORTHSTAR HUTTO - PUD APPLICATION EXHIBIT



CONCEPT PERSPECTIVE

NORTHSTAR HUTTO

HUTTO, TEXAS
11.05.2021

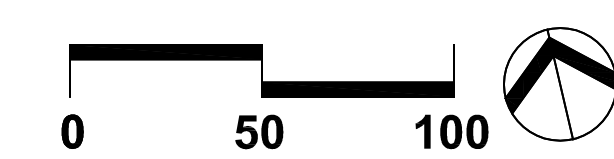


SITE TABULATIONS

TOTAL ACRES	NET USEABLE ACRES	TOTAL UNITS	NET DENSITY
11.74	9.06	216	23.84

PARKING TABULATIONS

SURFACE	DETACHED GARAGE	TOTAL PARKING	PARKING RATIO
314	52	366	1.69



PUD DEVELOPMENT PLAN - EXHIBIT B

NORTHSTAR HUTTO

HUTTO, TEXAS
11.05.2021



SITE TABULATIONS

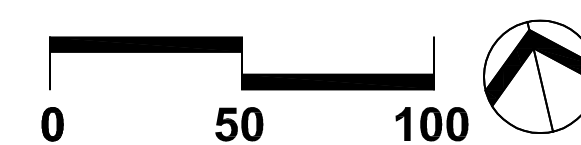
TOTAL ACRES	NET USEABLE ACRES	TOTAL UNITS	NET DENSITY
11.74	9.06	216	23.84

PARKING TABULATIONS

SURFACE	DETACHED GARAGE	TOTAL PARKING	PARKING RATIO
314	52	366	1.69

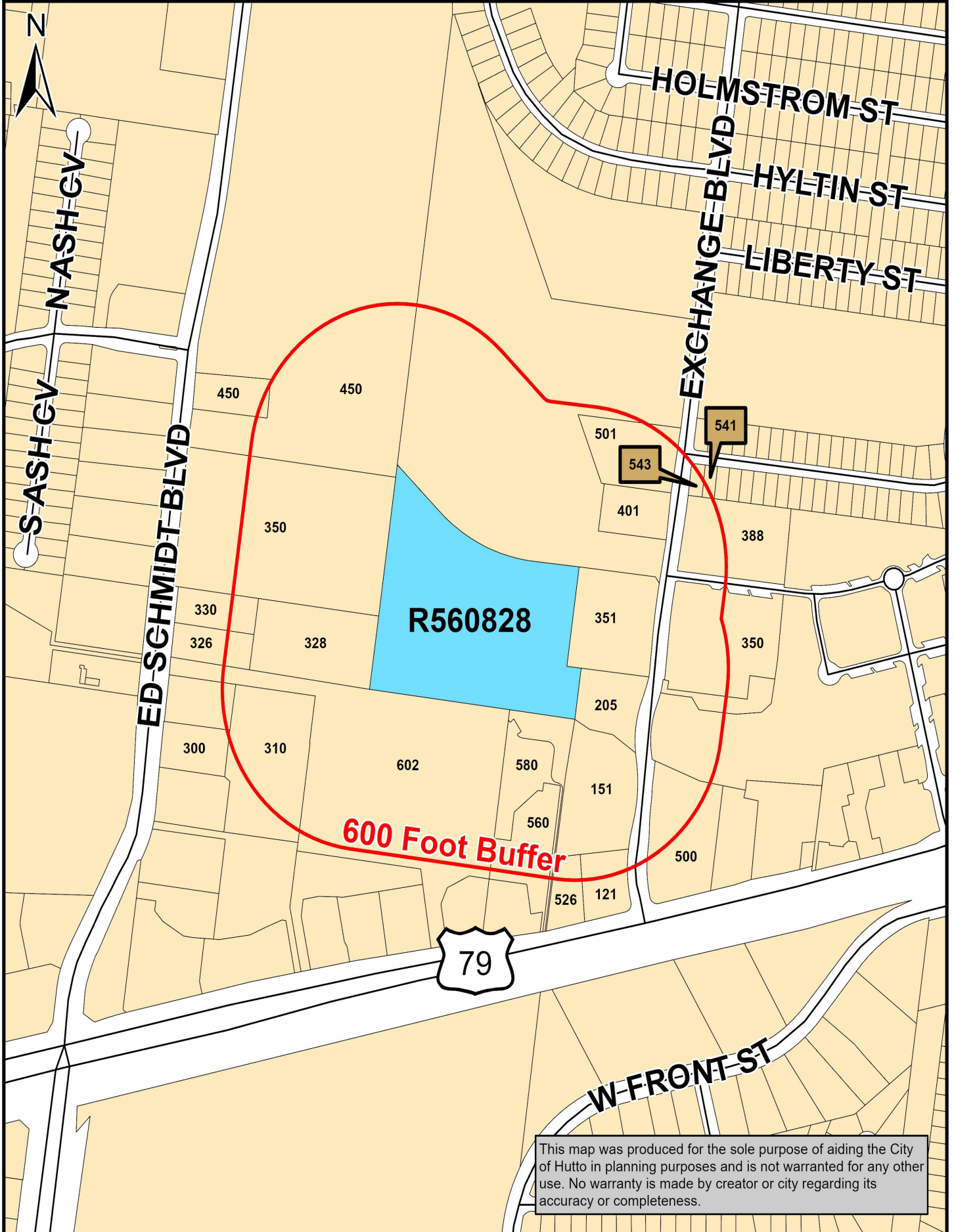
LANDSCAPE DESIGN GUIDELINES

- PROPOSED PUD TREE REQUIREMENTS
- a. 1 Large Trees for every 500sf of Landscaping Required
 - $413,782 \div 0.2 = 82,756$
 - $82,756sf / 500sf = 166$ Trees
 - 166 Large Trees Proposed
 - Exhibit does not reflect ornamental trees. Per UDC, two ornamental trees equals one large tree.



PROPOSED PUD TREE DENSITY - EXHIBIT C

NorthStar Hutto PUD



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.



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

PLANNING & ZONING COMMISSION ON: **DECEMBER 7, 2021**
CITY COUNCIL ON: **JANUARY 6, 2022**
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 as **NorthStar Hutto Planned Unit Development (PUD)**, 11.74 acres, more or less, of land, located off of Exchange Boulevard. The land use proposal is active adult 55+ multi-family use.

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 as **NorthStar Hutto Planned Unit Development (PUD)**, 11.74 acres, more or less, of land, located off of Exchange Boulevard.

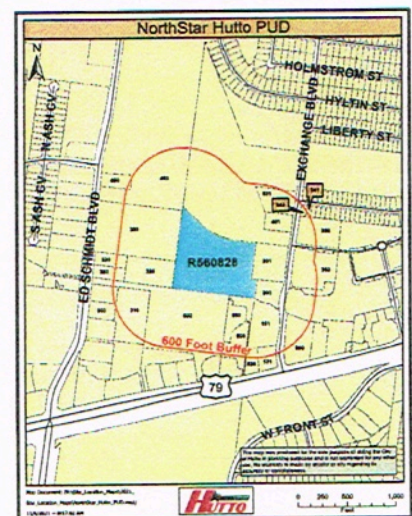
Name: 21044 SHERMAN WAY, LLC - STEVE McCoy
Address: 560 US-79

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration of a public hearing and possible recommendation to City Council for a Future Land Use Map (FLUM) revision request for the property known as the Waymaker Stromberg Tract, 390 acres, more or less, of land, from Agricultural/Open Space to Mid-Density Residential and Commercial, located south of CR 132.

Meeting: Tuesday, December 7, 2021

Department: Development Services

Staff Contact:

BACKGROUND INFORMATION:

This property is currently in the city limits and zoned Agriculture. It was part of a larger annexation approved on September 19, 2019, with Ordinance O-19-09-19-10L. Subsequently, the property was zoned Agriculture. The initial zoning is established through a zoning map amendment (rezoning), which must be processed at the same time as the annexation request. Initial zoning must conform to the comprehensive plan.

The applicant is requesting the Future Land Use Map (FLUM) revision to allow for the re-zoning of the property in question.

SUMMARY OF REQUEST:

The applicant wishes to rezone the property to single-family, multi-family and commercial to allow for future development. Zoning map amendment requests must be consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.

If the zoning request does not conform to the comprehensive plan a FLUM revision is required prior to applying for the rezoning.

A FLUM amendment is required to consider a request to change the future land use designation of a parcel. FLUM amendments are evaluated using all the following criteria:

- The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.
- The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.
- There is enough physical and social infrastructure to serve the proposed future land use.
- The site and its conditions are suited for and appropriate to the proposed future land use.
- The proposed future land use does not threaten public health, safety, and welfare.
- The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.

AGENDA ITEM REPORT



- The proposed future land use does not threaten scenic, natural or historic resources.
- The proposed future land use addresses a community need.
- The proposed future land use corrects a clerical or administrative error on the future land use map.
- The proposed future land use results in a logical and orderly development pattern.
- The proposed future land use is not merely intended to confer a benefit to the property owner.

The Planning and Zoning Commission and/or City Council may impose conditions on a future land use map amendment.

The 390 acres in question is currently classified as Agriculture/Open Space. This property is part of the greater eastern section of ETJ in Hutto classified as Agriculture/Open Space that is open for development discussion within our new Comprehensive Plan update discussions. This property is also directly south of the City's planned Industrial Business Park. Amending the Future Land Use Map and allowing a re-zone to move forward at this time is not appropriate or in the City's best interest. Once the Comprehensive Plan update is complete, the timing may be better suited for such a request.

STAFF REVIEW:

Future land use map amendments are evaluated using all the following criteria:

- The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans. **Staff finds that this proposal is not consistent with the goals of the community and the Comprehensive Plan Update process.**
- The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map. **The proposed land use change does have the potential to negatively impact the City's proposed site to the north.**
- There is enough physical and social infrastructure to serve the proposed future land use. **There are not adequate services in place to serve this development. The proposal would require a MUD or PID to finance utility infrastructure.**
- The site and its conditions are suited for and appropriate to the proposed future land use. **Staff finds this answer will be available after the Comprehensive Plan update is complete.**
- The proposed future land use does not threaten public health, safety, and welfare. **There are no known threats from this change.**
- The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment. **Staff does not foresee any adverse impacts on the natural environment from this change.**

AGENDA ITEM REPORT



- The proposed future land use does not threaten scenic, natural or historic resources. **There are no identified scenic, natural or historic resources that would be threatened by development of this site.**
- The proposed future land use addresses a community need. **The City has over 6,000 (platted or in-process) lots at this time for single-family homes. We also have approximately 4,000 for rent units available and in process.**
- The proposed future land use corrects a clerical or administrative error on the future land use map. **Does not apply**
- The proposed future land use results in a logical and orderly development pattern. **Staff finds this will be better understood once the Comprehensive Plan update is complete.**
- The proposed future land use is not merely intended to confer a benefit to the property owner. **NA**
- The site is a legal building lot. **This site can be subdivided into legal lots.**

Based on the above findings, staff recommends denial of the Proposed Future Land Use Amendment.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. FLUM Revision Application
2. O-19-09-19-10L Original Annexation Ordinance
3. Site Map
4. Development Concept
5. Land Use Map

FUTURE LAND USE MAP AMENDMENT REQUEST

Project Name: LPL / STROMBERG TRACTS - TBD
 Proposed Amendment: From: Open Space To: SF1 + Commercial
 Project Location/Address: +/- 390 Acres (R020545, R020555, R020697, R020702)
 Project Legal Description: See Attached Surveys

- 1) Proof of property ownership. Copy of deed or other documentation establishing ownership by and individual or entity. If owned by an entity, including a partnership, documentation that the person signing the Owner's Acknowledgment has the authority to do so.
- 2) An aerial map clearly depicting the subject property and surrounding properties; the same or additional map should identify the property's current FLUM designation and the designation of surrounding properties. The map should incorporate the Mobility Master Plan roadways and any identified pedestrian connections and/or trail systems.
- 3) Letter of Request. A Letter of Request from the owner/applicant outlining the justification for the proposed FLUM amendment. The Letter shall include:
 - a) Project justification based on the twelve criteria found in 10.203.12.3 of Hutto's Unified Development Code, as amended, as well as the following points:
 - i) How the proposed change will enhance the site and the surrounding area;
 - ii) Will the proposed amendment benefit the City as a whole? Will the proposed amendment enhance economic development within the City?
 - iii) Whether the necessary infrastructure is already in place or how this will be provided and the funding request (cost share with the city, special district creation, etc.);
 - iv) How the proposed change reflects the vision and goals as identified in the 2040 Comprehensive Plan;
 - v) How the subject property is compliant with surrounding land uses and zoning;
 - vi) How the proposed land use impacts adjacent areas – whether the proposed land use impacts existing areas and the uses shown on the Future Land Use Map;
 - vii) Whether uses adjacent to the proposed land use are similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility. If adjacent uses are dissimilar, how compatibility will be addressed;
 - viii) How the proposed land use is a better benefit to the public health, safety and welfare of the community than the current designation of future land use; and
 - ix) How the proposed land use contributes to the City's long-term economic well-being. Provide an updated mix of the land use breakdown for the city with the request outlining which development sector of the city will have the increase (commercial, business park/employment, industrial, or residential).
- 4) Statement of Relevant Goals and Objectives. This Statement from the applicant identifies which goals and objectives of the 2040 Comprehensive Plan are supported by the proposed land use change, and how they are supported or strengthened by the proposal.
- 5) Proposed Land Use and Development Information. This includes information on proposed land uses, building intensity, building height, building area, density, number of non-residential or residential dwelling units, parkland etc.
- 6) Identification of unique characteristics of the area that supports the proposed land use and any additional maps or other information from the applicant to support the proposed Amendment.
- 7) Completed Owner's Acknowledgement and Master Application.

FUTURE LAND USE MAP AMENDMENT REQUEST

About Future Land Use Map Amendments

The 2040 Comprehensive Plan Future Land Use Map (FLUM), was revised and adopted by the City Council in May 2017. The Comprehensive Plan is a general guide for Hutto's growth and development and including policy statements and objectives for the future. Each FLUM Amendment Request will be evaluated by both Planning and Zoning Commission and the City Council on its own merits. It is the responsibility of the property owner or applicant to provide evidence that the proposed FLUM amendment supports community goals and objectives as set forth within the 2040 Comprehensive Plan.

The adopted Unified Development Code provides that amendments to the FLUM should be reviewed for a minimum of twelve criteria, including an analysis of immediate infrastructure needs, as well as consideration for long-term effects of any proposed amendment. Hutto's City Council will consider each proposed FLUM Amendment Request carefully to determine whether it is consistent with the Comprehensive Plan's goals and policies, and whether it will be beneficial for Hutto's long-term economic health and in compliance with best practices in land use. After acceptance of a FLUM Amendment Request by the City Council, the applicant may proceed through the zoning process.

Incomplete submittals will not be accepted for review

FEES ☐ All required fees should be verified prior to submission. Payment may be provided by cash, check made payable to: City of Hutto, or via MyGovernmentOnline. WCESD #3 fees are separate and must be verified and paid directly to the ESD. www.huttofirerescue.org

Development Assessment Fee		\$1,125
Technology Fee		included with application fee
Total Fee		\$1,125

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	PZ Mtg. date	CC Mtg. date
11.15.21	11.15.21	#9475409648	\$1,125.00	12.7.21	1.6.22

FUTURE LAND USE MAP AMENDMENT REQUEST

1. **PROOF OF OWNERSHIP.** See attached deed. See attached proof that applicant signatory has the authority to sign.
2. **AERIAL MAP.** See attached aerial map.
3. **LETTER OF REQUEST.**
 - a. Justification based on the 12 criteria found in the UDC 10.203.12.3.
 - i. *The proposed future land use is consistent with, and will not conflict with the goals of community, neighborhood and other applicable land use and development plans.*
The proposed development would not conflict and will serve to enhance the goals of community, neighborhood and other applicable land uses by providing utility infrastructure and additional housing and retail opportunities.
 - ii. *The proposed future land use will not conflict with proposed, permitted or existing land uses in the future land use map or zoning map.*
The proposed development would not conflict and will serve to enhance the proposed, permitted and existing land uses by providing utility infrastructure and additional housing and retail opportunities.
 - iii. *There is enough physical and social infrastructure to serve the proposed future land use*
The development is proposed to provide needed utility infrastructure and light retail uses that would benefit adjacent properties as well
 - iv. *The site and its conditions are suited for and appropriate to the proposed future land use*
Yes, this site is well suited for development as a mixed-use retail and residential site. Undisclosed land uses on the Hutto Mega Site can be addressed with additional input from City Staff regarding compatibility needs.
 - v. *The proposed future land use does not threaten the public health, safety, and welfare*
A mixed-use retail and residential development would pose no threat to the public health, safety and welfare.
 - vi. *The proposed future land use does not create a public nuisance, or have an adverse impact on surrounding properties or the natural environment.*
A mixed-use retail and residential development would only create a positive impact on the adjacent properties being developed.
 - vii. *The proposed future land use does not threaten scenic, natural or historic resources.*
There are no identified scenic, natural or historic resources that would be threatened by development of this site.
 - viii. *The proposed future land use addresses a community need.*
Providing utility infrastructure and housing opportunities for the adjacent City owned Mega Site contributes to the ability of Hutto to provide water and

wastewater service within its corporate limits without over-extending the City's budget.

- ix. The proposed future land use corrects a clerical or administrative error on the future land use map*

The current future land use maps identify this area as open space which appears to be a more temporary designation from a prior City administration based on annexation practices at the time. The site's location along planned major transportation corridors with no floodplain or other natural elements to preserve would indicate a higher intensity use overall.

- x. The proposed future land use results in a logical and orderly development pattern.*
The development will provide utility infrastructure and housing opportunities for the adjacent City owned Mega Site. As development proceeds east toward 3349 there are few available tracts of land more suited to mixed-use development.

- xi. The proposed future land use is not merely intended to confer a benefit to the property owner*

The proposed future land use aligns needs for the larger region with a land use intensity which is appropriate for this specific tract. Designating privately held land for Open Space is more typically associated with land not suited for development (floodplain, environmentally sensitive areas, etc.) and appears to be a designation more temporary in nature for this tract.

- xii. The site is a legal building lot.*

Yes, this site can be developed for the intended uses per the development procedures outlined within the City of Hutto UDC.

b. Additional justification criteria.

- i.** The proposed mixed use project will enhance the surrounding area. The adjoining land is currently farm land with Agricultural zoning. The project is only 5,850 feet east of the Cottonbrook PUD Development 4,950 feet northeast of the Gola Ashton Woods subdivision which is in the vicinity of the Wallin Brohn Homes subdivision and planned Walther Meritage subdivision. The proposed project is in the path of growth of Hutto and will be the closest development to the city owned Mega Site and could contribute toward bringing a gravity and force main wastewater solution closer to this planned commercial/industrial development.
- ii.** The proposed development will enhance economic development in the City of Hutto by adding a more diverse mix of housing opportunities for more residents in the City Limits in addition to commercial/retail development not contemplated on the Mega Site.
- iii.** The proposed project will require a MUD or PID to finance utility infrastructure which will be city-owned facilities after construction. The closest city owned waste water line is +/-1.1 miles to the south at the South Regional WWTP. This development will bring both water and wastewater facilities to areas currently without service.
- iv.** This change in land use reflects the goals of the 2040 Comprehensive Plan by defining development in an area largely ignored as open space in the current plan.

A thoughtful mix of development types in this area will more fully develop the transitions between uses in the area.

- v. There is no impact on the adjacent land uses which are all currently agrarian.
 - vi. The adjacent uses are currently agrarian and the proposed project will not negatively affect the adjacent areas.
 - vii. The adjacent uses are currently agrarian and there are no compatibility issues with this proposed project.
 - viii. The current designation of Open Space is not the highest and best use of this land and appears to be a more temporary designation provided under previous administrations during rapid growth of the City's corporate limits. The proposed project will provide much needed housing and commercial uses. The proposed project could also provide a future elementary school site if Hutto ISD desires to acquire a site in the area.
 - ix. The proposed project fronts the Southeast Connector for which Williamson County is currently acquiring ROW and planning to construct frontage roads. This project will then abut a major controlled access highway on the south end and, likely, a greatly expanded commercial/industrial arterial in CR 132 on the north end. Commercial frontage and neighboring residential will benefit the city economically by increasing the tax base. The current concept plan supports over 1,500 single family residential lots which at current property values and tax rates will create at least \$2,900,000 of ad valorem tax revenue per year for the city of Hutto. Additionally, the future retail will provide sales tax and employment opportunities subsequent to the significant short term employment opportunities associated with construction of the project.
4. **RELEVANT GOALS & OBJECTIVES.** The primary objective of the proposed project is to provide attractive yet affordable housing for the future residents of Hutto.
5. **PROPOSED LAND USES AND DEVELOPMENT INFORMATION.** See attached concept plan for a detailed breakdown of lot sizes, commercial and mixed use areas, major roadway alignments and waterways/detention areas.
6. **UNIQUE CHARACTERISTICS.** This proposed project is uniquely situated and distinct in several ways. First, the project is located directly across CR 132 from the city owned Mega Site and 3.5 miles from the Taylor owned site (the proposed Samsung site). The proposed development will provide housing and commercial for the future employees working in the area. Hutto can provide opportunities for employees of these nearby sites to live, work and play in close proximity to their place of employment. This will reduce traffic demands on Hutto's transportation network, increase quality of life for residents and minimize Hutto's long term infrastructure maintenance costs. Hutto can capture the property tax and associated sales tax that these residents will pay rather than allowing leakage to unincorporated areas adjacent to Hutto and Taylor. Second, a MUD or PID will allow this proposed project to bring city owned wastewater lines from the wastewater treatment plant on 1660 to the front door of the mega-site which will make the mega-site more marketable and development friendly. Third, the proposed project fronts the Southeast Connector to be built by Williamson County. This major roadway will allow residents to move east/west efficiently and quickly and without further burdening highway 79.
7. **OWNERS ACKNOWLEDGEMENT AND MASTER APPLICATION.** See attached.



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

PROJECT NAME: TBD-LPL/STROMBERG APPLICATION TYPE: FUTURE LAND USE MAP
APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact AMENDMENT REQUEST

Name: HOA DUNLOP + JAMIE DOWDARTY
Company Name: WAYMAKER VENTURES, LLC
Address: 3310 N. CAPITAL OF TEXAS HIGHWAY #202, AUSTIN, TX, 78746
Phone: (512) 800-5630 Email: hdunlop@waymakerventures.com

PROPERTY INFORMATION

Address: R020545/R020555/R020697/R020702
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits or ETJ: CITY Current Zoning District: OPEN SPACE

PROPERTY OWNER INFORMATION

Name: CATHERINE TORAN
Company Name: M. MOORE FAMILY FARMS, LLC
Address: 5000 PLAZA ON THE LAKE, SUITE 180, AUSTIN, TX, 78746
Phone: _____ Email: Catherine@prophetcapital.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Catherine Toran
Property Owner Signature

Manager Catherine Toran
Property Owner Printed Name

11.5.21
Date

THE STATE OF TEXAS

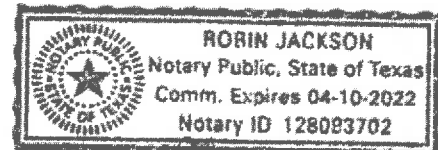
COUNTY OF TRAVIS

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

Given under my hand and seal of office this 5th day of November, 2021 A.D.

Robin Jackson
Notary Public Signature

Robin Jackson
Notary Public Printed Name



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

March 2020

ORDINANCE NO. O-19-09-19-10L

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 528.774 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 528.774 acres, more or less, of land, situated in Williamson County, Texas (the "Property"), and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the Property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City's Development Services Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made part hereof by reference for all purposes, and;

WHEREAS, such Property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the Property described in the attached **Exhibit "A"**, together with adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby made an integral part hereof; and that the boundary limits of the City of Hutto be the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereinafter be included within the territorial limits of the City of Hutto, Texas and designated as AG (Agriculture) Zoning District.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said Property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid Property without the invalid part, and to this end the provisions of this ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. That City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter thereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

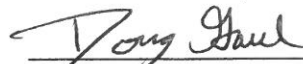
SECTION IX.

This ordinance shall take effect and be in force from and after its passage.

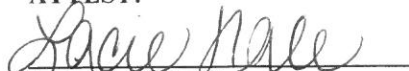
READ and APPROVED on first reading on this the **5th** day of **September, 2019** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and ADOPTED on second reading of ordinance this **19th** day of **September, 2019** at a meeting of the Hutto, Texas City Council; there being a quorum present.

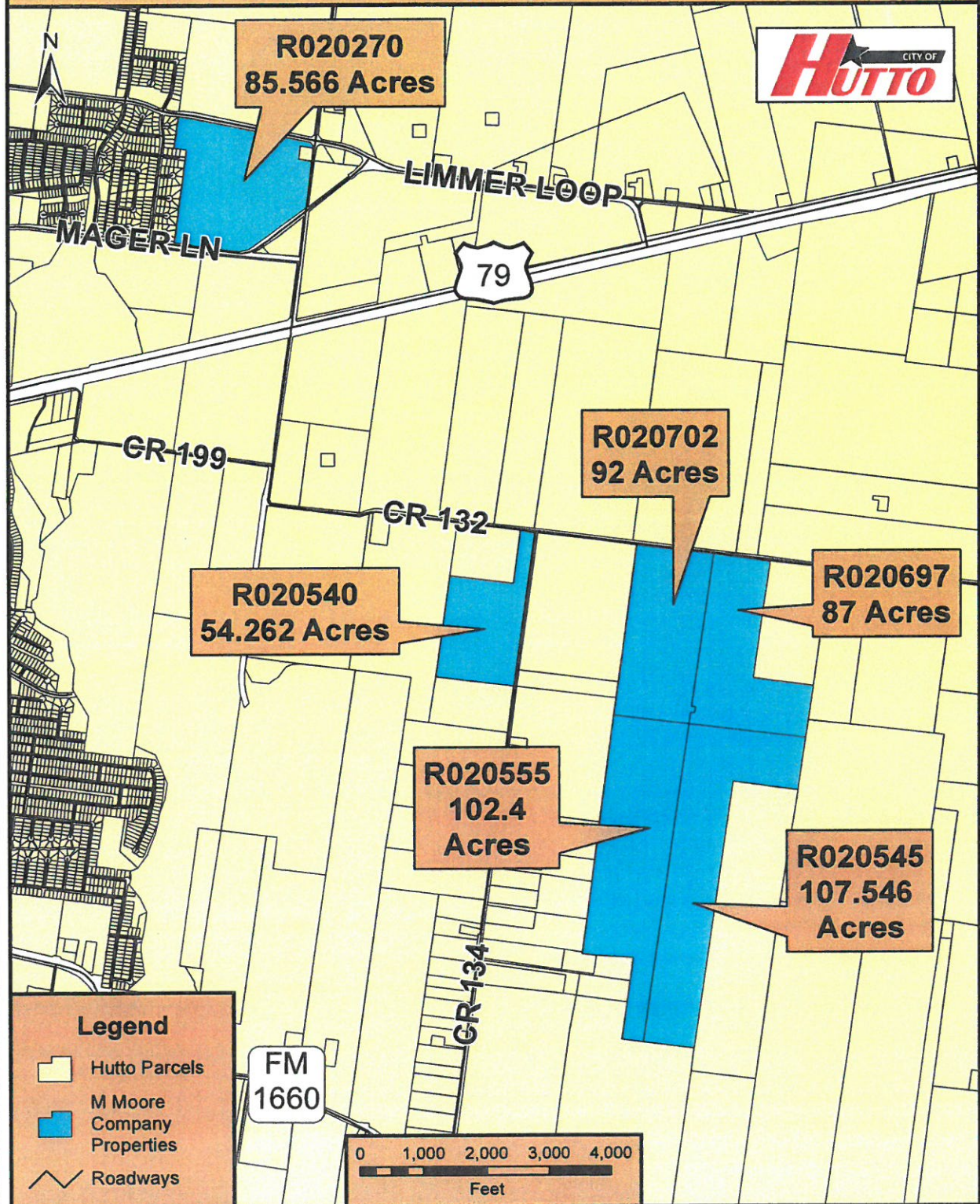
CITY OF HUTTO, TEXAS


Doug Gath, Mayor

ATTEST:


Lacie Hale, City Secretary

M Moore Company Overall Map



**CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT "B"

**528.774 acres, more or less, of land, out of the
John Kuykendall Survey, Abstract No. 378, the M. Farley Survey, Abstract No. 238, the Josias B.
Bealle Survey, Abstract No. 97, the James Hickman Survey, Abstract No. 291, and the J.H.
Fredenburgh Survey, Abstract No. 237, in Williamson County, Texas.**

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:

Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:

Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:

The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:

The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services can be provided within the departments' current budgets.

LIBRARY

Existing Services: None

Services to be Provided:

City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Water service to the properties will be provided by Jonah S.U.D.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:

Sanitary sewer service to the properties will be provided by City of Hutto.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:

All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

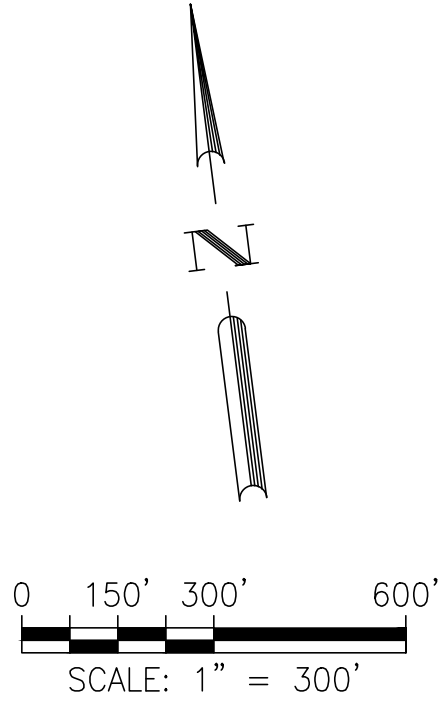
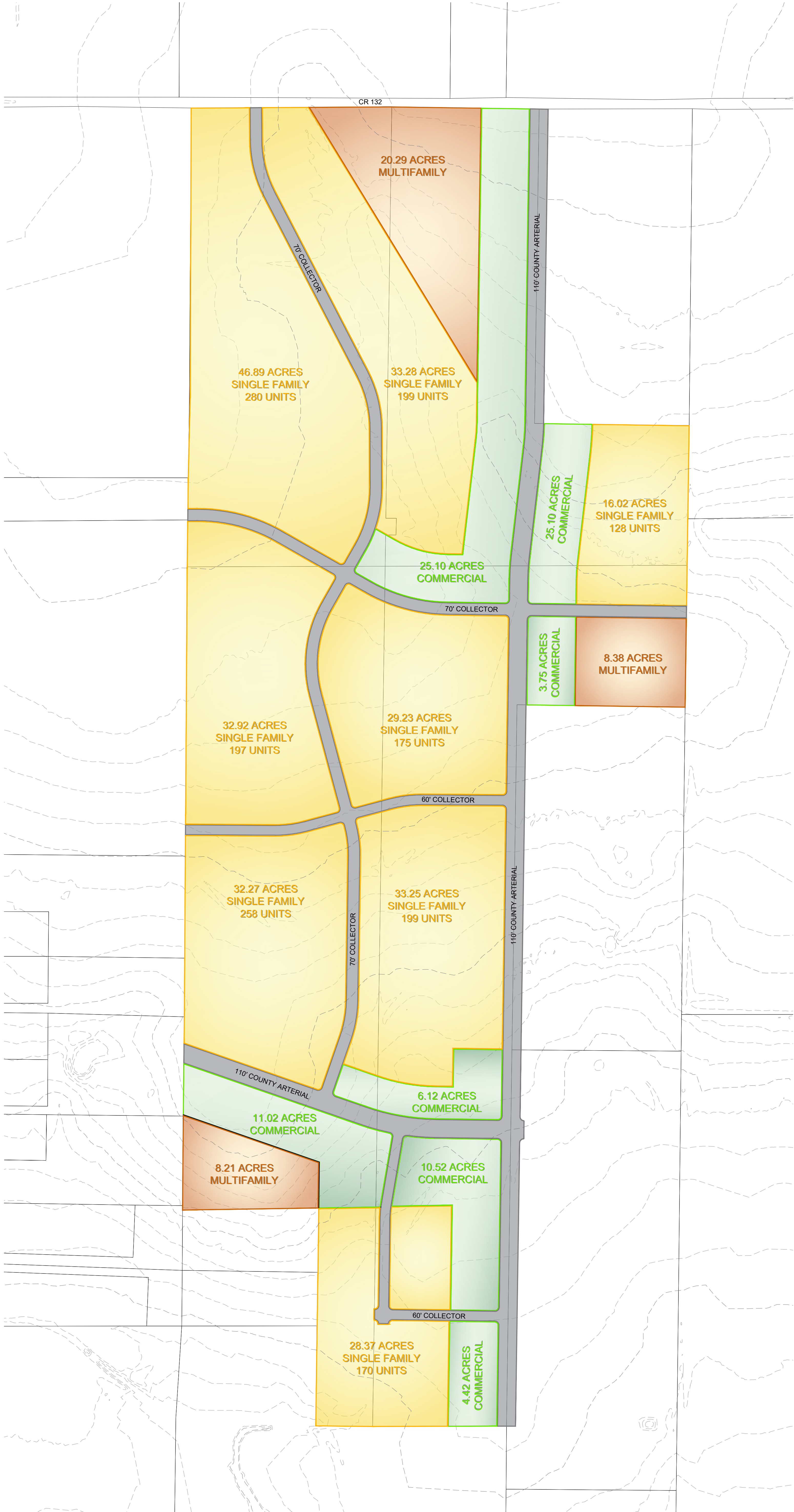
NOTE:

Capital improvements sufficient for providing municipal services for the annexed area are in place such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.



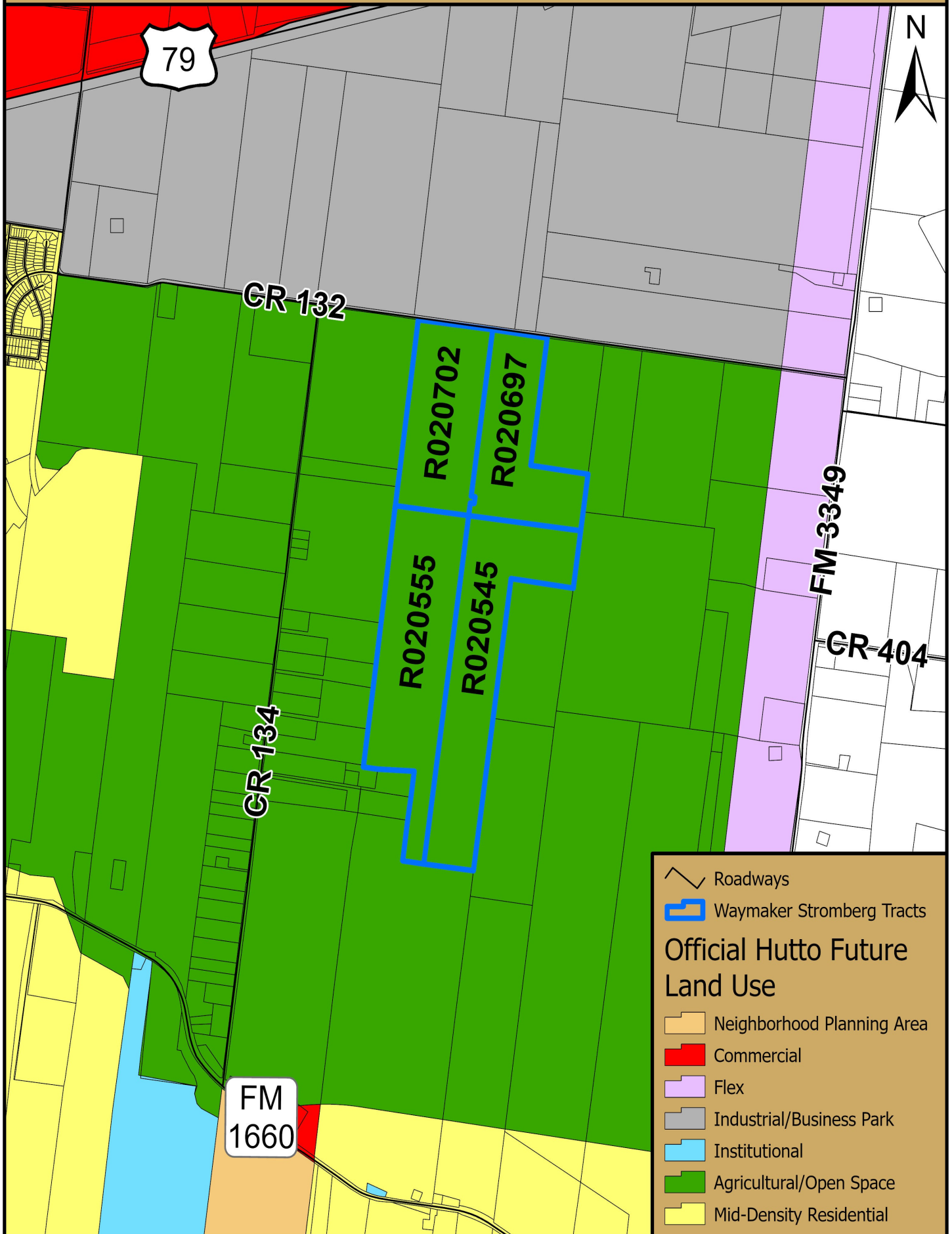
Waymaker Stromberg

LPL-PTM & STROMBERG
CONCEPT PLAN



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

Waymaker Stromberg Future Land Use Map Amendment



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing on the proposed Heritage Mill South Subdivision Preliminary Plat, 187.21 acres, more or less, of land, 898 residential lots, located off of FM 1660 South.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

Hold a Public Hearing only and take no action.

FINANCIAL IMPACT:

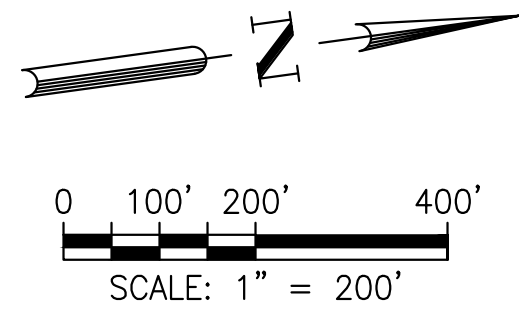
POLICY IMPLICATIONS:

ATTACHMENTS:

1. DRAFT Heritage Mill South Preliminary Plat

HERITAGE MILL SOUTH SUBDIVISION

PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS



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

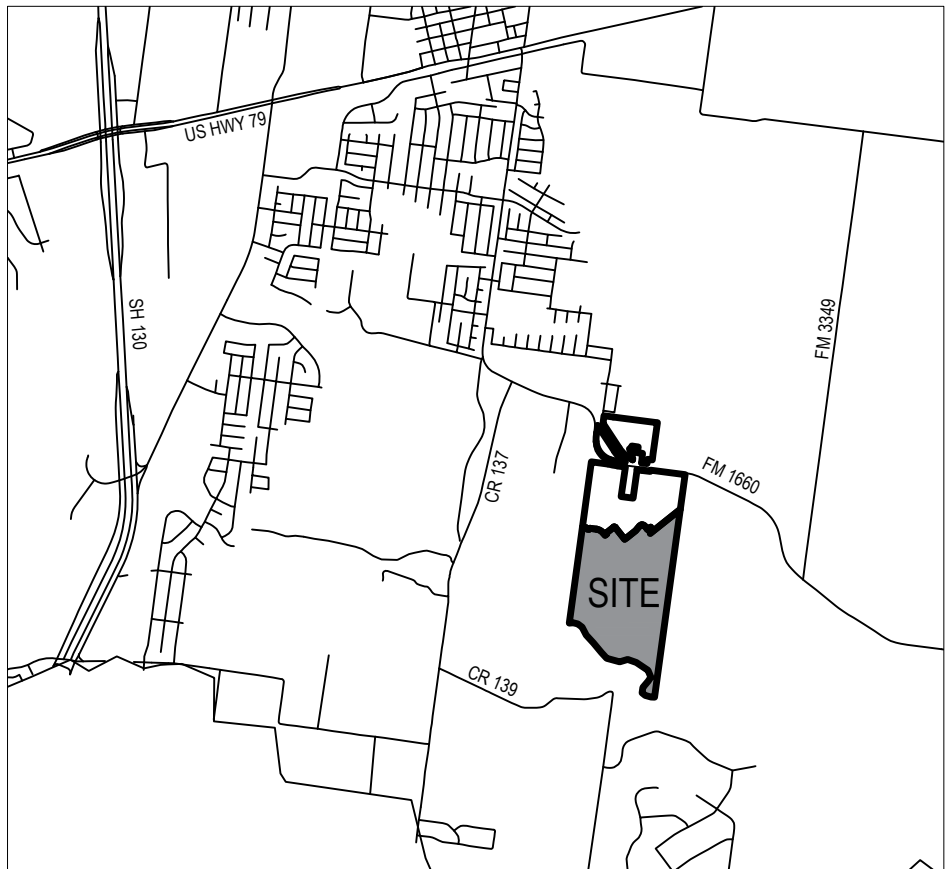
DEVELOPER:
CLAYTON PROPERTIES GROUP INC
DBA BROHN HOMES
6700 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78730
PHONE: 512-334-6775

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

LEGEND	
---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	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 (SHEET 1 OF 2)
5	PRELIMINARY LOT AND STREET TABLES (SHEET 2 OF 2)
6	OVERALL WATER DISTRIBUTION PLAN
7	OVERALL WASTEWATER COLLECTION
8	OVERALL DRAINAGE PLAN
9	EXISTING DRAINAGE CONDITIONS

- NOTES:
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - BUILDING SETBACK LINES SHALL BE AS SHOWN ON SHEET 4.
 - A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 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.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 - WATER: CITY OF HUTTO
 - WASTEWATER: CITY OF HUTTO
 - GAS: ATMOS
 - ELECTRIC: ONCOR
 - AMENITY, ALLEY, OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
 - WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - 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(D)03.6.2).
 - ALL ALLEY LOTS & OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
 - 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.
 - A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED 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 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 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.
 - 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.
 - AREAS OF REFRAINMENT, AS SHOWN HEREON, CONSISTS OF FOR-SALE, ATTACHED TOWNHOME UNITS AND OPEN SPACE LOTS. PER CONSENT AGREEMENT DOC. NO. 2021043665, THE DEVELOPER SHALL NOT CONSTRUCT ANY BUILDINGS OR OTHER STRUCTURES OR FINAL PLAT ANY LOTS WITHIN THE REFRAINMENT AREAS FOR A PERIOD OF FIVE (5) YEARS AFTER THE EFFECTIVE DATE OF THE CONSENT AGREEMENT.
 - NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF HUTTO FLOOD PLAIN ADMINISTRATOR FOR EACH OF THE FOLLOWING LOTS: BLOCK AA, LOTS 59-74, BLOCK MM, LOTS 10-12.



VICINITY MAP

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 10/12/2021



HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERALL PRELIMINARY PLAN



SHEET
1 OF 9

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\DD01_Shts\8843-13-C-SP-PREIM.dwg Layout: PRELIMINARY PLAN (SHEET 1 OF 2) Plotted: 10/8/2021 3:19:13 PM



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
- PROPOSED LOT NUMBER

NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL BE AS SHOWN ON SHEET 4.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 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.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 - CITY OF HUTTO
 - WATER
 - WASTEWATER
 - GAS
 - ELECTRIC
 - ONCOR
- AMENITY, ALLEY, OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 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).
- ALL ALLEY LOTS & OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
- 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.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 484910320F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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.
- 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.
- AREAS OF REFRAINMENT, AS SHOWN HEREON, CONSISTS OF FOR-SALE, ATTACHED TOWNHOME UNITS AND OPEN SPACE LOTS. PER CONSENT AGREEMENT DOC. NO. 2021043665, THE DEVELOPER SHALL NOT CONSTRUCT ANY BUILDINGS OR OTHER STRUCTURES OR FINAL PLAT ANY LOTS WITHIN THE REFRAINMENT AREAS FOR A PERIOD OF FIVE (5) YEARS AFTER THE EFFECTIVE DATE OF THE CONSENT AGREEMENT.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF HUTTO FLOOD PLAIN ADMINISTRATOR FOR EACH OF THE FOLLOWING LOTS: BLOCK AA, LOTS 59-74, BLOCK MM, LOTS 10-12.

DESIGNED BY: JAM

REVIEWED BY: BAW

DRAWN BY: JAM

3GE

BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.979.9460 www.bgeinc.com

HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

PRELIMINARY PLAN (SHEET 1 OF 2)

Received 10/12/2021

Hutto CITY OF

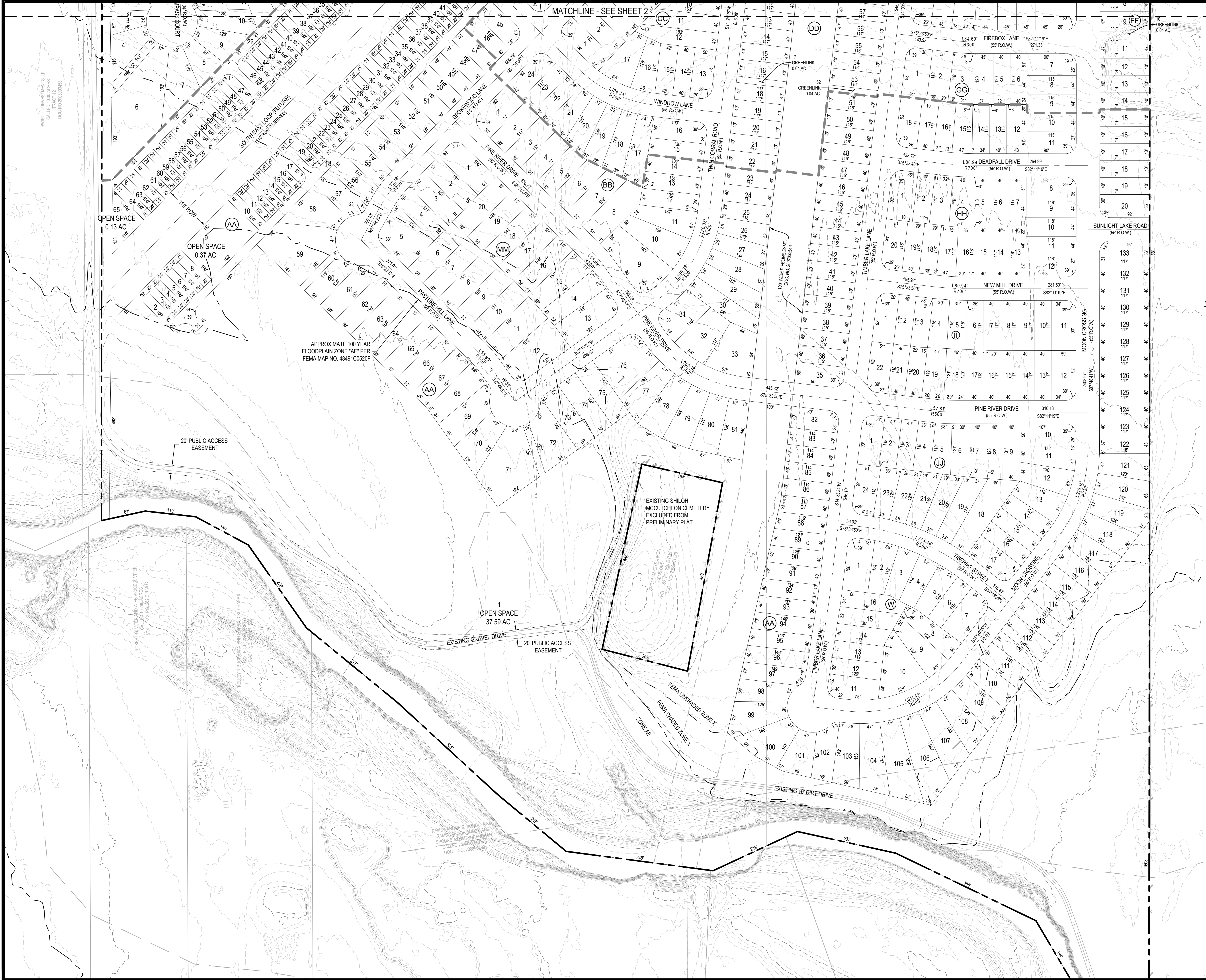
STATE OF TEXAS
COUNTY OF WILLIAMSON
120743
LICENSED PROFESSIONAL ENGINEER
10/11/2021

SHEET
2 OF 9

DATE APR

DESCRIPTION

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_MILLD01_Shts\8843-13-C-SP-PREIM.dwg Layout: PRELIMINARY PLAN (SHEET 2 OF 2) Plotted: 10/8/2021 3:19:25 PM



LEGEND

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

NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL BE AS SHOWN ON SHEET 4.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 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.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 - WATER: CITY OF HUTTO
 - WASTEWATER: CITY OF HUTTO
 - GAS: ATMOS
 - ELECTRIC: ONCOR
- AMENITY, ALLEY, OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 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)
- ALL ALLEY LOTS & OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT.
- 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.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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.
- 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.
- AREAS OF REFRAINMENT, AS SHOWN HEREON, CONSISTS OF FOR-SALE, ATTACHED TOWNHOME UNITS AND OPEN SPACE LOTS. PER CONSENT AGREEMENT DOC. NO. 2021043665, THE DEVELOPER SHALL NOT CONSTRUCT ANY BUILDINGS OR OTHER STRUCTURES OR FINAL PLAT ANY LOTS WITHIN THE REFRAINMENT AREAS FOR A PERIOD OF FIVE (5) YEARS AFTER THE EFFECTIVE DATE OF THE CONSENT AGREEMENT.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE CITY OF HUTTO FLOOD PLAIN ADMINISTRATOR FOR EACH OF THE FOLLOWING LOTS: BLOCK AA, LOTS 59-74, BLOCK MM, LOTS 10-12.

Received 10/12/2021

Hutto CITY OF

HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS
PRELIMINARY PLAN (SHEET 2 OF 2)

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

BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.979.9460 www.bgeinc.com

STATE OF TEXAS
COUNTY OF WILLIAMSON
REGISTERED PROFESSIONAL ENGINEER
120743
10/11/2021
SHEET
3 OF 9

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

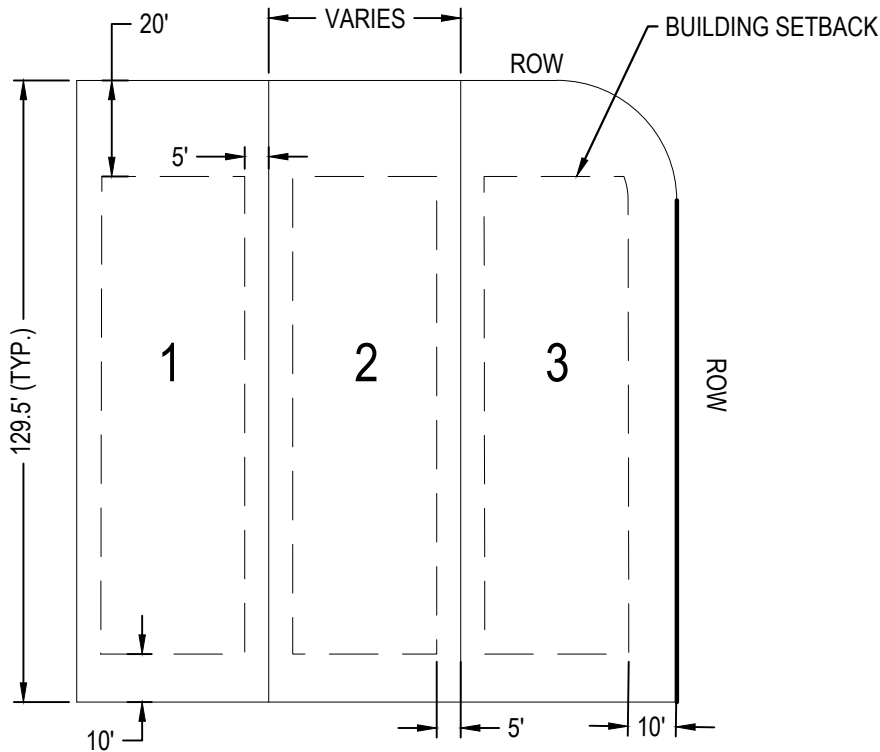
G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD01_CADD\01_Shts\8843-13-C-SP-PRELIM.dwg Layout: PRELIMINARY LOT AND STREET TABLES (SHEET 1 OF 2) Plotted: 10/8/2021 3:19:38 PM

STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
WINDROW RUN	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
HERITAGE MILL BLVD	70'-0"	40'-0"	30-35	C&G	COLLECTOR	PUBLIC
DRAFT ROAD	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
KIT CARSON COVE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
COMPASS COURT	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
TIMBER LAKE LANE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
PINE RIVER DRIVE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
MOON CROSSING	70'-0"	40'-0"	30-35	C&G	COLLECTOR	PUBLIC
MOON CROSSING	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
SPOKEWOOD LANE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
WHIPSAW DRIVE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
TWIN CORRAL ROAD	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
FIREBOX LANE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
DEADFALL DRIVE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
NEW MILL DRIVE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
KERF ROAD	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
TIBERIAS STREET	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
SUNLIGHT LAKE ROAD	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
WET STONE COVE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC
PASTURE HILL LANE	55'-0"	33'-0"	30	C&G	LOCAL	PUBLIC

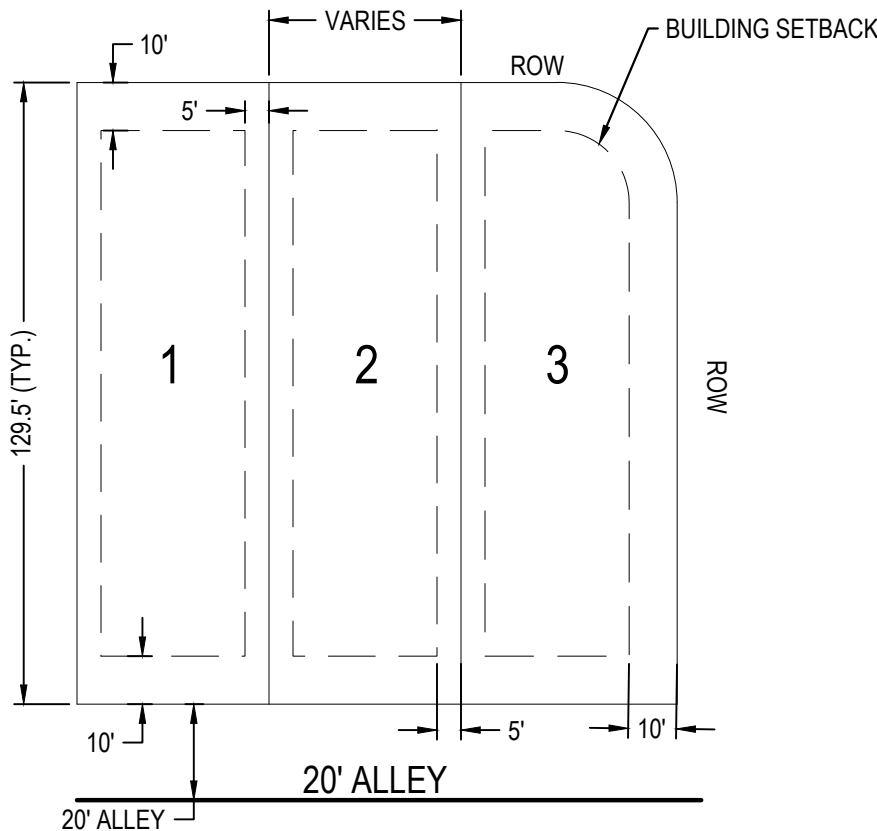
LOT TABLE		
LOT TYPE	# LOTS	PERCENTAGE
35' ALLEY	67	7.3%
40' ALLEY	44	4.8%
40' FRONT	448	48.5%
50' FRONT	94	10.2%
20' TOWNHOME	245	26.5%
GREENLINK	3	0.3%
OPEN SPACE	9	1.0%
ALLEY	12	1.3%
DRAINAGE	1	0.1%
TOTAL	923	100%

TOTAL BLOCKS : 25
TOTAL SITE = 187.21 AC
RIGHT OF WAY = 37.16 AC

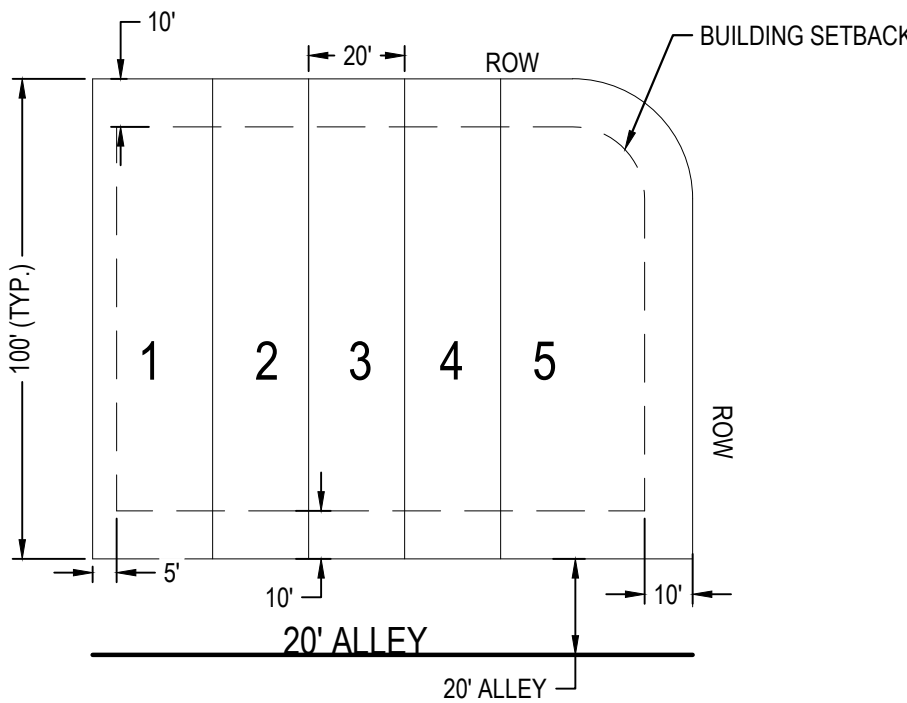
TYP. SINGLE FAMILY FRONT LOADED LOT LAYOUT DIAGRAM



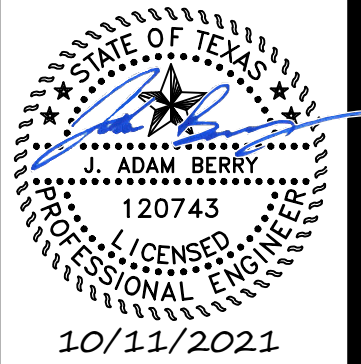
TYP. ALLEY LOT LAYOUT DIAGRAM



TYP. FOR-SALE ATTACHED 20' TOWNHOME LOT LAYOUT DIAGRAM



Received 10/12/2021
HUTTO CITY OF



HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS
PRELIMINARY LOT AND STREET
TABLES (SHEET 1 OF 2)



BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675-0460 www.bgeinc.com

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

REV

DATE	REV	DESCRIPTION
APR		

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 1	OPEN SPACE	1637634
BLOCK AA LOT 2	MF	2500
BLOCK AA LOT 3	MF	2000
BLOCK AA LOT 4	MF	2000
BLOCK AA LOT 5	MF	2000
BLOCK AA LOT 6	MF	2000
BLOCK AA LOT 7	MF	2000
BLOCK AA LOT 8	MF	2500
BLOCK AA LOT 9	OPEN SPACE	16159
BLOCK AA LOT 10	MF	2500
BLOCK AA LOT 11	MF	2000
BLOCK AA LOT 12	MF	2000
BLOCK AA LOT 13	MF	2000
BLOCK AA LOT 14	MF	2000
BLOCK AA LOT 15	MF	2000
BLOCK AA LOT 16	MF	2000
BLOCK AA LOT 17	MF	2414
BLOCK AA LOT 18	ALLEY	24771
BLOCK AA LOT 19	MF	2414
BLOCK AA LOT 20	MF	2000

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 21	MF	2000
BLOCK AA LOT 22	MF	2000
BLOCK AA LOT 23	MF	2000
BLOCK AA LOT 24	MF	2000
BLOCK AA LOT 25	MF	2000
BLOCK AA LOT 26	MF	2500
BLOCK AA LOT 27	MF	2500
BLOCK AA LOT 28	MF	2000
BLOCK AA LOT 29	MF	2000
BLOCK AA LOT 30	MF	2500
BLOCK AA LOT 31	MF	2500
BLOCK AA LOT 32	MF	2000
BLOCK AA LOT 33	MF	2000
BLOCK AA LOT 34	MF	2000
BLOCK AA LOT 35	MF	2500
BLOCK AA LOT 36	MF	2500
BLOCK AA LOT 37	MF	2000
BLOCK AA LOT 38	MF	2000
BLOCK AA LOT 39	MF	2000
BLOCK AA LOT 40	MF	2000

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 41	MF	2000
BLOCK AA LOT 42	MF	2000
BLOCK AA LOT 43	MF	2000
BLOCK AA LOT 44	MF	3866
BLOCK AA LOT 45	SF	5275
BLOCK AA LOT 46	SF	4400
BLOCK AA LOT 47	SF	4400
BLOCK AA LOT 48	SF	4400
BLOCK AA LOT 49	SF	4400
BLOCK AA LOT 50	SF	4400
BLOCK AA LOT 51	SF	5500
BLOCK AA LOT 52	SF	5500
BLOCK AA LOT 53	SF	5500
BLOCK AA LOT 54	SF	5500
BLOCK AA LOT 55	SF	5569
BLOCK AA LOT 56	SF	5960
BLOCK AA LOT 57	SF	6142
BLOCK AA LOT 58	SF	8915
BLOCK AA LOT 59	SF	16920
BLOCK AA LOT 60	SF	6022

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 61	SF	7274
BLOCK AA LOT 62	SF	7500
BLOCK AA LOT 63	SF	7500
BLOCK AA LOT 64	SF	7500
BLOCK AA LOT 65	SF	7500
BLOCK AA LOT 66	SF	7500
BLOCK AA LOT 67	SF	7503
BLOCK AA LOT 68	SF	7902
BLOCK AA LOT 69	SF	8425
BLOCK AA LOT 70	SF	8190
BLOCK AA LOT 71	SF	16670
BLOCK AA LOT 72	SF	9381
BLOCK AA LOT 73	SF	7485
BLOCK AA LOT 74	SF	7500
BLOCK AA LOT 75	SF	7500
BLOCK AA LOT 76	SF	12485
BLOCK AA LOT 77	SF	8020
BLOCK AA LOT 78	SF	8348
BLOCK AA LOT 79	SF	8138
BLOCK AA LOT 80	SF	7834

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 81	SF	7498
BLOCK AA LOT 82	SF	5602
BLOCK AA LOT 83	SF	4559
BLOCK AA LOT 84	SF	4552
BLOCK AA LOT 85	SF	4545
BLOCK AA LOT 86	SF	4538
BLOCK AA LOT 87	SF	4576
BLOCK AA LOT 88	SF	4741
BLOCK AA LOT 89	SF	4912
BLOCK AA LOT 90	SF	5084
BLOCK AA LOT 91	SF	5256
BLOCK AA LOT 92	SF	5423
BLOCK AA LOT 93	SF	5553
BLOCK AA LOT 94	SF	5669
BLOCK AA LOT 95	SF	5786
BLOCK AA LOT 96	SF	5902
BLOCK AA LOT 97	SF	5935
BLOCK AA LOT 98	SF	5960
BLOCK AA LOT 99	SF	8425
BLOCK AA LOT 100	SF	9224

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 101	SF	6686
BLOCK AA LOT 102	SF	6313
BLOCK AA LOT 103	SF	8325
BLOCK AA LOT 104	SF	9602
BLOCK AA LOT 105	SF	11621
BLOCK AA LOT 106	SF	12349
BLOCK AA LOT 107	SF	9581
BLOCK AA LOT 108	SF	7965
BLOCK AA LOT 109	SF	6968
BLOCK AA LOT 110	SF	6168
BLOCK AA LOT 111	SF	5795
BLOCK AA LOT 112	SF	6000
BLOCK AA LOT 113	SF	6000
BLOCK BB LOT 1	SF	6740
BLOCK BB LOT 2	SF	5875
BLOCK BB LOT 3	SF	5875
BLOCK BB LOT 4	SF	5875
BLOCK BB LOT 5	SF	5901
BLOCK BB LOT 6	SF	6461
BLOCK BB LOT 7	SF	7233

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK AA LOT 121	SF	6682
BLOCK AA LOT 122	SF	5964
BLOCK CC LOT 6	SF	4700
BLOCK AA LOT 124	SF	4700
BLOCK AA LOT 125	SF	4700
BLOCK AA LOT 126	SF	4700
BLOCK AA LOT 127	SF	4700
BLOCK AA LOT 128	SF	4700
BLOCK AA LOT 129	SF	4700
BLOCK AA LOT 130	SF	4700
BLOCK AA LOT 131	SF	4700
BLOCK AA LOT 132	SF	4700
BLOCK AA LOT 133	SF	6446
BLOCK BB LOT 1	SF	6740
BLOCK BB LOT 2	SF	5875
BLOCK BB LOT 3	SF	5875
BLOCK BB LOT 4	SF	5875
BLOCK CC LOT 1	SF	6463
BLOCK CC LOT 2	SF	5906
BLOCK CC LOT 3	SF	5867

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK BB LOT 8	SF	9366
BLOCK BB LOT 9	SF	12789
BLOCK BB LOT 10	SF	9128
BLOCK BB LOT 11	SF	7052
BLOCK BB LOT 12	SF	5439
BLOCK BB LOT 13	SF	5382
BLOCK BB LOT 14	SF	5309
BLOCK BB LOT 15	SF	5236
BLOCK BB LOT 16	SF	6308
BLOCK BB LOT 17	SF	7218
BLOCK BB LOT 18	SF	6685
BLOCK BB LOT 19	SF	6415
BLOCK BB LOT 20	SF	6041
BLOCK BB LOT 21	SF	5786
BLOCK BB LOT 22	SF	4678
BLOCK BB LOT 23	SF	4667
BLOCK DD LOT 23	SF	5523
BLOCK CC LOT 1	SF	6463
BLOCK CC LOT 2	SF	5906
BLOCK CC LOT 3	SF	5867

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK CC LOT 4	SF	6168
BLOCK CC LOT 5	SF	5942
BLOCK CC LOT 6	SF	5714
BLOCK CC LOT 7	SF	6128
BLOCK CC LOT 8	SF	6546
BLOCK CC LOT 9	SF	8132
BLOCK CC LOT 10	SF	5556
BLOCK CC LOT 11	SF	6720
BLOCK CC LOT 12	SF	7016
BLOCK CC LOT 13	SF	5741
BLOCK CC LOT 14	SF	4700
BLOCK CC LOT 15	SF	4929
BLOCK CC LOT 16	SF	5619
BLOCK CC LOT 17	SF	7449
BLOCK DD LOT 1	SF	11160
BLOCK DD LOT 2	SF	4508
BLOCK DD LOT 3	SF	4683
BLOCK DD LOT 4	SF	4700
BLOCK DD LOT 5	SF	4700
BLOCK DD LOT 6	SF	4700

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK DD LOT 7	SF	4700
BLOCK DD LOT 8	SF	4700
BLOCK DD LOT 9	SF	4700
BLOCK DD LOT 10	SF	4700
BLOCK DD LOT 11	SF	4700
BLOCK DD LOT 12	SF	4700
BLOCK DD LOT 13	SF	4700
BLOCK DD LOT 14	SF	4700
BLOCK DD LOT 15	SF	4700
BLOCK DD LOT 16	SF	4700
BLOCK DD LOT 17	GREENLINK	1763
BLOCK DD LOT 18	SF	4700
BLOCK DD LOT 19	SF	4700
BLOCK DD LOT 20	SF	4700
BLOCK DD LOT 21	SF	4700
BLOCK DD LOT 22	SF	4700
BLOCK DD LOT 23	SF	4700
BLOCK DD LOT 24	SF	4700
BLOCK DD LOT 25	SF	4963
BLOCK DD LOT 26	SF	5332

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK DD LOT 27	SF	5759
BLOCK DD LOT 28	SF	6534
BLOCK DD LOT 29	SF	7579
BLOCK DD LOT 30	SF	7589
BLOCK DD LOT 31	SF	7683
BLOCK DD LOT 32	SF	8746
BLOCK DD LOT 33	SF	10418
BLOCK DD LOT 34	OPEN SPACE	144668
BLOCK DD LOT 35	SF	5598
BLOCK DD LOT 36	SF	4590
BLOCK DD LOT 37	SF	4593
BLOCK DD LOT 38	SF	4597
BLOCK DD LOT 39	SF	4601
BLOCK DD LOT 40	SF	4605
BLOCK DD LOT 41	SF	4608
BLOCK DD LOT 42	SF	4612
BLOCK DD LOT 43	SF	4616
BLOCK DD LOT 44	SF	4620
BLOCK DD LOT 45	SF	4623
BLOCK DD LOT 46	SF	4627

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK DD LOT 47	SF	4631
BLOCK DD LOT 48	SF	4633
BLOCK DD LOT 49	SF	4638
BLOCK DD LOT 50	SF	4642
BLOCK DD LOT 51	SF	4646
BLOCK DD LOT 52	GREENLINK	1743
BLOCK DD LOT 53	SF	4651
BLOCK DD LOT 54	SF	4655
BLOCK DD LOT 55	SF	4659
BLOCK DD LOT 56	SF	4662
BLOCK DD LOT 57	SF	4666
BLOCK DD LOT 58	SF	4670
BLOCK DD LOT 59	SF	4674
BLOCK DD LOT 60	SF	4677
BLOCK DD LOT 61	SF	4681
BLOCK DD LOT 62	SF	4951
BLOCK DD LOT 63	SF	5449
BLOCK DD LOT 64	SF	5992
BLOCK DD LOT 65	SF	6700
BLOCK DD LOT 66	SF	19208

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK EE LOT 1	SF	12612
BLOCK EE LOT 2	SF	8778
BLOCK EE LOT 3	SF	8606
BLOCK EE LOT 4	SF	8137
BLOCK EE LOT 5	SF	6809
BLOCK EE LOT 6	SF	6731
BLOCK EE LOT 7	SF	6721
BLOCK EE LOT 8	SF	8897
BLOCK EE LOT 9	ALLEY	7435
BLOCK EE LOT 10	SF	8059
BLOCK EE LOT 11	SF	7300
BLOCK EE LOT 12	SF	7300
BLOCK EE LOT 13	SF	7307
BLOCK EE LOT 14	SF	8130
BLOCK EE LOT 15	SF	8391
BLOCK EE LOT 16	SF	8239
BLOCK EE LOT 17	SF	8477
BLOCK FF LOT 1	SF	5801
BLOCK FF LOT 2	SF	4700
BLOCK FF LOT 3	SF	4700

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK GG LOT 4	SF	4700
BLOCK FF LOT 5	SF	4700
BLOCK FF LOT 6	SF	4700
BLOCK GG LOT 7	SF	5814
BLOCK HH LOT 9	SF	4700
BLOCK FF LOT 8	SF	4700
BLOCK FF LOT 9	SF	5551
BLOCK FF LOT 10	GREENLINK	1762
BLOCK FF LOT 11	SF	5551
BLOCK FF LOT 12	SF	4700
BLOCK FF LOT 13	SF	4700
BLOCK FF LOT 14	SF	4700
BLOCK FF LOT 15	SF	4700
BLOCK FF LOT 16	SF	4700
BLOCK FF LOT 17	SF	4700
BLOCK FF LOT 18	SF	4700
BLOCK FF LOT 19	SF	4700
BLOCK FF LOT 20	SF	6270
BLOCK GG LOT 1	SF	7007
BLOCK GG LOT 2	SF	5875
BLOCK GG LOT 3	SF	6459

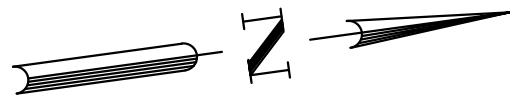
Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK GG LOT 4	SF	5406
BLOCK GG LOT 5	SF	4784
BLOCK GG LOT 6	SF	4784
BLOCK GG LOT 7	SF	5814
BLOCK HH LOT 9	SF	5177
BLOCK GG LOT 8	SF	5082
BLOCK GG LOT 9	SF	5082
BLOCK GG LOT 10	SF	5082
BLOCK GG LOT 11	SF	5814
BLOCK GG LOT 12	SF	5544
BLOCK GG LOT 13	SF	4617
BLOCK GG LOT 14	SF	4677
BLOCK GG LOT 15	SF	5037
BLOCK GG LOT 16	SF	4893
BLOCK GG LOT 17	SF	4701
BLOCK GG LOT 18	SF	5827
BLOCK HH LOT 1	SF	7021
BLOCK HH LOT 2	SF	4692
BLOCK HH LOT 3	SF	5229
BLOCK HH LOT 4	SF	6365
BLOCK HH LOT 5	SF	5053

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK HH LOT 6	SF	4701
BLOCK HH LOT 7	SF	4703
BLOCK HH LOT 8	SF	5926
BLOCK HH LOT 9	SF	5177
BLOCK HH LOT 10	SF	5177
BLOCK HH LOT 11	SF	5177
BLOCK HH LOT 12	SF	5926
BLOCK HH LOT 13	SF	4703
BLOCK HH LOT 14	SF	4701
BLOCK HH LOT 15	SF	4696
BLOCK HH LOT 16	SF	4989
BLOCK HH LOT 17	SF	5042
BLOCK HH LOT 18	SF	4722
BLOCK HH LOT 19	SF	4701
BLOCK HH LOT 20	SF	5849
BLOCK II LOT 1	SF	5888
BLOCK II LOT 2	SF	4701
BLOCK II LOT 3	SF	4693
BLOCK II LOT 4	SF	4859
BLOCK II LOT 5	SF	4845

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK II LOT 6	SF	4644
BLOCK II LOT 7	SF	4697
BLOCK II LOT 8	SF	4700
BLOCK II LOT 9	SF	4700
BLOCK II LOT 10	SF	4700
BLOCK II LOT 11	SF	6744
BLOCK II LOT 12	SF	6744
BLOCK II LOT 13	SF	4700
BLOCK II LOT 14	SF	4700
BLOCK II LOT 15	SF	4700
BLOCK II LOT 16	SF	4703
BLOCK II LOT 17	SF	4756
BLOCK II LOT 18	SF	5944
BLOCK II LOT 19	SF	5855
BLOCK II LOT 20	SF	4708
BLOCK II LOT 21	SF	4701
BLOCK II LOT 22	SF	5916
BLOCK II LOT 23	MF	4613
BLOCK II LOT 24	MF	2400
BLOCK II LOT 25	MF	2400

Parcel Table		
BLOCK & LOT	LAND USE	AREA (SF)
BLOCK II LOT 26	MF	2400
BLOCK II LOT 27	MF	2400
BLOCK II LOT 28	MF	2400
BLOCK II LOT 29	MF	2400
BLOCK II LOT 30	MF	2400
BLOCK II LOT 31	MF	2400
BLOCK II LOT 32	MF	2400
BLOCK II LOT 33	MF	2400
BLOCK II LOT 34	MF	2400
BLOCK II LOT 35	MF	2400

G:\TXC\Projects\Brotha_Homes\8843-00-Heritage_Mill\LD01_CADD\01_Shts\8843-13-C-SP-WATR.dwg Layout: OVERALL WATER DISTRIBUTION PLAN Plotted: 10/8/2021 3:20:08 PM

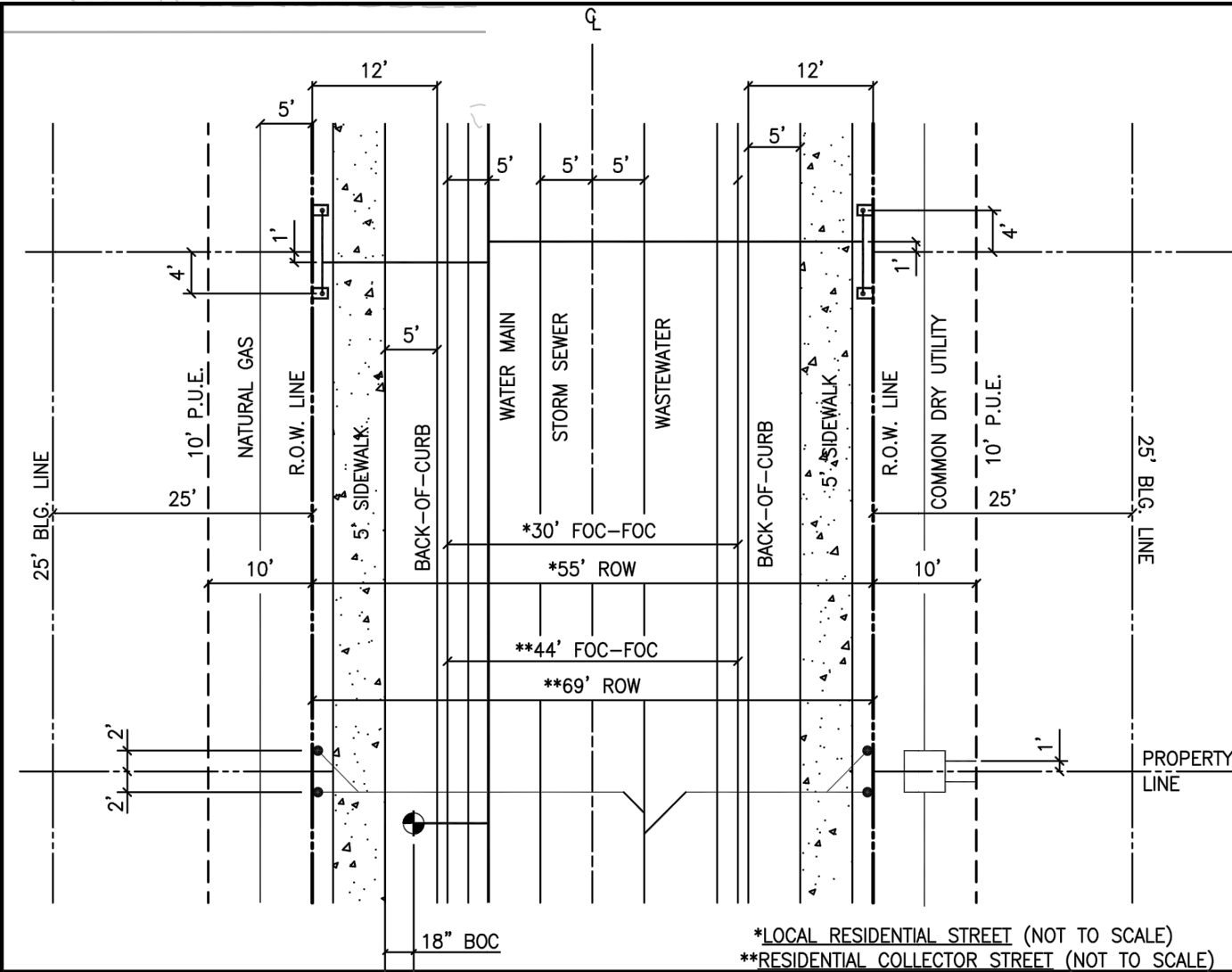


0 75' 150' 300'
SCALE: 1" = 150'

LEGEND

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

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



Received 10/12/2021



HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS



SHEET
6 OF 9

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

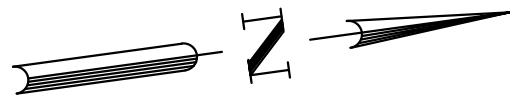


BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675.9460 www.bgeinc.com

OVERALL WATER DISTRIBUTION PLAN

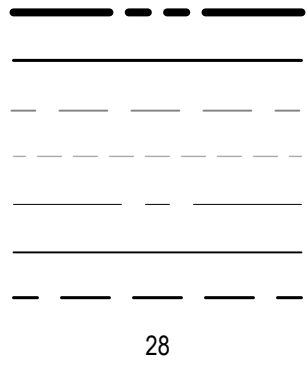
DATE	REV	DESCRIPTION
APR		

G:\TXC\Projects\Brotha_Homes\8843-13-C-SP-SSWR.dwg Layout: OVERALL WASTEWATER COLLECTION Plotted: 10/8/2021 3:20:27 PM



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

LEGEND



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

DATE	REV	DESCRIPTION
APR		

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

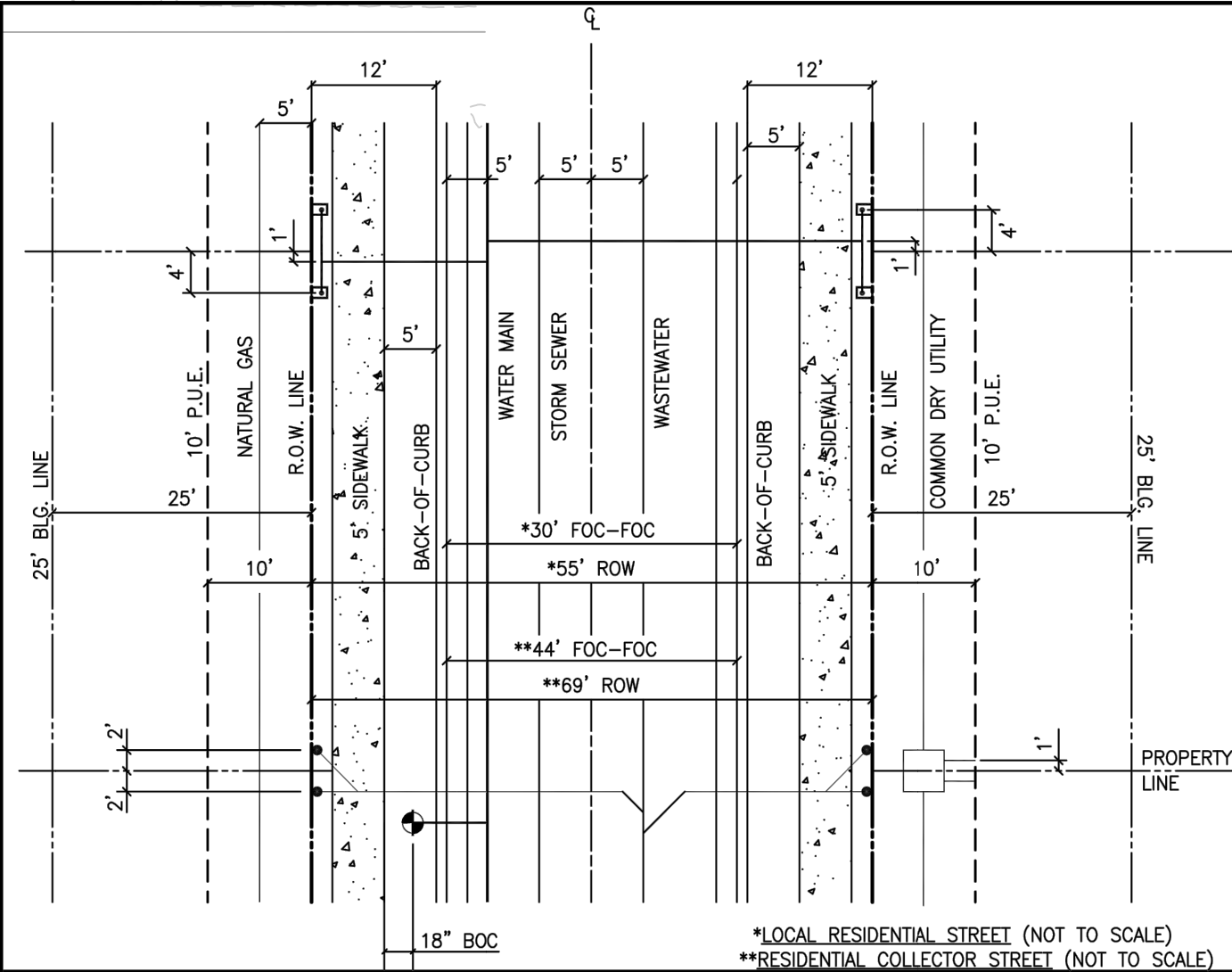
BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675.9460 www.bgeinc.com

HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERALL WASTEWATER COLLECTION

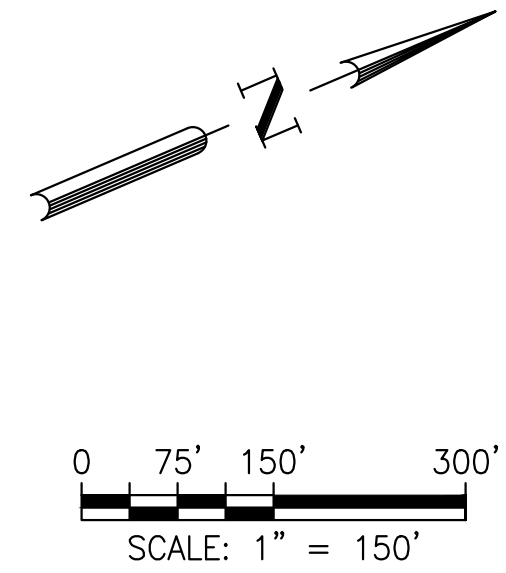
SHEET
7 OF 9

Received 10/12/2021



*LOCAL RESIDENTIAL STREET (NOT TO SCALE)
**RESIDENTIAL COLLECTOR STREET (NOT TO SCALE)

G:\TXC\Projects\Brohn_Homes\8843-13-C-SP-STRM.dwg Layout: OVERALL DRAINAGE PLAN Plotted: 10/9/2021 3:20:57 PM



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

DATE	REV	DESCRIPTION
APR		

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

BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL. 512.979.9660 www.bgeinc.com

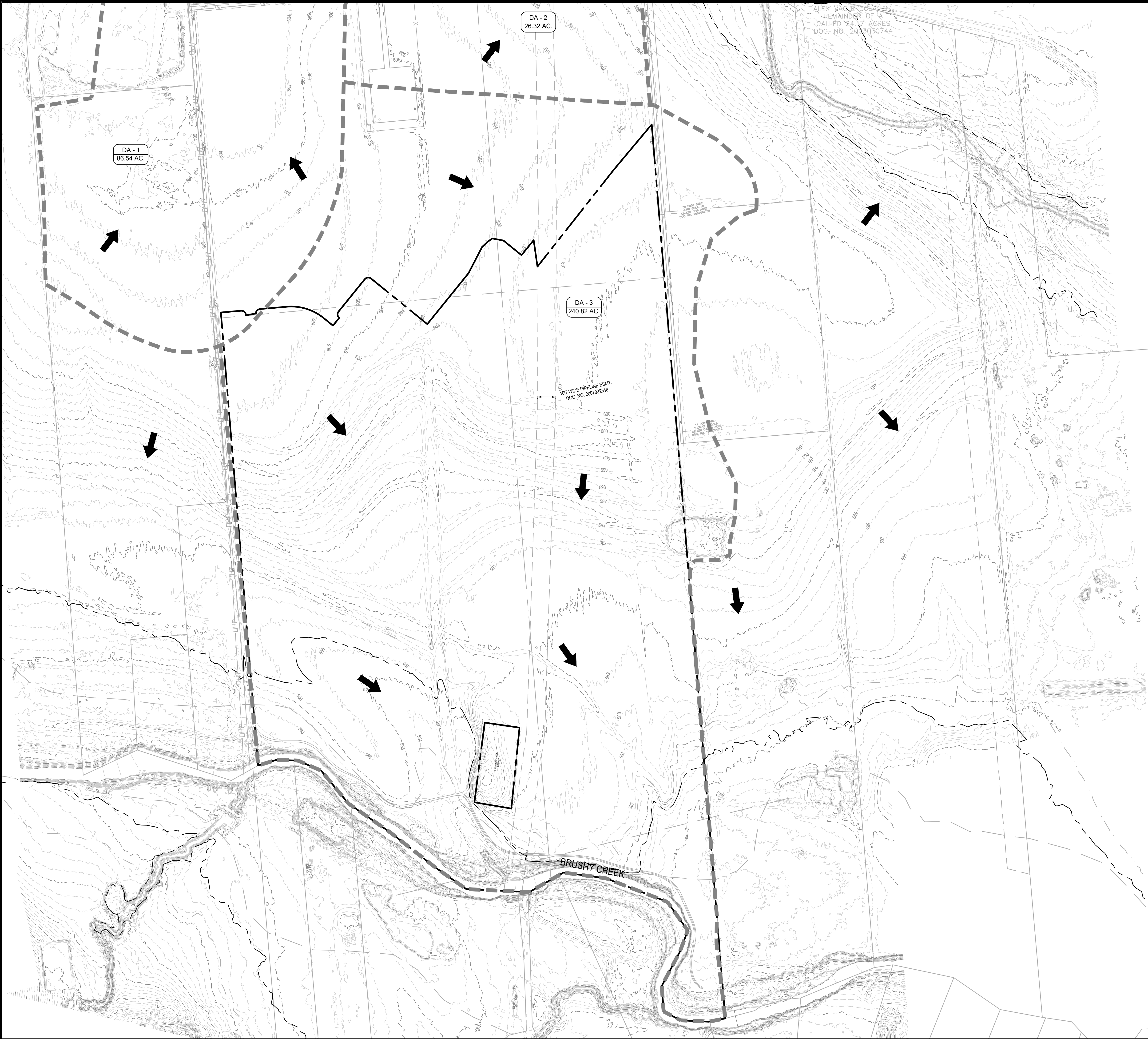
HERITAGE MILL SOUTH, PRELIMINARY PLAT
HUTTO, TEXAS

OVERALL DRAINAGE PLAN

Received 10/12/2021

SHEET
8 OF 9

G:\TXC\Projects\Brohn_Homes\8843-00-Heritage_Mill\LD01_CADD\01_Shts\8843-13-C-SP-STRM.dwg Layout: EXISTING DRAINAGE CONDITIONS Plotted: 10/8/2021 3:21:06 PM



AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for UDC Amendments, amending the Code of Ordinances (2020 Edition, as amended), Chapter 4 Section 10.405.9, Parking and Loading Space Number Standards to add language for residential parking space location.
Meeting: Tuesday, December 7, 2021
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Staff is proposing an amendment to the UDC to clarify where the two required parking spaces for single family residential units may be placed. Staff recommends they be placed behind the front building setback line. This will prevent required spaces from being placed on-street or in the driveways, potentially blocking sidewalks. The redlined ordinance section is attached.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Parking and loading space number standards

10.405.9 Parking and loading space number standards

10.405.4.1 Required parking spaces

Uses should offer only the minimum amount of parking that is necessary to meet anticipated normal demand. The number of required off-street parking and truck loading spaces for a use is as follows.

Residential use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Dwelling unit: single household	2 per dwelling*	n/a	n/a
Dwelling unit: single household + accessory unit, at least 2 units	1.5 per dwelling	n/a	n/a
Group homes	1 per employee + 1 per 4 residents (if residents may have cars)	n/a	n/a

*required parking spaces shall be behind the front setback