



City of Hutto

Agenda

City Council Meeting

Thursday, May 21, 2020 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 www.huttotx.gov

Page

1. CALL SESSION TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. CITY COUNCIL COMMENTS

Pursuant to Texas Government Code Sec. 551.0415, a member of the governance body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5.1. General Comments from City Council

6. PROCLAMATIONS
7. PUBLIC COMMENT

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

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the City Council from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future City Council Session.]

8. CITY MANAGER COMMENTS

9. CONSENT AGENDA ITEMS

- 9.1. Consideration and action on a resolution regarding Oncor Electric Delivery Company and its filed application for approval of a Distribution Cost Recovery Factor ("DCRF"). 7 - 9
[Agenda Item Report - AIR-20-183 - Pdf](#)
[Model Staff Report \(Oncor 2020 DCRF\)](#)
- 9.2. Consideration and possible action on a resolution approving the proposed Brooklands Section Four Final Plat, 15.7896 acres, more or less, of land, 88 residential lots, located at Swindoll Lane at Brooklands Boulevard.(Ashley Lumpkin) 10 - 18
[Agenda Item Report - AIR-20-065 - Pdf](#)
[BrooklandsSecFourFP-U1-Plat\(3-13-20\)](#)
- 9.3. Consideration and possible action on a resolution approving the proposed Durango Farms Phase 1 Final Plat, 72.391 acres, more or less, of land, 138 residential lots, one multifamily lot, and one commercial lot, located on FM 1660 North at Mager Lane.(Ashley Lumpkin) 19 - 31
[Agenda Item Report - AIR-20-156 - Pdf](#)
[DurangoFarmsPh1FP-U1-FinalPlat\(4-27-20\)](#)
- 9.4. Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 12 Final Plat, 12.25 acres, more or less, of land, one commercial lot, located at Carl Stern Drive at Cyril Drive.(Ashley Lumpkin) 32 - 40
[Agenda Item Report - AIR-20-154 - Pdf](#)
[HCPH4Sec12FP-U1-FinalPlat\(4-23-20\)](#)
- 9.5. Consideration and possible action on a resolution approving the proposed Highlands North Section 2 Final Plat, 36.040 acres, more or less, of land, 100 residential lots, located at CR 132 and Panico Road.(Ashley Lumpkin) 41 - 49
[Agenda Item Report - AIR-20-101 - Pdf](#)
[HighlandsNorthSec2FP-U1-FinalPlat\(4-6-20\)](#)
- 9.6. Consideration and possible action on a resolution approving the proposed Highlands North Revised Preliminary Plat, 204.298 acres, more or less, of land, 480 residential lots, located at CR 132 and CR 133.(Ashley Lumpkin) 50 - 72
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[HighlandsNorthRevPrelim-U1-PrelimPlat\(4-6-20\)](#)
- 9.7. Consideration and possible action on a resolution approving the proposed Mustang Creek Phase 4 Final Plat, 27.290 acres, more or less, of land, 107 residential lots, located on FM 1660 North. (Ashley Lumpkin) 73 - 83
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[MustangCreekPh4FP-U1-Plat\(4-21-20\)](#)
- 9.8. Consideration and possible action on an Ordinance of the City of Hutto, Texas amending Article 1.02, City Council, Division 1. Generally, of the Hutto City Code by adding Section 1.02.001, Investigations by City Council; providing for penalties and an effective date. (Second Reading) 84 - 90
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[Ord No. O-2020-014 Investigations by City Council](#)

- 9.9. Consideration and possible action on an Ordinance of the City of Hutto, Texas continuing the Ordinance continuing the Declaration of Local Disaster extending the Declaration of Disaster to be consistent with Governor Abbott's Executive Orders and providing an effective date. (Dottie Palumbo, City Attorney) 91
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10. ORDINANCES
- 10.1. Consideration and possible action on an Ordinance to amend section 2.04.002- Police Department. (First Reading)(Byron Frankland) 92 - 96
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[Ord. amending Section 2.04.002 Police Department](#)
- 10.2. Consideration and possible action to approve an Ordinance adopting an adjournment time for City Council meetings. 97 - 99
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11. RESOLUTIONS
- 11.1. Public hearing, consideration and possible action to adopt a Resolution of the City of Hutto, Texas, authorizing and creating the Durango Farms Public Improvement District within the City of Hutto pursuant to Chapter 372 Texas Local Government Code (Jessica Geray). 100 - 136
[Agenda Item Report - AIR-20-130 - Pdf](#)
[Resolution](#)
[Petition](#)
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- 11.2. Consideration and possible action authorizing the City to pursue alternative funding sources to respond to and recover from the Coronavirus (COVID 19) pandemic. (Misti Hancock, Dottie Palumbo) 137 - 142

Staff recommends authorizing the City to pursue the alternate funding available for COVID-19 expenses.
[Agenda Item Report - AIR-20-196 - Pdf](#)
[Resolution FEMA COVID](#)
[Resolution GOV PPE COVID](#)
12. OTHER BUSINESS
- 12.1. Presentation of 2019 Crime Statistics 143 - 145
[Agenda Item Report - AIR-20-205 - Pdf](#)
[2018-2019 Crime Statistics Per Capita](#)
- 12.2. Approval of Amended City Council Meeting Minutes of September 19, 2019 146 - 165
[Agenda Item Report - AIR-20-206 - Pdf](#)
[2019-09-19 Amended Council Minutes](#)
13. EXECUTIVE SESSION
The City Council for the City of Hutto reserves the right to adjourn into executive session

at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

13.1. Receive legal advice concerning the Hutto Sports, Health and Entertainment District in accordance with Tex. Govt. Code § 551.071 and deliberations regarding Economic Development negotiations pursuant to Tex. Govt. Code § 551.087 concerning a Grant Agreement pursuant to Texas Loc. Govt. Code Chapter 380 for an Alternative Project Grant pursuant to the Loan Agreement between Cottonwood Development Corporation and Preston Hollow Capital, LLC dated February 13, 2020.

13.2. Receive legal advice from the City Attorney in accordance with Tex. Gov't Code § 551.071(1) about pending litigation, to wit: Brushy Creek, Ltd. V. City of Hutto, Cause No. 19-1497-C395 (395th Judicial District Court, Williamson County, Texas).

13.3. Receive legal advice relating to Special District Financing pursuant to Tex. Govt. Code .§ 551.071.

13.4. Receive legal advice from the City Attorney on pending legal matters and Council legal requests pursuant Tex. Govt. Code § 551.071.

14. ACTION RELATIVE TO EXECUTIVE SESSION

14.1. Discussion and possible action on legal advice concerning the Hutto Sports, Health and Entertainment District in accordance with Tex. Govt. Code § 551.071 and deliberations regarding Economic Development negotiations pursuant to Tex. Govt. Code § 551.087 concerning a Grant Agreement pursuant to Texas Loc. Govt. Code Chapter 380 for an Alternative Project Grant pursuant to the Loan Agreement between Cottonwood Development Corporation and Preston Hollow Capital, LLC dated February 13, 2020.

14.2. Discussion and possible action on legal advice relating to Special District Financing pursuant to Tex. Govt. Code .§ 551.071.

14.3. Discussion and possible action on legal advice regarding joint legal representation of City of Hutto and Cottonwood Development Corporation in transactional and litigation matters, in accordance with Tex. Gov't Code § 551.071(2).

14.4. Discussion and possible action on legal advice from the City Attorney on pending legal matters and Council legal requests pursuant Tex. Govt. Code § 551.071.

15. ADJOURNMENT

16. CERTIFICATION

I certify that this notice of the **May 21, 2020** Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **May 15, 2020 at 4:50 P.M.**



Holly Nagy, *City Secretary*

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration and action on a resolution regarding Oncor Electric Delivery Company and its filed application for approval of a Distribution Cost Recovery Factor ("DCRF").

Meeting: City Council - 21 May 2020

Department: Legal

Staff Contact: Dottie Palumbo City Attorney

BACKGROUND INFORMATION:

AIR-20-183 On April 3, Oncor Electric Delivery Company ("Oncor") filed an Application for Approval of a Distribution Cost Recovery Factor ("DCRF"). This is Oncor's third filing under a law adopted in 2011 allowing electric utilities to file limited issue, limited review cases. In the filing, Oncor is seeking an increase in distribution revenues of **\$75,889,531**. For reference, Oncor asked for \$29,433,804 last year. Cities intend to engage the services of a consultant to review Oncor's filing. The consultant will review the filing and identify adjustments that should be made to Oncor's request. Cities have jurisdiction over this matter.

MODEL STAFF REPORT REGARDING ONCOR'S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR

The City is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"). The Oncor Cities Steering Committee ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("PUC" or "Commission") and the courts.

On April 3, 2020, Oncor filed an Application to Amend its Distribution Cost Recovery Factor ("DCRF") with each of the cities retaining original jurisdiction and with the Commission in Docket No. 50734. In the filing, the Company sought to increase distribution rates by \$75.9 million annually (an approximately \$0.88 increase to the average residential customer's bill).

The resolution authorizes the City to join with OCSC to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF amendment proposed by Oncor.

Explanation of "Be It Ordained" Sections:

1. This section authorizes the city to participate with OCSC as a party in the Company's DCRF filing in PUC Docket No. 50734.

2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. It also authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the Commission.

3. This paragraph finds that the Company's application is unreasonable and should be denied.

4. This section states that the Company's current rates shall not be changed.

5. The Company will reimburse OCSC for its reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.

6. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

7. This section provides Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed resolution to counsel.

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration and possible action on a resolution approving the proposed Brooklands Section Four Final Plat, 15.7896 acres, more or less, of land, 88 residential lots, located at Swindoll Lane at Brooklands Boulevard.(Ashley Lumpkin)

Meeting: City Council - 21 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

AIR-20-065 The proposed Brooklands Section Four Final Plat is approximately 15.7896 acres of land, with 88 residential lots. This phase is south of the first phase, which is currently under construction.

Current Zoning:

The subject property is zoned SmartCode, T3 and T4, Single-Family Residential.

Surrounding Zoning:

North: SF-1 (Hutto ISD Property)

East: Extra-Territorial Jurisdiction (Farmland)

South: Parkland (City of Hutto Amphitheater)

West: Other Phases of Brooklands Subdivision

Summary of Request:

The proposed Final Plat is comprised of 88 Single-Family Lots, 1 access easement, 2 landscape lots, and 1 pocket park and has a total acreage of 15.7896. Of the 88 lots, all but 9 are less than 45 feet in width, the 9 that are over are all 65 feet in width or greater.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between previous sections of Brooklands and the adjacent properties. This provides a needed collection and alternate routes in the area.

Staff Review:

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

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously, and the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends the City Council approve the resolution for the Final Plat.

ATTACHMENTS:

[\(Res\)BrooklandsSecFourFP\(Complete\)](#)

RESOLUTION NO.

**A RESOLUTION APPROVING THE PLAT KNOWN AS "BROOKLANDS
SECTION FOUR FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON
COUNTY, TEXAS.**

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

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

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

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

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

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

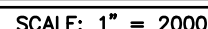
CONSIDERED and RESOLVED on this the **21st** day of the month **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

City Secretary



LEGEND

PROPERTY LINE
EXISTING PROPERTY LINES
1/2" IRON ROD WITH "4WAY"
BOUNDARY" CAP SET
BENCHMARK
SURVEY CONTROL POINT
DOCUMENT NUMBER
RIGHT-OF-WAY
OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS
RECORD INFORMATION PER
DOC. NO. 2019042618
RECORD INFORMATION PER
DOC. NO. 2019041639



DETAIL "A"
1" = 20'



BENCHMARK NOTE:
TBM #1- SQUARE CUT ON TOP OF
CONCRETE CURB ON THE EAST SIDE OF
SWINDOLL LANE, BEING $\pm 21'$ FROM THE
APPROXIMATE CENTER SWINDOLL LANE,
ALSO BEING $\pm 118'$ FROM THE TERMINUS
OF SWINDOLL LANE AND $\pm 23'$ SOUTH
OF THE SOUTH END OF A CONCRETE
HEADWALL.
ELEVATION = 611.39'.

ACREAGE: 15.7894
PATENT SURVEY: WILLIAM GATLIN SURVEY 23, ABSTRACT 271
NUMBER OF BLOCKS: 7
NUMBER OF LOTS: 92
SINGLE FAMILY/RESIDENTIAL LOTS: 88
SINGLE FAMILY/RESIDENTIAL LOTS (TOTAL ACREAGE): 10.4323
ACCESS EASEMENT LOT: 1
OPEN SPACE/LANDSCAPE LOTS: 2
POCKET PARK LOTS: 1
LINEAR FEET OF NEW STREET: 5,332.00'

OWNER:
BROOKLANDS PARTNERS, LTD.
P.O. BOX 670649
DALLAS, TEXAS 75367

ENGINEER:
MILLER GRAY, LLC.
7320 N. MOPAC EX
SUITE 203
AUSTIN, TEXAS 787

SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD STREET
AUSTIN, TEXAS 78745

Transect	T3	T4
Principal Building		
Front Setback Principal	24 ft. min	20 ft. max
Front Setback Secondary	20 ft. max	12 ft. max
Side Setback	18 ft. min. total	0 ft. min. 8 ft. total max
Rear Setback	24 ft. min	3 ft. min
Frontage Buildout	50% min	70%
Secondary Building		
Front Setback	20 ft. min. + bldg. setback	20 ft. min + bldg. setback
Side Setback	3 ft. or 6 ft.	0 ft. min or 3 ft.
Rear Setback	3 ft. min.	3 ft.

BROOKLANDS SECTION FOUR
City of Hutto,
Williamson County, Texas

 4WARD Land Surveying <i>A Limited Liability Company</i> PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 532-2384 TBPBS FIRM #01074300	Date:	3/4/2020
	Project:	005656
	Scale:	1" = 100'
	Reviewer:	PREL
	Tech:	BAF
	Field Crew:	TJ/SR
Survey Date:		FEB. 2017
Sheet:		1 OF 3

**WILLIAM CATLIN
SURVEY NO. 23
ABSTRACT NO. 271**

CALLED 63.5 ACRES
 OAKLANDS PARTNERS, LTD.
 DOC. NO. 2017023816
 O.P.R.W.C.T.

[A]
ALLEY
(20' R.O.W.)

[B]
WIND ELM DRIVE
(50' R.O.W.)

[C]
SWINDOLL LANE
(R.O.W. VARIES)

[D]
OKALAUN DRIVE
(50' R.O.W.)

[E]
AGLE LAKE DRIVE
(50' R.O.W.)

Received 03/13/2020



 709 -2384	Date:	3/4/2020
	Project:	00566302
	Scale:	1" = 100'
	Reviewer:	PRE
	Tech:	BAF
	Field Crew:	TF/SR
	Survey Date:	FEB. 2017
Sheet:	1 of 3	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	80.52'	775.00'	5°57'11"	S84°57'22"E	80.49'
C2	14.69'	10.00'	84°10'11"	S49°58'57"W	13.40'
C3	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C4	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C5	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C6	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C7	7.10'	10.00'	40°41'27"	S12°27'17"E	6.95'
C8	7.24'	10.00'	41°28'05"	S28°38'13"W	7.08'
C9	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C10	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C11	10.78'	10.00'	61°44'40"	S22°58'31"E	10.26'
C12	137.66'	1,555.00'	5°04'20"	N79°45'25"W	137.61'
C13	15.72'	10.00'	90°02'33"	N32°11'55"W	14.15'
C14	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C15	15.72'	10.00'	90°02'19"	N32°11'58"W	14.15'
C16	1.31'	5.00'	15°00'00"	N20°19'28"E	1.31'
C17	2.62'	10.00'	15°00'00"	N20°19'28"E	2.61'
C18	7.37'	5.03'	84°01'29"	N29°11'16"W	6.73'
C19	3.21'	5.03'	36°35'02"	S31°06'59"W	3.16'
C20	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C21	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C22	51.49'	620.00'	4°45'31"	S79°36'01"E	51.48'
C23	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C24	15.73'	10.00'	90°07'34"	N52°57'32"E	14.16'
C25	25.12'	620.00'	2°19'17"	S78°22'54"E	25.12'
C26	26.37'	620.00'	2°26'14"	S80°45'39"E	26.37'
C27	46.08'	825.00'	3°12'00"	S83°34'46"E	46.07'
C28	16.24'	10.00'	93°04'35"	S38°38'28"E	14.52'
C29	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C30	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C31	15.73'	10.00'	90°07'25"	N52°57'32"E	14.16'
C32	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C33	132.35'	1,495.00'	5°04'20"	N79°45'25"W	132.30'
C34	11.56'	10.00'	66°15'40"	S41°09'04"W	10.93'
C35	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C36	112.95'	1,360.00'	4°45'31"	S79°36'01"E	112.92'
C37	108.80'	1,310.00'	4°45'31"	N79°36'01"W	108.77'
C38	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C39	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C40	99.66'	1,200.00'	4°45'31"	S79°36'01"E	99.64'
C41	15.70'	10.00'	89°57'16"	N57°48'07"E	14.14'
C42	15.72'	10.00'	90°02'44"	N32°11'53"W	14.15'
C43	98.00'	1,180.00'	4°45'31"	N79°36'01"W	97.98'
C44	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C45	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C46	88.87'	1,070.00'	4°45'31"	S79°36'01"E	88.84'
C47	84.72'	1,020.00'	4°45'31"	N79°36'01"W	84.69'
C48	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C49	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C50	75.58'	910.00'	4°45'31"	S79°36'01"E	75.56'
C51	15.70'	10.00'	89°57'15"	N57°48'07"E	14.14'
C52	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C53	73.92'	890.00'	4°45'31"	N79°36'01"W	73.90'
C54	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C55	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C56	64.78'	780.00'	4°45'31"	S79°36'01"E	64.76'
C57	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C58	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C59	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C60	15.70'	10.00'	89°57'17"	S57°48'07"W	14.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C61	15.72'	10.00'	90°02'43"	N32°11'53"W	14.15'
C62	60.63'	730.00'	4°45'31"	N79°36'01"W	60.61'
C63	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C66	45.01'	1,360.00'	1°53'47"	S81°01'53"E	45.01'
C67	67.94'	1,360.00'	2°51'45"	S78°39'07"E	67.94'
C68	22.65'	1,310.00'	0°59'26"	S77°42'58"E	22.65'
C69	43.75'	1,310.00'	1°54'48"	S79°10'05"E	43.75'
C70	42.41'	1,310.00'	1°51'17"	S81°03'08"E	42.40'
C71	38.85'	1,200.00'	1°51'17"	S81°03'08"E	38.84'
C72	40.08'	1,200.00'	1°54'48"	S79°10'05"E	40.07'
C73	20.74'	1,200.00'	0°59'26"	S77°42'58"E	20.74'
C74	24.19'	1,180.00'	1°10'28"	N77°48'29"W	24.19'
C75	47.32'	1,180.00'	2°17'52"	N79°32'39"W	47.32'
C76	26.49'	1,180.00'	1°17'11"	N81°20'11"W	26.49'
C77	24.02'	1,070.00'	1°17'11"	S81°20'11"E	24.02'
C78	42.91'	1,070.00'	2°17'52"	S79°32'39"E	42.91'
C79	21.93'	1,070.00'	1°10'28"	S77°48'29"E	21.93'
C80	18.24'	1,020.00'	1°01'28"	S77°43'59"E	18.24'
C81	44.84'	1,020.00'	2°31'07"	S79°30'16"E	44.83'
C82	21.64'	1,020.00'	1°12'56"	S81°22'18"E	21.64'
C83	19.52'	910.00'	1°13'44"	S81°21'54"E	19.52'
C84	40.00'	910.00'	2°31'07"	S79°29'29"E	40.00'
C85	16.06'	910.00'	1°00'40"	S77°43'35"E	16.06'
C86	25.27'	890.00'	1°37'36"	S78°02'03"E	25.27'
C87	48.65'	890.00'	3°07'55"	S80°24'49"E	48.64'
C88	22.14'	780.00'	1°37'36"	S78°02'03"E	22.14'
C89	42.64'	780.00'	3°07'55"	S80°24'49"E	42.63'
C90	29.58'	730.00'	2°19'17"	N78°22'54"W	29.58'
C91	31.05'	730.00'	2°26'14"	N80°45'39"W	31.05'
C92	123.34'	1,485.00'	4°45'31"	S79°36'01"E	123.30'
C93	74.19'	1,485.00'	2°51'45"	S78°39'07"E	74.18'
C94	49.15'	1,485.00'	1°53'47"	S81°01'53"E	49.15'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C13]	15.72'	10.00'	90°02'33"	N32°11'55"W	14.15'
[C14]	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
[C15]	15.72'	10.00'	90°02'19"	N32°11'58"W	14.15'
[C16]	1.31'	5.00'	15°00'00"	N20°19'28"E	1.31'
[C17]	2.62'	10.00'	15°00'00"	N20°19'28"E	2.61'
[C18]	7.37'	5.03'	84°01'29"	N29°11'16"W	6.73'
[C19]	3.21'	5.03'	36°35'02"	S31°06'59"W	3.16'
[C20]	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
[C21]	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
[C22]	51.49'	620.00'	4°45'31"	S79°36'01"E	51.48'
[C23]	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
[C24]	15.73'	10.00'	90°07'34"	N52°57'32"E	14.16'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81°58'46"E	37.38'
L2	S02°04'02"W	50.00'
L3	S81°58'46"E	2.99'
L4	S08°01'14"W	20.00'
L5	S81°58'46"E	87.09'
L6	S07°53'49"W	40.00'
L7	S08°01'14"W	50.00'
L8	N81°58'46"W	5.51'
L9	S07°53'49"W	90.00'
L10	S07°42'25"W	26.86'
L11	S81°58'46"E	6.17'
L12	S08°01'14"W	50.00'
L13	N81°58'46"W	6.02'
L14	S07°53'49"W	115.00'
L15	S82°17'35"E	10.21'
L16	S08°01'14"W	60.00'
L17	N77°13'15"W	37.89'
L18	N12°49'28"E	60.00'
L19	N12°46'45"E	50.00'
L20	N77°13'15"W	6.00'
L21	S77°13'15"E	5.97'
L22	N12°54'36"E	50.00'
L23	N77°13'15"W	6.03'
L24	N12°49'29"E	94.41'
L25	N27°49'28"E	3.82'
L26	N12°49'28"E	16.01'
L27	N77°13'15"W	6.00'
L28	N77°14'06"W	32.00'
L29	S77°14'20"E	50.00'
L30	S77°13'15"E	60.56'
L31	S82°06'11"E	50.00'
L32	S81°58'46"E	6.01'
L33	N08°01'14"E	50.00'
L34	S81°58'46"E	37.38'
L35	N81°58'46"W	90.00'
L36	N07°53'49"E	40.00'
L37	N81°58'46"W	5.66'
L38	N77°13'15"W	37.84'
L39	S07°53'49"W	115.02'
L40	S77°13'15"E	55.09'
L41	N77°13'15"W	55.09'
L42	S07°53'49"W	90.00'
L43	S77°13'15"E	61.02'
L44	N77°13'15"W	60.99'
L45	S07°53'49"W	90.00'
L46	S77°13'15"E	54.95'
L47	N77°13'15"W	54.84'
L48	S07°53'49"W	90.00'
L49	S77°13'15"E	60.79'
L50	N77°13'15"W	60.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	S07°53'49"W	90.00'
L52	S77°13'15"E	60.69'
L53	N12°49'28"E	90.00'
L54	S12°49'28"W	90.00'
L55	S12°49'28"W	90.00'
L56	N12°49'28"E	90.00'
L57	N77°13'15"W	60.64'
L58	S07°53'49"W	90.00'
L59	S82°06'11"E	110.00'
L60	S77°13'15"E	140.00'
L61	N08°01'14"E	125.00'
L62	N09°55'00"E	125.00'
L63	N12°46'45"E	125.00'
L64	N12°46'45"E	135.00'
L65	N08°01'14"E	110.00'
L66	N09°52'31"E	110.00'
L67	N11°47'19"E	110.00'
L68	N12°46'45"E	110.00'
L69	N09°18'25"E	110.00'
L70	N11°36'17"E	110.00'
L71	N12°49'28"E	110.00'
L72	N07°53'49"E	110.00'
L73	N09°07'34"E	110.00'
L74	N11°38'40"E	110.00'
L75	N12°39'20"E	110.00'
L76	N11°09'09"E	110.00'
L77	N10°27'28"E	110.00'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L19]	N12°46'45"E	50.00'
[L20]	N77°13'15"W	6.00'
[L21]	S77°13'15"E	5.97'
[L22]	N12°54'36"E	50.00'
[L23]	N77°13'15"W	6.03'
[L24]	N12°49'29"E	94.41'
[L25]	N27°49'28"E	3.82'
[L26]	N12°49'28"E	16.01'
[L27]	N77°13'15"W	6.00'
[L28]	N77°14'06"W	32.00'
[L29]	S77°14'20"E	50.00'
[L30]	S77°13'15"E	60.56'
[L31]	S82°06'11"E	50.00'
[L32]	S81°58'46"E	6.01'
[L33]	N08°01'14"E	50.00'

BROOKLANDS SECTION FOUR
City of Hutto,
Williamson County, Texas

Received 03/13/2020



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

Date: 3/4/2020

Project: 00569

Scale: 1" = 100'

Reviewer: PRB

Tech: BAP

Field Crew: TF/SR

Survey Date: FEB. 2017

Sheet: 2 OF 3

STATE OF TEXAS {
COUNTY OF _____ {

"BROOKLANDS SECTION FOUR"

WITNESS MY HAND THIS ____ DAY OF _____, 20__

STATE OF TEXAS {
COUNTY OF _____ {

THE _____ DAY OF _____, 20____

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

PRINTED NAME _____ MY COMMISSION EXPIRES _____

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

J. TRAVIS WILSON, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 97307
7320 N. MOPAC EXPRESSWAY, SUITE 203
AUSTIN, TEXAS 78731

WILLIAMSON COUNTY ADDRESSING COORDINATOR _____ DATE _____

BEARING BASIS

SURVEY CONTROL:

<u>STREET TABLE</u>		
STREET NAME	DESIGN SPEED	LENGTH OF STREET
BROOKLANDS BOULEVARD	35	530.75'
CLEAR LAKE DRIVE	30	541.46'
TIMBER BROOK DRIVE	30	518.04'
TOKALAUN DRIVE	30	806.57'
WILD ELM DRIVE	30	257.00'
EAGLE LAKE DRIVE	30	120.50'
SWINDOLL LANE	30	895.08'
ALLEYS (COMBINED)	15	1,664.60'

- 1) S77°15'15"E, A DISTANCE OF 280.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.72 FEET AND WHOSE CHORD BEARS S32°11'53"E, A DISTANCE OF 14.15 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,
- 3) S77°42'00"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.70 FEET AND WHOSE CHORD BEARS N57°48'07"E, A DISTANCE OF 14.15 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,
- 5) S77°31'51"E, A DISTANCE OF 60.56 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,
- 6) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 51.49 FEET AND WHOSE CHORD BEARS S79°36'01"E, A DISTANCE OF 51.48 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,
- 7) S81°58'46"E, A DISTANCE OF 297.88 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.69 FEET AND WHOSE CHORD BEARS S37°02'28"E, A DISTANCE OF 14.13 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,
- 9) S82°06'14"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,
- 10) S82°06'14"E, A DISTANCE OF 128.11 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,
- 11) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.73 FEET AND WHOSE CHORD BEARS N52°57'32"E, A DISTANCE OF 14.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,
- 12) S81°58'46"E, A DISTANCE OF 6.01 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

N08°01'14"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.7894 ACRES (687,786 SQUARE FEET) OF LAND, MORE OR LESS.

The logo for the City of Hutto, featuring a large red 'H' with a blue star on its right side, and the word 'UTTO' in red below it. A blue banner with the words 'CITY OF' in white is positioned above the 'UTTO' part of the logo.

_____ DAY OF _____, 20____

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

STATE OF TEXAS }
COUNTY OF WILLIAMSON } KNOWN ALL MEN BY THESE PRESENTS

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

PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____

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

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

BY: _____, DEPUTY

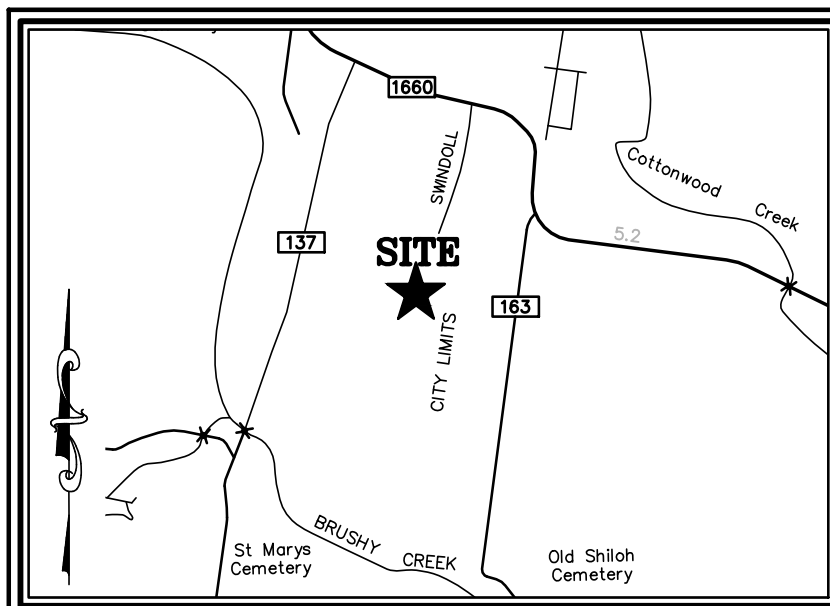
BROOKLANDS SECTION FOUR
City of Hutto,
Williamson County, Texas



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/4/2020
Project:	00569
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	TF/SR
Survey Date:	FEB. 2017
Sheet:	3 OF 3

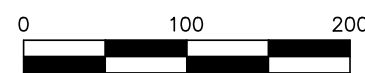


VICINITY MAP

SCALE: 1" = 2000'

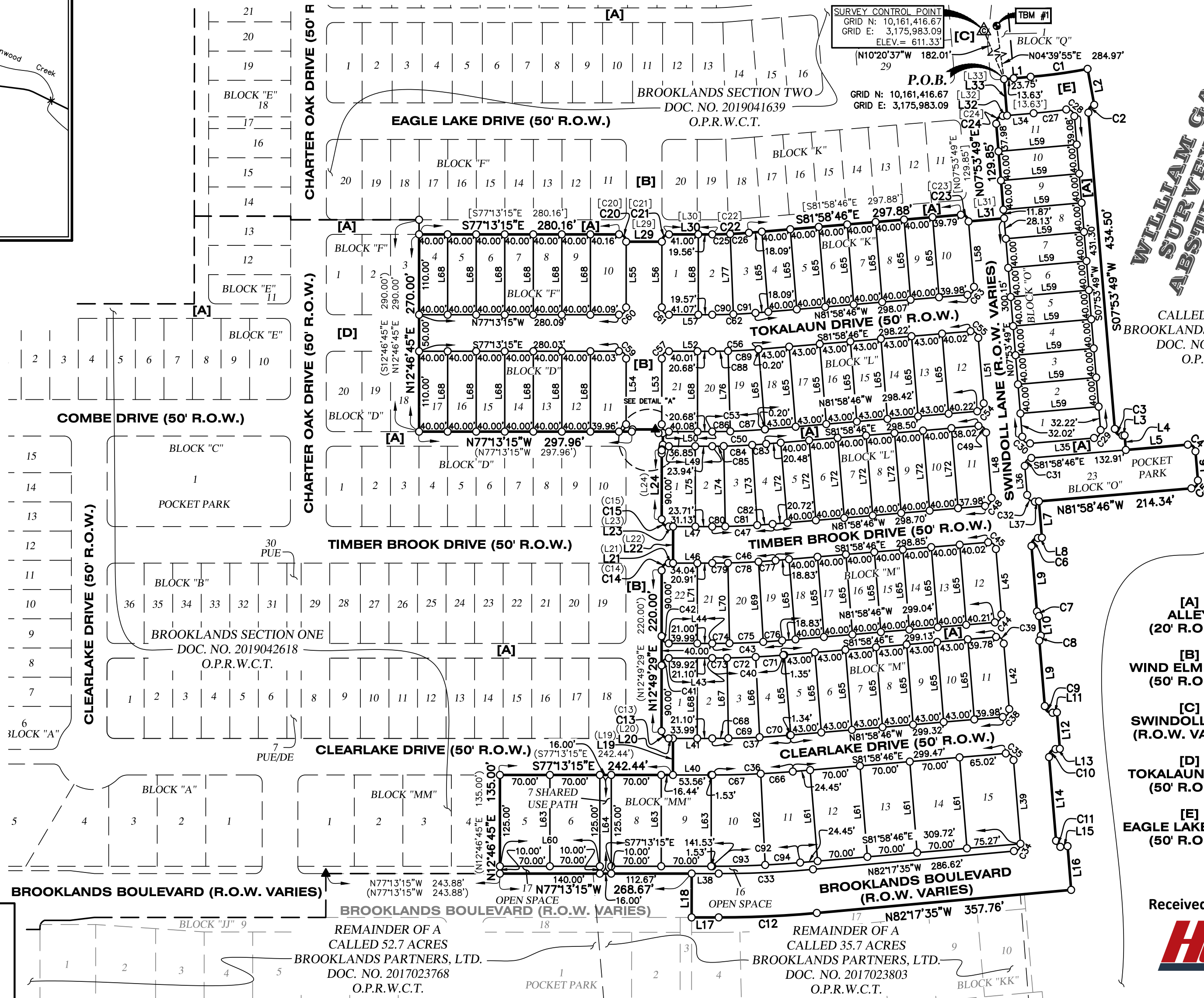
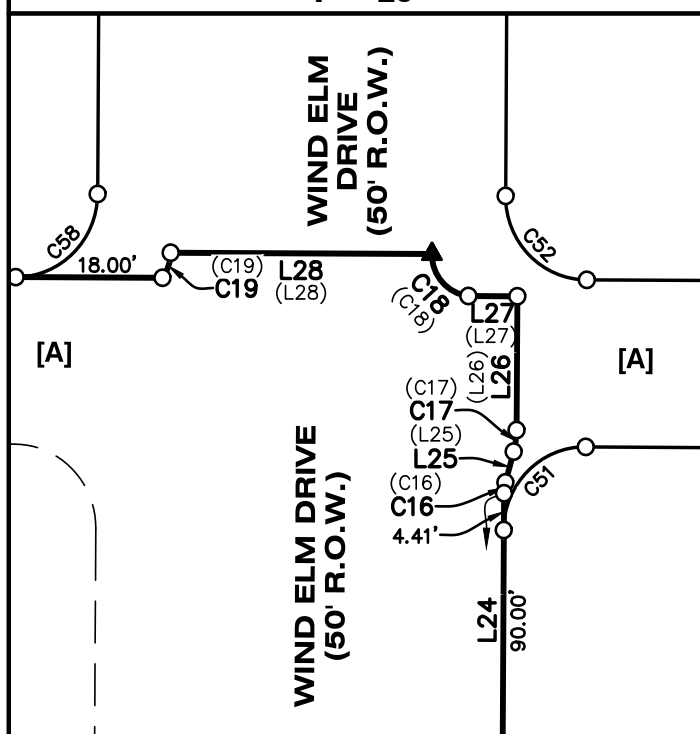
LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- BENCHMARK
- SURVEY CONTROL POINT
- DOC. NO.
- R.O.W.
- O.P.R.W.C.T.
- RIGHT-OF-WAY
- OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- RECORD INFORMATION PER DOC. NO. 2019042618
- RECORD INFORMATION PER DOC. NO. 2019041639



GRAPHIC SCALE: 1" = 100'

DETAIL "A"
1" = 20'



WILLIAM GATLIN
SURVEY NO. 23
ABSTRACT NO. 271

CALLED 63.5 ACRES
BROOKLANDS PARTNERS, LTD.
DOC. NO. 2017023816
O.P.R.W.C.T.

- [A] ALLEY (20' R.O.W.)
- [B] WIND ELM DRIVE (50' R.O.W.)
- [C] SWINDOLL LANE (R.O.W. VARIES)
- [D] TOKALUA DRIVE (50' R.O.W.)
- [E] EAGLE LAKE DRIVE (50' R.O.W.)

Received 03/13/2020



BROOKLANDS SECTION FOUR
City of Hutto,
Williamson County, Texas

OWNER:
BROOKLANDS PARTNERS, LTD.
P.O. BOX 670649
DALLAS, TEXAS 75367

ENGINEER:
MILLER GRAY, LLC
7320 N. MOPAC EXPRESSWAY,
SUITE 203
AUSTIN, TEXAS 78731

SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD STREET
AUSTIN, TEXAS 78745

ACREAGE: 15.7894
PATENT SURVEY: WILLIAM GATLIN SURVEY 23, ABSTRACT 271
NUMBER OF BLOCKS: 7
NUMBER OF LOTS: 92
SINGLE FAMILY/RESIDENTIAL LOTS: 88
SINGLE FAMILY/RESIDENTIAL LOTS (TOTAL ACREAGE): 10.4323
ACCESS EASEMENT LOT: 1
OPEN SPACE/LANDSCAPE LOTS: 2
POCKET PARK LOTS: 1
LINEAR FEET OF NEW STREET: 5,332.00'

BENCHMARK NOTE:

TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE EAST SIDE OF SWINDOLL LANE, BEING ±21' FROM THE APPROXIMATE CENTER SWINDOLL LANE, ALSO BEING ±118' FROM THE TERMINUS OF SWINDOLL LANE AND ±23' SOUTH OF THE SOUTH END OF A CONCRETE HEADWALL.
ELEVATION = 611.39'.

Transect	T3	T4
Principal Building	24 ft. min	20 ft. max
Front Setback Principal	20 ft. max	12 ft. max
Front Setback Secondary	18 ft. min. total	0 ft. min. 8 ft. total max
Side Setback	24 ft. min	3 ft. min
Rear Setback	50% min	70%
Frontage Buildout		
Secondary Building	20 ft. min. + bldg. setback	20 ft. min + bldg. setback
Front Setback	3 ft. or 6 ft.	0 ft. min or 3 ft.
Side Setback	3 ft. min.	3 ft.
Rear Setback		



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 3/4/2020
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Scale: 1" = 100'
Reviewer: PRB
Tech: BAP
Field Crew: TF/SR
Survey Date: FEB. 2017
Sheet: 1 OF 3

P:\00569\Drawg\00569_Plot_Sec 4.dwg

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	80.52'	775.00'	5°57'11"	S84°57'22"E	80.49'
C2	14.69'	10.00'	84°10'11"	S49°58'57"W	13.40'
C3	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C4	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C5	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C6	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C7	7.10'	10.00'	40°41'27"	S12°27'17"E	6.95'
C8	7.24'	10.00'	41°28'05"	S28°38'13"W	7.08'
C9	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C10	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C11	10.78'	10.00'	61°44'40"	S22°58'31"E	10.26'
C12	137.66'	1,555.00'	5°04'20"	N79°45'25"W	137.61'
C13	15.72'	10.00'	90°02'33"	N32°11'55"W	14.15'
C14	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C15	15.72'	10.00'	90°02'19"	N32°11'58"W	14.15'
C16	1.31'	5.00'	15°00'00"	N20°19'28"E	1.31'
C17	2.62'	10.00'	15°00'00"	N20°19'28"E	2.61'
C18	7.37'	5.03'	84°01'29"	N29°11'16"W	6.73'
C19	3.21'	5.03'	36°35'02"	S31°06'59"W	3.16'
C20	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C21	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C22	51.49'	620.00'	4°45'31"	S79°36'01"E	51.48'
C23	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C24	15.73'	10.00'	90°07'34"	N52°57'32"E	14.16'
C25	25.12'	620.00'	2°19'17"	S78°22'54"E	25.12'
C26	26.37'	620.00'	2°26'14"	S80°45'39"E	26.37'
C27	46.08'	825.00'	3°12'00"	S83°34'46"E	46.07'
C28	16.24'	10.00'	93°04'35"	S38°38'28"E	14.52'
C29	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C30	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C31	15.73'	10.00'	90°07'25"	N52°57'32"E	14.16'
C32	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C33	132.35'	1,495.00'	5°04'20"	N79°45'25"W	132.30'
C34	11.56'	10.00'	66°15'40"	S41°09'04"W	10.93'
C35	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C36	112.95'	1,360.00'	4°45'31"	S79°36'01"E	112.92'
C37	108.80'	1,310.00'	4°45'31"	N79°36'01"W	108.77'
C38	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C39	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C40	99.66'	1,200.00'	4°45'31"	S79°36'01"E	99.64'
C41	15.70'	10.00'	89°57'16"	N57°48'07"E	14.14'
C42	15.72'	10.00'	90°02'44"	N32°11'53"W	14.15'
C43	98.00'	1,180.00'	4°45'31"	N79°36'01"W	97.98'
C44	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C45	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C46	88.87'	1,070.00'	4°45'31"	S79°36'01"E	88.84'
C47	84.72'	1,020.00'	4°45'31"	N79°36'01"W	84.69'
C48	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C49	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C50	75.58'	910.00'	4°45'31"	S79°36'01"E	75.56'
C51	15.70'	10.00'	89°57'15"	N57°48'07"E	14.14'
C52	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C53	73.92'	890.00'	4°45'31"	N79°36'01"W	73.90'
C54	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C55	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C56	64.78'	780.00'	4°45'31"	S79°36'01"E	64.76'
C57	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C58	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C59	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C60	15.70'	10.00'	89°57'17"	S57°48'07"W	14.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C61	15.72'	10.00'	90°02'43"	N32°11'53"W	14.15'
C62	60.63'	730.00'	4°45'31"	N79°36'01"W	60.61'
C63	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C66	45.01'	1,360.00'	1°53'47"	S81°01'53"E	45.01'
C67	67.94'	1,360.00'	2°51'45"	S78°39'07"E	67.94'
C68	22.65'	1,310.00'	0°59'26"	S77°42'58"E	22.65'
C69	43.75'	1,310.00'	1°54'48"	S79°10'05"E	43.75'
C70	42.41'	1,310.00'	1°51'17"	S81°03'08"E	42.40'
C71	38.85'	1,200.00'	1°51'17"	S81°03'08"E	38.84'
C72	40.08'	1,200.00'	1°54'48"	S79°10'05"E	40.07'
C73	20.74'	1,200.00'	0°59'26"	S77°42'58"E	20.74'
C74	24.19'	1,180.00'	1°10'28"	N77°48'29"W	24.19'
C75	47.32'	1,180.00'	2°17'52"	N79°32'39"W	47.32'
C76	26.49'	1,180.00'	1°17'11"	N81°20'11"W	26.49'
C77	24.02'	1,070.00'	1°17'11"	S81°20'11"E	24.02'
C78	42.91'	1,070.00'	2°17'52"	S79°32'39"E	42.91'
C79	21.93'	1,070.00'	1°10'28"	S77°48'29"E	21.93'
C80	18.24'	1,020.00'	1°01'28"	S77°43'59"E	18.24'
C81	44.84'	1,020.00'	2°31'07"	S79°30'16"E	44.83'
C82	21.64'	1,020.00'	1°12'56"	S81°22'18"E	21.64'
C83	19.52'	910.00'	1°13'44"	S81°21'54"E	19.52'
C84	40.00'	910.00'	2°31'07"	S79°29'29"E	40.00'
C85	16.06'	910.00'	1°00'40"	S77°43'35"E	16.06'
C86	25.27'	890.00'	1°37'36"	S78°02'03"E	25.27'
C87	48.65'	890.00'	3°07'55"	S80°24'49"E	48.64'
C88	22.14'	780.00'	1°37'36"	S78°02'03"E	22.14'
C89	42.64'	780.00'	3°07'55"	S80°24'49"E	42.63'
C90	29.58'	730.00'	2°19'17"	N78°22'54"W	29.58'
C91	31.05'	730.00'	2°26'14"	N80°45'39"W	31.05'
C92	123.34'	1,485.00'	4°45'31"	S79°36'01"E	123.30'
C93	74.19'	1,485.00'	2°51'45"	S78°39'07"E	74.18'
C94	49.15'	1,485.00'	1°53'47"	S81°01'53"E	49.15'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C13)	15.72'	10.00'	90°02'33"	N32°11'55"W	14.15'
(C14)	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
(C15)	15.72'	10.00'	90°02'19"	N32°11'58"W	14.15'
(C16)	1.31'	5.00'	15°00'00"	N20°19'28"E	1.31'
(C17)	2.62'	10.00'	15°00'00"	N20°19'28"E	2.61'
(C18)	7.37'	5.03'	84°01'29"	N29°11'16"W	6.73'
(C19)	3.21'	5.03'	36°35'02"	S31°06'59"W	3.16'
[C20]	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
[C21]	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
[C22]	51.49'	620.00'	4°45'31"	S79°36'01"E	51.48'
[C23]	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
[C24]	15.73'	10.00'	90°07'34"	N52°57'32"E	14.16'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81°58'46"E	37.38'
L2	S02°04'02"W	50.00'
L3	S81°58'46"E	2.99'
L4	S08°01'14"W	20.00'
L5	S81°58'46"E	87.09'
L6	S07°53'49"W	40.00'
L7	S08°01'14"W	50.00'
L8	N81°58'46"W	5.51'
L9	S07°53'49"W	90.00'
L10	S07°42'25"W	26.86'
L11	S81°58'46"E	6.17'
L12	S08°01'14"W	50.00'
L13	N81°58'46"W	6.02'
L14	S07°53'49"W	115.00'
L15	S82°17'35"E	10.21'
L16	S08°01'14"W	60.00'
L17	N77°13'15"W	37.89'
L18	N12°49'28"E	60.00'
L19	N12°46'45"E	50.00'
L20	N77°13'15"W	6.00'
L21	S77°13'15"E	5.97'
L22	N12°54'36"E	50.00'
L23	N77°13'15"W	6.03'
L24	N12°49'29"E	94.41'
L25	N27°49'28"E	3.82'
L26	N12°49'28"E	16.01'
L27	N77°13'15"W	6.00'
L28	N77°14'06"W	32.00'
L29	S77°14'20"E	50.00'
L30	S77°13'15"E	60.56'
L31	S82°06'11"E	50.00'
L32	S81°58'46"E	6.01'
L33	N08°01'14"E	50.00'
L34	S81°58'46"E	37.38'
L35	N81°58'46"W	90.00'
L36	N07°53'49"E	40.00'
L37	N81°58'46"W	5.66'
L38	N77°13'15"W	37.84'
L39	S07°53'49"W	115.02'
L40	S77°13'15"E	55.09'
L41	N77°13'15"W	55.09'
L42	S07°53'49"W	90.00'
L43	S77°13'15"E	61.02'
L44	N77°13'15"W	60.99'
L45	S07°53'49"W	90.00'
L46	S77°13'15"E	54.95'
L47	N77°13'15"W	54.84'
L48	S07°53'49"W	90.00'
L49	S77°13'15"E	60.79'
L50	N77°13'15"W	60.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	S07°53'49"W	90.00'
L52	S77°13'15"E	60.69'
L53	N12°49'28"E	90.00'
L54	S12°49'28"W	90.00'
L55	S12°49'28"W	90.00'
L56	N12°49'28"E	90.00'
L57	N77°13'15"W	60.64'
L58	S07°53'49"W	90.00'
L59	S82°06'11"E	110.00'
L60	S77°13'15"E	140.00'
L61	N08°01'14"E	125.00'
L62	N09°55'00"E	125.00'
L63	N12°46'45"E	125.00'
L64	N12°46'45"E	135.00'
L65	N08°01'14"E	110.00'
L66	N09°52'31"E	110.00'
L67	N11°47'19"E	110.00'
L68	N12°46'45"E	110.00'
L69	N09°18'25"E	110.00'
L70	N11°36'17"E	110.00'
L71	N12°49'28"E	110.00'
L72	N07°53'49"E	110.00'
L73	N09°07'34"E	110.00'
L74	N11°38'40"E	110.00'
L75	N12°39'20"E	110.00'
L76	N11°09'09"E	110.00'
L77	N10°27'28"E	110.00'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L19)	N12°46'45"E	50.00'
(L20)	N77°13'15"W	6.00'
(L21)	S77°13'15"E	5.97'
(L22)	N12°54'36"E	50.00'
(L23)	N77°13'15"W	6.03'
(L24)	N12°49'29"E	94.41'
(L25)	N27°49'28"E	3.82'
(L26)	N12°49'28"E	16.01'
(L27)	N77°13'15"W	6.00'
(L28)	N77°14'06"W	32.00'
[L29]	S77°14'20"E	50.00'
[L30]	S77°13'15"E	60.56'
[L31]	S82°06'11"E	50.00'
[L32]	S81°58'46"E	6.01'
[L33]	N08°01'14"E	50.00'

BROOKLANDS SECTION FOUR
City of Hutto,
Williamson County, Texas

Received 03/13/2020



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 3/4/2020
Project: 00569
Scale: 1" = 100'
Reviewer: PRB
Tech: BAP
Field Crew: TF/SR
Survey Date: FEB. 2017
Sheet: 2 OF 3

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration and possible action on a resolution approving the proposed Durango Farms Phase 1 Final Plat, 72.391 acres, more or less, of land, 138 residential lots, one multifamily lot, and one commercial lot, located on FM 1660 North at Mager Lane.(Ashley Lumpkin)

Meeting: City Council - 21 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

AIR-20-156 The proposed Durango Farms Phase One is approximately 72.4 acre site located on the west side of FM 1660 North, south of Limmer Loop.

Current Zoning:

The subject property was voluntarily annexed in September 2019 and zoned Single-Family Residential (SF-1). The Planned Unit Development (PUD) allowing for a mix of single-family, multi-family, commercial and parkland/open space was subsequently approved in October 2019.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (ETJ – Development Agreement)

East: Single-Family Residential (SF-1)

South: Residential (OT-3)

West: Future section of Durango Farms (PUD) and Single-Family Residential (SF-1)

Summary of Request:

The proposed Final Plat is comprised of 138 single-family lots, one multi-family (apartment) lot, nine open space lots, one park lot, and one commercial lot across an approximate 72.4 acre tract. Public access is achieved from connections to FM 1660 N, East Street and Main Street. There are stub outs to future phases of the development within the site.

As proposed, the Final Plat conforms to the approved Preliminary Plat, the PUD, Unified Development Code and state law.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously, and the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

[\(Res\)DurangoFarmsPh1FP\(Complete\)](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "DURANGO FARMS PHASE 1 FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "Durango Farms Phase 1 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **21st** day of the month **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

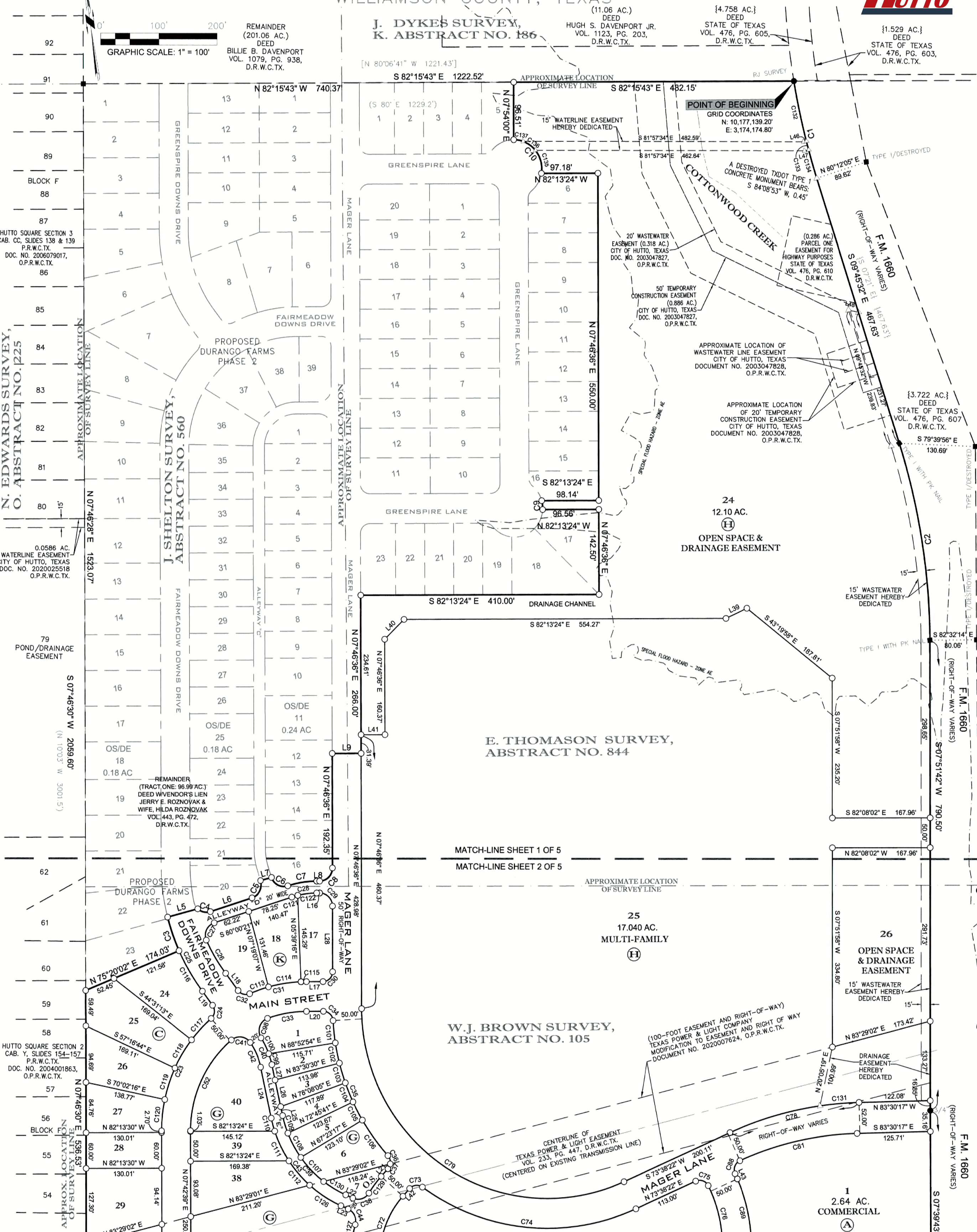
ATTEST:

City Secretary

FINAL PLAT
DURANGO FARMS PHASE 1

WILLIAMSON COUNTY, TEXAS

Received 04/27/2020



DATE: 04-14-20	DRAWN BY: KM	N.G., N.H., GP
SCALE: 1"=100'	CHECKED BY: EN	FB #: 30
JOB #: 194301.015	DRAWING: DURANGO FARMS PH 1.dwg	PLAN #: N/A
NO.	REVISION	BY DATE

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TEXT: 512.872.6696

FINAL PLAT
DURANGO FARMS PHASE 1

WILLIAMSON COUNTY, TEXAS

MATCH-LINE SHEET 1 OF 5

MATCH-LINE SHEET 2 OF 5

APPROXIMATE LOCATION
OF SURVEY LINE

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

25
17.040 AC.
MULTI-FAMILY
(H)

W.J. BROWN SURVEY,
ABSTRACT NO. 105

(100-FOOT EASEMENT AND RIGHT-OF-WAY)
TEXAS POWER & LIGHT COMPANY
MODIFICATION TO EASEMENT AND RIGHT OF WAY
DOCUMENT NO. 2020007624, O.P.R.W.C.T.X.

1
2.93 AC.
OPEN SPACE/PARK
(D)

1
2.64 AC.
COMMERCIAL
(A)

MAGNOLIA RANCH LANE
50' RIGHT-OF-WAY

OKDALE MEADOWS LANE
50' RIGHT-OF-WAY

DURANGO DOWNS DRIVE
50' RIGHT-OF-WAY

W.J. BROWN SURVEY,
ABSTRACT NO. 105

26
OPEN SPACE
(A)

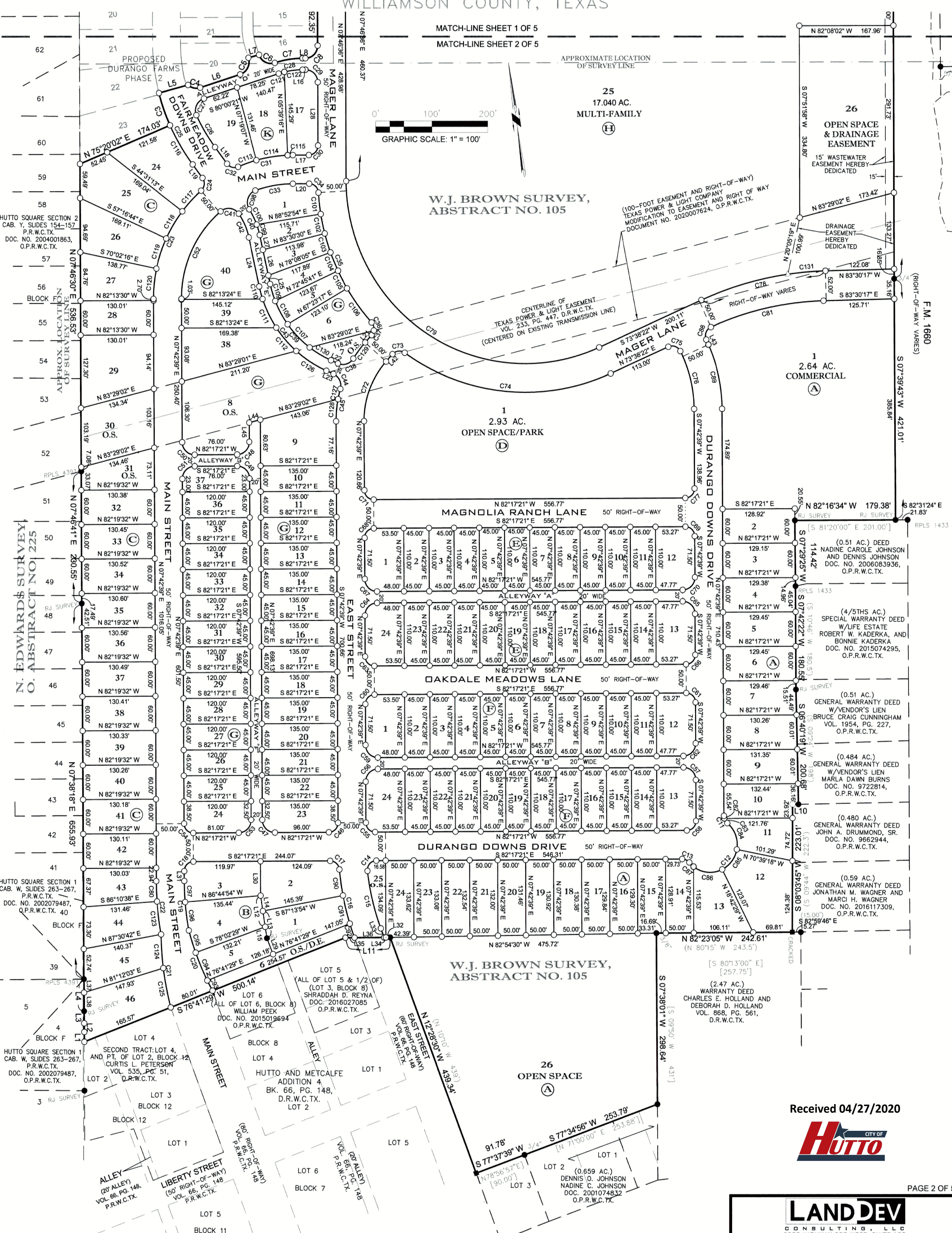
Received 04/27/2020



PAGE 2 OF 5

LAND DEV

CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78739
OFFICE: 512.672.6596
TELEPHONE: 512.672.6596



FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

BLOCK A	
LOT NO.	AREA (SQ. FT.)
1 *	115,061
2	7742
3	7756
4	7765
5	7767
6	7767
7	7785
8	7848
9	7914
10	7719
11	6746
12	13,477
13	8559
14	6345
15	6453
16	6478
17	6505
18	6532
19	6559
20	6586
21	6613
22	6640
23	6667
24	6694
25 *	2979
26 *	146,952

BLOCK B	
LOT NO.	AREA (SQ. FT.)
1	9417
2	10,487
3	8838
4	9828
5	6584
6 *	5456

BLOCK C	
LOT NO.	AREA (SQ. FT.)
24	12,360
25	13,876
26	11,033
27	9297
28	7800
29	14,406
30 *	13,440
31 *	7382
32	7825
33	7829
34	7834
35	7835
36	7831
37	7827
38	7822
39	7818
40	7813
41	7809
42	7804
43	8204
44	8827
45	9504
46	11,720

BLOCK D	
LOT NO.	AREA (SQ. FT.)
1 *	127,470

BLOCK E	
LOT NO.	AREA (SQ. FT.)
1	7538
2	4950
3	4950
4	4950
5	4950
6	4950
7	4950
8	4950
9	4950
10	4950
11	4950
12	7512
13	7512
14	4950
15	4950
16	4950
17	4950
18	4950
19	4950
20	4950
21	4950
22	4950
23	4950
24	7540

BLOCK F	
LOT NO.	AREA (SQ. FT.)
1	7538
2	4950
3	4950
4	4950
5	4950
6	4950
7	4950
8	4950
9	4950
10	4950
11	4950
12	7512
13	7512
14	4950
15	4950
16	4950
17	4950
18	4950
19	4950
20	4950
21	4950
22	4950
23	4950
24	7540

BLOCK G	
LOT NO.	AREA (SQ. FT.)
1	7259
2	4565
3	4637
4	4891
5	5022
6	8486
7 *	3049
8 *	30,946
9	13,235
10	6075
11	6075
12	6075
13	6075
14	6075
15	6075
16	6075
17	6075
18	6075
19	6075
20	6075
21	6075
22	6075
23	7258
24	6433
25	5400
26	5400
27	5400
28	5400
29	5400
30	5400
31	5400
32	5400
33	5400
34	5400
35	5400
36	5400
37	5192
38	12,933
39	7794
40	16,221

BLOCK H	
LOT NO.	AREA (SQ. FT.)
24 *	527,029
25 *	742,283
26 *	52,628

BLOCK K	
LOT NO.	AREA (SQ. FT.)
17	8285
18	9866
19	9154

NOTE:
LOTS MARKED WITH AN ASTERISK (*)
ARE SOMETHING OTHER THAN SINGLE FAMILY.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1186.28'	167.73'	S 05°38'19" E	167.59'
C2	1106.28'	335.98'	S 01°06'29" E	334.69'
C3	355.00'	59.87'	N 11°26'56" W	59.80'
C4	22.00'	23.27'	S 69°41'49" E	22.20'
C5	23.00'	36.13'	N 35°00'21" E	32.53'
C6	22.00'	34.67'	S 55°08'28" E	31.19'
C7	160.00'	50.45'	N 88°44'39" E	50.24'
C8	22.00'	34.56'	N 52°46'36" E	31.11'
C9	48.50'	15.14'	N 01°47'11" E	15.08'
C10	48.50'	84.21'	N 32°21'22" W	74.03'
C11	16.50'	14.49'	S 17°27'02" E	14.03'
C12	48.50'	161.38'	N 52°42'39" E	96.58'
C13	16.50'	14.49'	N 57°07'40" W	14.03'
C14	16.00'	26.88'	S 49°35'08" W	23.83'
C15	425.00'	103.37'	S 05°30'27" E	103.11'
C16	475.00'	122.46'	S 04°55'54" E	122.12'
C17	16.50'	24.40'	N 39°55'03" W	22.24'
C18	16.50'	25.92'	S 52°42'39" W	23.33'
C19	475.00'	86.88'	S 02°28'15" W	86.76'
C20	487.36'	113.68'	S 13°51'51" E	113.42'
C21	528.66'	129.01'	S 00°16'36" W	128.69'
C22	525.00'	93.45'	S 02°36'41" W	93.33'
C23	250.00'	213.64'	S 32°15'32" W	207.20'
C24	16.50'	24.55'	N 14°07'07" E	22.35'
C25	355.00'	139.11'	S 17°50'36" E	138.22'
C26	305.00'	65.06'	S 22°57'58" E	64.94'
C27	22.00'	32.55'	S 37°36'50" W	29.66'
C28	140.00'	43.42'	S 88°53'29" W	43.25'
C29	22.00'	34.56'	N 37°13'24" W	31.11'
C30	16.50'	25.92'	N 52°46'36" E	23.33'
C31	250.00'	100.66'	S 86°14'31" W	99.98'
C32	16.50'	22.11'	S 66°53'59" E	20.49'
C33	200.00'	68.38'	S 87°58'57" W	68.05'
C34	16.50'	25.03'	N 38°45'38" W	22.70'
C35	370.00'	250.47'	S 14°41'26" E	245.71'
C36	16.50'	15.05'	N 07°57'06" W	14.53'
C37	16.50'	9.09'	N 33°57'59" E	8.98'
C38	22.00'	31.51'	N 80°56'16" E	28.88'
C39	190.00'	178.24'	S 31°09'23" E	171.78'
C40	135.00'	48.97'	N 14°40'24" W	48.70'
C41	22.00'	36.68'	N 74°48'30" W	32.58'
C42	115.00'	45.69'	N 15°39'51" W	45.39'
C43	210.00'	197.00'	S 31°09'23" E	189.86'
C44	22.00'	31.38'	N 17°09'59" W	28.79'
C45	205.00'	57.20'	S 15°42'17" W	57.02'
C46	16.50'	25.92'	N 52°42'39" E	23.33'
C47	22.50'	35.34'	S 37°17'21" E	31.82'
C48	22.00'	34.56'	N 52°42'39" E	31.11'
C49	22.00'	34.56'	N 37°17'21" W	31.11'
C50	22.00'	34.56'	S 37°17'21" E	31.11'
C51	22.00'	34.56'	S 52°42'39" W	31.11'
C52	200.00'	173.32'	S 32°36'13" W	167.95'
C53	22.50'	35.34'	N 52°42'35" E	31.82'
C54	16.50'	25.92'	S 37°17'21" E	23.33'
C55	16.50'	25.92'	S 37°17'21" E	23.33'
C56	22.00'	34.56'	S 52°42'39" W	31.11'
C57	22.00'	34.56'	N 37°17'21" W	31.11'
C58	16.50'	25.92'	N 52°42'39" E	23.33'
C59	22.00'	34.56'	S 37°17'21" E	31.11'
C60	16.50'	25.92'	S 52°42'39" W	23.33'
C61	16.50'	25.92'	N 37°17'21" W	23.33'
C62	22.00'	34.56'	N 52°42'39" E	31.11'
C63	16.50'	25.92'	S 37°17'21" E	23.33'
C64	22.00'	34.56'	S 52°42'39" W	31.11'
C65	22.00'	34.56'	N 37°17'21" W	31.11'
C66	16.50'	25.92'	N 52°42'39" E	23.33'
C67	22.00'	34.56'	S 37°17'21" E	31.11'
C68	16.50'	25.92'	S 52°42'39" W	23.33'
C69	16.50'	25.92'	N 37°17'21" W	23.33'
C70	22.00'	34.56'	N 52°42'39" E	31.11'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C71	16.50'	25.92'	S 37°17'21" E	23.33'
C72	155.00'	113.73'	S 28°43'54" W	111.20'
C73	16.50'	24.14'	N 88°19'46" W	22.05'
C74	370.00'	387.13'	S 76°23'09" E	369.71'
C75	16.50'	25.16'	N 62°40'18" W	22.79'
C76	225.00'	104.83'	N 05°38'10" W	103.88'
C77	16.50'	25.92'	N 52°42'39" E	23.33'
C78	575.00'	229.36'	S 85°04'04" W	227.85'
C79	320.00'	637.46'	S 49°17'31" E	537.17'
C80	525.00'	35.63'	S 05°46'00" W	35.62'
C81	525.00'	208.12'	S 85°08'19" W	208.76'
C82	16.50'	4.52'	S 00°08'12" E	4.51'
C83	16.50'	9.97'	S 25°17'53" E	9.82'
C84	48.50'	51.37'	N 12°16'10" W	49.00'
C85	48.50'	45.04'	N 44°40'37" E	43.44'
C86	48.50'	54.42'	S 76°34'38" E	51.61'
C87	48.50'	10.55'	S 38°12'02" E	10.53'
C88	16.50'	25.96'	S 28°42'39" W	23.36'
C89	275.00'	115.53'	N 04°19'29" W	114.69'
C90	475.00'	45.94'	S 00°19'00" E	45.92'
C91	475.00'	50.60'	S 06°08'21" E	50.58'
C92	475.00'	25.92'	S 10°45'15" E	25.91'
C93	487.36'	20.11'	N 19°21'51" W	20.11'
C94	487.36'	52.88'	N 15°04'25" W	52.85'
C95	487.36'	40.69'	N 09°34'25" W	40.68'
C96	475.00'	49.92'	N 00°14'29" E	49.89'
C97	475.00'	36.97'	N 05°28'53" E	36.96'
C98	22.00'	39.65'	S 26°33'41" W	34.50'
C99	135.00'	19.14'	N 08°20'34" W	19.12'
C100	135.00'	29.83'	N 18°44'04" W	29.77'
C101	370.00'	37.59'	S 01°47'31" W	37.57'
C102	370.00'	34.70'	S 03°48'18" E	34.69'
C103	370.00'	34.70'	S 09°10'42" E	34.69'
C104	370.00'	34.70'	S 14°33'07" E	34.69'
C105	370.00'	34.70'	S 19°55'31" E	34.69'
C106	370.00'	74.08'	S 28°20'52" E	73.96'
C107	190.00'	56.64'	S 36°09'14" E	56.43'
C108	190.00'	46.37'	S 20°37'16" E	46.26'
C109	190.00'	31.00'	S 08°57'19" E	30.96'
C110	210.00'	22.78'	S 07°23'22" E	22.77'
C111	210.00'	55.74'	S 18°06'02" E	55.57'
C112	210.00'	54.30'	S 33°06'42" E	54.15'
C113	250.00'	34.79'	S 78°41'39" W	34.77'
C114	250.00'	56.61'	S 89°10'04" W	56.48'
C115	250.00'	9.26'	N 83°17'04" W	9.26'
C116	355.00'	79.24'	S 22°40'29" E	79.08'
C117	250.00'	49.13'	S 51°06'37" W	49.06'
C118	250.00'	55.67'	S 39°06'01" W	55.56'
C119	250.00'	55.67'	S 26°20'30" W	55.56'
C120	250.00'	53.17'	S 13°52'11" W	53.07'
C121	140.00'	10.57'	S 82°10'11" W	10.57'
C122	140.00'	32.85'	N 88°56'41" W	32.77'
C123	525.00'	57.83'	S 00°40'02" E	57.80'
C124	529.43'	59.23'	S 04°03'39" W	59.20'
C125	529.14'	69.79'	S 02°56'05" E	69.74'
C126	210.00'	64.18'	S 49°16'31" E	63.93'
C127	205.00'	18.35'	S 21°08'06" W	18.34'
C128	205.00'	38.86'	S 13°08'28" W	38.80'
C129	205.00'	35.23'	S 44°49'46" W	35.18'
C130	190.00'	44.23'	S 51°21'46" E	44.13'
C131	575.00'	67.60'	N 86°52'22" W	67.56'
C132	1186.28'	103.17'	S 04°04'45" E	103.13'
C133	1186.28'	15.03'	S 06°56'01" E	15.03'
C134	1186.28'	49.54'	S 08°29'34" E	49.53'
C135	48.50'	41.24'	N 06°58'10" W	40.00'
C136	48.50'	26.49'	N 46°58'21" W	26.16'
C137	48.50'	16.49'	N 72°21'34" W	16.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°47'35" E	17.20'
L2	N 07°07'29" E	15.22'
L3	N 07°40'21" E	21.09'
L4	N 07°40'21" E	55.89'
L5	N 82°51'30" E	53.78'
L6	N 80°00'21" E	75.09'
L7	N 82°52'30" E	20.02'
L8	S 82°1'324" E	50.09'
L9	S 82°1'324" E	5.00'
L10	N 81°53'59" W	10.57'
L11	N 82°21'12" W	80.36'
L12	N 00°41'39" W	54.93'
L13	N 00°41'39" W	47.94'
L14	N 00°41'39" W	27.19'
L15	S 00°41'39" E	20.20'
L16	N 82°1'324" W	5.09'
L17	S 82°1'324" E	28.50'
L18	S 28°30'23" E	36.03'
L19	S 28°30'12" E	29.44'
L20	N 82°1'324" W	29.06'
L21	N 49°45'09" E	17.29'
L22	N 58°01'52" W	13.51'
L23	N 58°01'52" W	13.69'
L24	N 04°16'54" W	87.56'
L25	N 04°16'54" W	15.44'
L26	N 04°16'54" W	45.72'
L27	N 04°16'54" W	26.39'
L28	N 07°46'36" E	110.36'
L29	N 13°23'37" W	30.08'
L30	N 07°42'39" E	60.00'
L31	N 07°42'39" E	17.10'
L32	N 82°21'12" W	7.61'
L33	N 12°28'30" W	17.01'
L34	N 82°21'12" W	3.04'
L35	N 82°21'12" W	16.47'
L36	S 82°21'12" E	53.25'
L37	N 07°40'11" E	23.52'
L38	N 07°40'28" E	32.37'
L39	N 72°32'29" E	40.02'
L40	N 52°46'36" E	47.01'
L41	S 82°1'324" E	41.00'
L42	N 49°45'09" E	17.29'
L43	N 86°21'38" W	9.54'
L44	N 13°29'02" E	20.63'
L45	S 07°42'39" W	33.56'

FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF 72.391 ACRES OF LAND IN THE J. SHELTON SURVEY, ABSTRACT NO. 560, THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 96.99 ACRE TRACT OF LAND DESIGNATED AS TRACT ONE AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 72.391 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of the said 96.99 acre tract, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4,758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, same being the northwest corner of a certain called 3,722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the easterly southeast corner of the said 201.06 acre tract, crossing the said 96.99 acre tract, with the west right-of-way line of said F.M. 1660, and the west line of the said 3,722 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

- with the arc of a curve to the left, having a radius of 1,186.28 feet, an arc distance of 167.73 feet, and a chord which bears S 05°38'19" E, a distance of 167.59 feet to a calculated point-of-tangency, from which a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found bears S 84°08'53" W, a distance of 0.45 feet,
- S 09°45'32" E, a distance of 467.63 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-curvature,
- with the arc of a curve to the right, having a radius of 1,106.28 feet, an arc distance of 335.98 feet, and a chord which bears S 01°06'29" E, a distance of 334.69 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-tangency,
- S 07°51'42" W, a distance of 790.50 feet to a ¾-inch iron rod found at an angle point, and
- S 07°39'43" W, a distance of 421.01 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the west line of the said 3,722 acre tract, in the north line of a certain called 0.51 acre tract described in the deed to Nadine Carole Johnson and Dennis Johnson of record in Document No. 2006083938, Official Public Records of Williamson County, Texas, for a southeast corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RPLS 1433" found in the west right-of-way line of said F.M. 1660 at the northeast corner of the said 0.51 acre tract bears S 82°31'24" E, a distance of 21.83 feet.

THENCE N 82°16'34" W, leaving the west right-of-way line of said F.M. 1660, and the west line of the said 3,722 acre tract, crossing the said 96.99 acre tract, with the north line of the said 0.51 acre tract, and with a south line of the tract described herein, a distance of 179.38 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at the northwest corner of the said 0.51 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 07°29'25" W, continuing across the said 96.99 acre tract, with the west line of the said 0.51 acre tract, with the east line of the tract described herein, a distance of 114.42 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 1433" found at a re-entrant corner of the said 96.99 acre tract, at the southwest corner of the said 0.51 acre tract, same being the northwest corner of a certain called 4/5ths of an acre described in the special warranty deed with life estate to Robert W. Kaderka and wife, Bonnie Kaderka of record in Document No. 2015074295, Official Public Records of Williamson County, Texas, for an angle point in the east line of the tract described herein;

THENCE S 07°42'22" W, with the east line of the said 96.99 acre tract, with the west line of the said 4/5ths of an acre tract, and with the west line of a certain called 0.51 acre tract described in the deed to Bruce Craig Cunningham of record in Volume 1954, Page 227, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 180.95 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point;

THENCE S 06°40'19" W, with the east line of the said 96.99 acre tract, with the west line of the said 0.51 acre tract, and with the west line of a certain called 0.484 acre tract described in the deed to Maria Dawn Burns of record in Document No. 9722814, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 200.68 feet to a ½-inch iron rod found in the north line of a certain called 0.480 acre tract described in the deed to John A. Drummond, Sr. of record in Document No. 9662944, Official Public Records of Williamson County, Texas, at the southwest corner of the said 0.484 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 81°53'59" W, with the north line of the said 0.480 acre tract and a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 10.57 feet to a fence corner post found at a re-entrant corner;

THENCE S 08°03'45" W, with the west line of the said 0.480 acre tract and the west line of a certain called 0.59 acre tract described in the deed to Jonathan M. Wagner and Marci H. Wagner of record in Document No. 2016117309, Official Public Records of Williamson County, Texas, with the east line of the said 96.99 acre tract, with the east line of the tract described herein, a distance of 223.01 feet to a concrete monument found in the north line of a certain called 2.47 acre tract described in the deed to Charles E. Holland and Deborah D. Holland of record in Volume 868, Page 561, Deed Records of Williamson County, Texas, at the southwest corner of the said 0.59 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 82°23'05" W, with the north line of the said 2.47 acre tract, with a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 242.61 feet to a 3/8-inch iron rod found at the northwest corner of the said 2.47 acre tract, at the northeast corner of Block 4, Hutto and Metcalfe Addition, a subdivision according to the plat of record in Book 66, Page 148, Deed Records of Williamson County, Texas, and as shown on the Revised Map of City of Hutto of record in Cabinet A, Slide 221, Plat Records of Williamson County, Texas, for a re-entrant corner of the tract described herein;

THENCE S 07°38'01" W, with the west line of the said 2.47 acre tract and an east line of the said 96.99 acre tract, with the east line of said Block 4 and Block 3, said Hutto and Metcalfe Addition, with an east line of the tract described herein, a distance of 298.64 feet to a ½-inch iron rod found at the southeast corner of said Block 3, Hutto and Metcalfe Addition, and the northeast corner of a certain called 0.659 acre tract described in the deed to Dennis O. Johnson and Nadine C. Johnson of record in Document No. 2001074832, Official Public Records of Williamson County, Texas, for the southerly southeast corner of the tract described herein;

THENCE S 77°34'58" W, crossing the said 96.99 acre tract, with the north line of the said 0.659 acre tract, with the south line of the tract described herein, a distance of 253.79 feet to a ½-inch iron rod found at the northwest corner of the said 0.659 acre tract, and the northeast corner of Lot 3, Block 2, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein,

THENCE S 77°37'39" W, continuing across the said 96.99 acre tract, with the north line of said Lot 3, Block 2, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 91.78 feet to a concrete monument found in a west line of the said 96.99 acre tract, at the intersection of the south line of an alley and the east right-of-way line of East Street, a 60-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, at the northwest corner of said Lot 3, Block 2, Hutto and Metcalfe Addition, for the southerly southwest corner of the tract described herein;

THENCE N 12°28'30" W, with the east right-of-way line of said East Street, the west line of the said 96.99 acre tract, with the west line of Lot 6, Block 2, and the west line of Block 5, said Hutto and Metcalfe Addition, with a west line of the tract described herein, a distance of 439.34 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at the northeast terminus of said East Street, at the northwest corner of said Block 5, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE N 82°21'12" W, with the south line of the said 96.99 acre tract, with the north terminus of said East Street, a distance of 63.90 feet to a calculated point for the northwest terminus of said East Street and the northeast corner of Lot 5, Block 8, said Hutto and Metcalfe Addition, for a point on the south line of the tract described herein, from which a ¾-inch iron pipe found bears N 63°55'34" W, a distance of 0.36 feet;

THENCE N 82°21'12" W, leaving the northwest terminus of said East Street, continuing with the south line of the said 96.99 acre tract and the north line of said Lot 5, Block 8, Hutto and Metcalfe Addition, a distance of 16.46 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the southeast terminus of said Capitol Street, for an angle point in the south line of the tract described herein;

THENCE S 76°41'29" W, leaving the south line of the said 96.99 acre tract, with the north line of Lots 5-6, Block 8 and Lots 4 and 2, Block 12, said Hutto and Metcalfe Addition, with the south right-of-way line of said Capitol Street, a distance of 500.14 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east line of Lot 4, Block F, Hutto Square Section 1, a subdivision according to the plat of record in Cabinet W, Slides 263-267, Plat Records of Williamson County, Texas, at the northwest corner of said Lot 2, Block 12, Hutto and Metcalfe Addition, and the southwest terminus of said Capitol Street, same being the northwest corner of a certain tract of land designated as Second Tract and conveyed in the warranty deed to Curtis L. Peterson of record in Volume 535, Page 51, Deed Records of Williamson County, Texas, for the southwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RJ Surveying" found in the west line of said Lot 2, Block 12, Hutto and Metcalfe Addition, at the southeast corner of said Lot 4, Block F, Hutto Square Section 1, and the northeast corner of Lot 3, Block F, said Hutto Square Section 1, bears S 07°47'35" W, a distance of 85.34 feet;

THENCE with the west terminus of said Capitol Street and the east line of said Lot 4, Block F, Hutto Square Section 1, with the west line of the tract described herein, the following three (3) courses and distances:

- N 07°47'35" E, a distance of 17.20 feet to a calculated angle point,
- N 07°07'29" E, a distance of 15.22 feet to a calculated angle point, and
- N 07°40'21" E, a distance of 21.09 feet to a ½-inch iron rod with a plastic cap stamped "RJ Surveying" found at the northwest terminus of said Capitol Street, same being a southwest corner of the said 96.99 acre tract, for an angle point in the west line of the tract described herein;

THENCE with the west line of the said 96.99 acre tract, the east line of said Hutto Square Section 1, and the east line of Hutto Square Section 2, a subdivision according to the plat of record in Cabinet Y, Slides 154-157, Plat Records of Williamson County, Texas, with the west line of the tract described herein, the following four (4) courses and distances:

- N 07°40'21" E, a distance of 55.89 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 4391" found at the north corner of Lot 4, the east corner of Lot 5, southeast corner of Lot 39, and the south corner of Lot 40, Block F, said Hutto Square Section 1, for an angle point of the tract described herein,
- N 07°38'18" E, a distance of 655.93 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 48, Block F, said Hutto Square Section 2, for an angle point of the tract described herein,
- N 07°46'41" E, a distance of 230.55 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 4391" found at the northeast corner of Lot 51 and the southeast corner of Lot 52, Block F, said Hutto Square Section 2, for an angle point of the tract described herein, and
- N 07°46'30" E, a distance of 536.53 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east line of Lot 59, Block F, said Hutto Square Section 2, for the most westerly northwest corner of the tract described herein, from which a concrete monument found in the east line of Lot 91, Block F, Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138 and 139, Plat records of Williamson County, Texas, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract, bears N 07°46'30" E, a distance of 1523.07 feet;

THENCE leaving the east line of said Lot 59, Block F, Hutto Square Section 2, crossing the said 96.99 acre tract, with a north and a west line of the tract described herein, the following twenty-three (23) courses and distances:

LEGAL DESCRIPTION CONTINUED:

- N 75°20'02" E, a distance of 174.03 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for point of non-tangent curvature,
- with the arc of a curve to the right, having a radius of 355.00 feet, an arc distance of 59.87 feet, and a chord which bears N 11°26'56" W, a distance of 59.80 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency,
- N 82°51'30" E, a distance of 53.78 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 22.00 feet, an arc distance of 23.27 feet, and a chord which bears S 69°41'49" E, a distance of 22.20 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of tangency,
- N 80°00'21" E, a distance of 75.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of curvature,
- with the arc of a curve to the left, having a radius of 23.00 feet, an arc distance of 36.13 feet, and a chord which bears N 35°00'21" E, a distance of 32.53 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency,
- N 82°52'30" E, a distance of 20.02 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 22.00 feet, an arc distance of 34.67 feet, and a chord which bears S 55°08'28" E, a distance of 31.19 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of reverse curvature,
- with the arc of a curve to the right, having a radius of 160.00 feet, an arc distance of 50.45 feet, and a chord which bears N 88°44'39" E, a distance of 50.24 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of tangency,
- S 82°13'24" E, a distance of 5.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of curvature,
- with the arc of a curve to the left, having a radius of 22.00 feet, an arc distance of 34.56 feet, and a chord which bears N 52°46'36" E, a distance of 31.11 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of tangency,
- N 07°46'36" E, a distance of 192.35 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a northwest corner,
- S 82°13'24" E, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 07°46'36" E, a distance of 266.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- S 82°13'24" E, a distance of 410.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 07°46'36" E, a distance of 142.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 82°13'24" W, a distance of 96.56 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 48.50 feet, an arc distance of 15.14 feet, and a chord which bears N 01°47'11" E, a distance of 15.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency,
- S 82°13'24" E, a distance of 98.14 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 07°46'36" E, a distance of 550.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 82°13'24" W, a distance of 97.18 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 48.50 feet, an arc distance of 84.21 feet, and a chord which bears N 32°21'22" W, a distance of 74.03 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency, and
- N 07°54'00" E, a distance of 96.51 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the north line of the said 96.99 acre tract and the south line of the said 201.06 acre tract, for the most northerly northwest corner of the tract described herein, from which a concrete monument found in the east line of said Lot 91, Block F, Hutto Square Section 3, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract, bears N 82°15'43" W, a distance of 740.37 feet;

THENCE S 82°15'43" E, with the north line of the said 96.99 acre tract and a south line of the said 201.06 acre tract, with a north line of the tract described herein, a distance of 482.15 feet to the **POINT OF BEGINNING** and containing 72.391 acres of land, more or less.

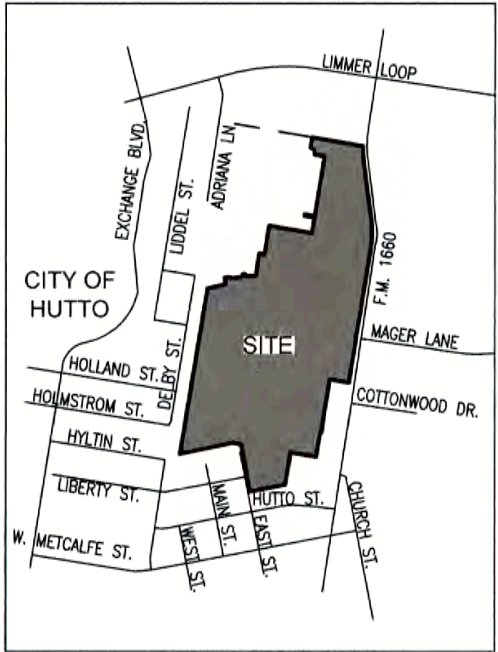
OWNER	JERRY W. ROZNOVAK & NADINE CAROLE JOHNSON ROZNOVAK 3051 COUNTY ROAD 101 HUTTO, TX 78634 PH. No. _____ Email _____	ACREAGE:	72.391
		LOT ACREAGE:	62.374
SURVEYOR:	ERNESTO NAVARRETE, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6642 - STATE OF TEXAS LANDDEV CONSULTING LLC 5508 HWY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735 512.872.6696 ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM TBPLS FIRM NO. 1019410	ROW AND ALLEY ACREAGE:	10.017
		TOTAL NUMBER OF BLOCKS:	9
ENGINEER:	KEITH PARKAN, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 88601 - STATE OF TEXAS LANDDEV CONSULTING LLC 5508 HWY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735 512.872.6696 KEITH.PARKAN@LANDDEVCONSULTING.COM TBPE FIRM NO. F-16384	TOTAL NUMBER OF LOTS:	150
		SINGLE FAMILY/RESIDENTIAL:	138
SURVEY:	E. THOMASON SURVEY, ABSTRACT NO. 844 J. SHELTON SURVEY, ABSTRACT NO. 560 W. J. BROWN SURVEY, ABSTRACT NO. 105	MULTI-FAMILY:	1
		COMMERCIAL:	2
		OPEN SPACE:	7
		OPEN SPACE / D.E.:	1
		OPEN SPACE /PARK:	1

LINEAR FEET OF NEW STREET		
STREET NAME	LENGTH	WIDTH
MAGER LANE	1657 L.F.	50'
MAIN STREET	1649 L.F.	50'
EAST STREET	1094 L.F.	50'
DURANGO DOWNS DRIVE	1881 L.F.	50'
MAGNOLIA RANCH LANE	640 L.F.	50'
OKDALE MEADOWS LANE	640 L.F.	50'
FAIRMEADOW DOWNS DRIVE	201 L.F.	50'

TOTAL	7762 L.F.
-------	-----------

LINEAR FEET OF NEW ALLEY		
ALLEY NAME	LENGTH	WIDTH
ALLEY WAY 'A'	560 L.F.	20'
ALLEY WAY 'B'	560 L.F.	20'
ALLEY WAY 'D'	240 L.F.	20'
ALLEY WAY 'E'	370 L.F.	20'
ALLEY WAY 'F'	700 L.F.	20'
ALLEY WAY 'G'	120 L.F.	20'
TOTAL	2550 L.F.	

Received 04/27/2020



VICINITY MAP
1" = 1500'



FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

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

WE, JERRY W. ROZNOVAK AND NADINE CAROLE JOHNSON ROZNOVAK, SOLE OWNER'S OF 72.391 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, THE J. SHELTON SURVEY SURVEY, ABSTRACT NO. 560, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 96.99 ACRES OF LAND, DESIGNATED AS TRACT ONE, AND DESCRIBED IN THE DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 72.391 ACRES OF LAND AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, 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:

DURANGO FARMS PHASE 1

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

JERRY W. ROZNOVAK
3051 COUNTY ROAD 101
HUTTO, TX 78634

NADINE CAROLE JOHNSON ROZNOVAK
3051 COUNTY ROAD 101
HUTTO, TX 78634

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

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

THAT, _____, LIEN HOLDER OF THE CERTAIN 72.391 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 72.391 TRACT AS SHOWN HEREON, AND DOES FURTHER HEREBY, JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES 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:

DURANGO FARMS PHASE 1

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

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

I, KEITH PARKAN, A 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__.

KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384



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

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS _____ DAY OF _____, 20__.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410



APPROVAL
CITY OF HUTTO

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

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO THE PUD REQUIREMENTS, ESTABLISHED IN ORD #0-19-09-19-10G.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS.
7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.

8. 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.

9. UTILITY PROVIDERS FOR THIS DEVELOPMENT SITE ARE:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS (NATURAL OR PROPANE): ATMOS ENERGY

10. FLOODPLAIN NOTES:

A PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, MAP REVISED DATE: DECEMBER 20, 2019. 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 COTTONWOOD CREEK.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, 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.

12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, PUD ORD #0-19-09-19-10GH, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

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

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

15. ALL AMENITY, OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

16. THIS SUBDIVISION IS ZONED: PUD (ORD #0-19-09-19-10G)

17. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

18. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3

29. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX D SEC. D103.6.2)

Received 04/27/2020



PAGE 5 OF 5

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 1019410

PLAT PREPARATION DATE: APRIL, 2020
APPLICATION SUBMITTAL DATE: _____, 2020

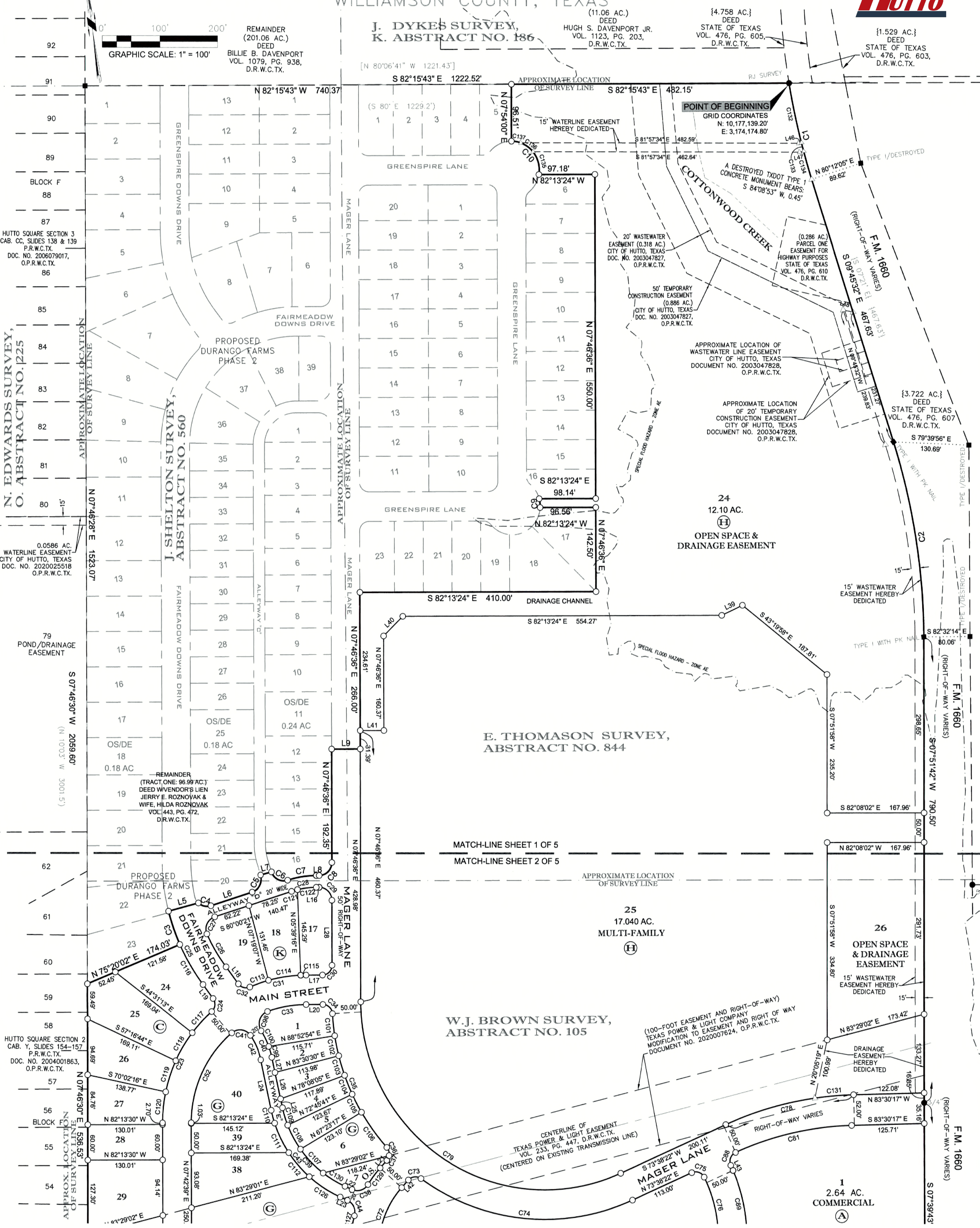
CITY PROJECT NUMBER 2019-_____-_____

L:\Projects\2019\Durango Farms\2020\Durango Farms Phase 1.dwg
PLT: 04/27/2020 12:10:00

FINAL PLAT
DURANGO FARMS PHASE 1

WILLIAMSON COUNTY, TEXAS

Received 04/27/2020



DATE: 04-14-20	DRAWN BY: KM	N.G., N.H., GP
SCALE: 1"=100'	CHECKED BY: EN	FB #: 30
JOB #: 194301.015	DRAWING: DURANGO FARMS PH 1.dwg	PLAN #: N/A
NO.	REVISION	BY DATE

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TEXT: 512.872.6696

FINAL PLAT
DURANGO FARMS PHASE 1

WILLIAMSON COUNTY, TEXAS

MATCH-LINE SHEET 1 OF 5

MATCH-LINE SHEET 2 OF 5

APPROXIMATE LOCATION
OF SURVEY LINE



25
17.040 AC.
MULTI-FAMILY
(H)

W.J. BROWN SURVEY,
ABSTRACT NO. 105

(100-FOOT EASEMENT AND RIGHT-OF-WAY)
TEXAS POWER & LIGHT COMPANY
MODIFICATION TO EASEMENT AND RIGHT OF WAY
DOCUMENT NO. 2020007624, O.P.R.W.C.T.X.

1
2.93 AC.
OPEN SPACE/PARK
(D)

1
2.64 AC.
COMMERCIAL
(A)

MAGNOLIA RANCH LANE
50' RIGHT-OF-WAY

OKDALE MEADOWS LANE
50' RIGHT-OF-WAY

DURANGO DOWNS DRIVE
50' RIGHT-OF-WAY

W.J. BROWN SURVEY,
ABSTRACT NO. 105

26
OPEN SPACE
(A)

Received 04/27/2020



PAGE 2 OF 5

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78739
OFFICE: 512.672.6596
TEXT: 512.672.6596

FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

BLOCK A	
LOT NO.	AREA (SQ. FT.)
1 *	115,061
2	7742
3	7756
4	7765
5	7767
6	7767
7	7785
8	7848
9	7914
10	7719
11	6746
12	13,477
13	8559
14	6345
15	6453
16	6478
17	6505
18	6532
19	6559
20	6586
21	6613
22	6640
23	6667
24	6694
25 *	2979
26 *	146,952

BLOCK B	
LOT NO.	AREA (SQ. FT.)
1	9417
2	10,487
3	8838
4	9828
5	6584
6 *	5456

BLOCK C	
LOT NO.	AREA (SQ. FT.)
24	12,360
25	13,876
26	11,033
27	9297
28	7800
29	14,406
30 *	13,440
31 *	7382
32	7825
33	7829
34	7834
35	7835
36	7831
37	7827
38	7822
39	7818
40	7813
41	7809
42	7804
43	8204
44	8827
45	9504
46	11,720

BLOCK D	
LOT NO.	AREA (SQ. FT.)
1 *	127,470

BLOCK E	
LOT NO.	AREA (SQ. FT.)
1	7538
2	4950
3	4950
4	4950
5	4950
6	4950
7	4950
8	4950
9	4950
10	4950
11	4950
12	7512
13	7512
14	4950
15	4950
16	4950
17	4950
18	4950
19	4950
20	4950
21	4950
22	4950
23	4950
24	7540

BLOCK F	
LOT NO.	AREA (SQ. FT.)
1	7538
2	4950
3	4950
4	4950
5	4950
6	4950
7	4950
8	4950
9	4950
10	4950
11	4950
12	7512
13	7512
14	4950
15	4950
16	4950
17	4950
18	4950
19	4950
20	4950
21	4950
22	4950
23	4950
24	7540

BLOCK G	
LOT NO.	AREA (SQ. FT.)
1	7259
2	4565
3	4637
4	4891
5	5022
6	8486
7 *	3049
8 *	30,946
9	13,235
10	6075
11	6075
12	6075
13	6075
14	6075
15	6075
16	6075
17	6075
18	6075
19	6075
20	6075
21	6075
22	6075
23	7258
24	6433
25	5400
26	5400
27	5400
28	5400
29	5400
30	5400
31	5400
32	5400
33	5400
34	5400
35	5400
36	5400
37	5192
38	12,933
39	7794
40	16,221

BLOCK H	
LOT NO.	AREA (SQ. FT.)
24 *	527,029
25 *	742,283
26 *	52,628

BLOCK K	
LOT NO.	AREA (SQ. FT.)
17	8285
18	9866
19	9154

NOTE:
LOTS MARKED WITH AN ASTERISK (*)
ARE SOMETHING OTHER THAN SINGLE FAMILY.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1186.28'	167.73'	S 05°38'19" E	167.59'
C2	1106.28'	335.98'	S 01°06'29" E	334.69'
C3	355.00'	59.87'	N 11°26'56" W	59.80'
C4	22.00'	23.27'	S 69°41'49" E	22.20'
C5	23.00'	36.13'	N 35°00'21" E	32.53'
C6	22.00'	34.67'	S 55°08'28" E	31.19'
C7	160.00'	50.45'	N 88°44'39" E	50.24'
C8	22.00'	34.56'	N 52°46'36" E	31.11'
C9	48.50'	15.14'	N 01°47'11" E	15.08'
C10	48.50'	84.21'	N 32°21'22" W	74.03'
C11	16.50'	14.49'	S 17°27'02" E	14.03'
C12	48.50'	161.38'	N 52°42'39" E	96.58'
C13	16.50'	14.49'	N 57°07'40" W	14.03'
C14	16.00'	26.88'	S 49°35'08" W	23.83'
C15	425.00'	103.37'	S 05°30'27" E	103.11'
C16	475.00'	122.46'	S 04°55'54" E	122.12'
C17	16.50'	24.40'	N 39°55'03" W	22.24'
C18	16.50'	25.92'	S 52°42'39" W	23.33'
C19	475.00'	86.88'	S 02°28'15" W	86.76'
C20	487.36'	113.68'	S 13°51'51" E	113.42'
C21	528.66'	129.01'	S 00°16'36" W	128.69'
C22	525.00'	93.45'	S 02°36'41" W	93.33'
C23	250.00'	213.64'	S 32°15'32" W	207.20'
C24	16.50'	24.55'	N 14°07'07" E	22.35'
C25	355.00'	139.11'	S 17°50'36" E	138.22'
C26	305.00'	65.06'	S 22°57'58" E	64.94'
C27	22.00'	32.55'	S 37°36'50" W	29.66'
C28	140.00'	43.42'	S 88°53'29" W	43.25'
C29	22.00'	34.56'	N 37°13'24" W	31.11'
C30	16.50'	25.92'	N 52°46'36" E	23.33'
C31	250.00'	100.66'	S 86°14'31" W	99.98'
C32	16.50'	22.11'	S 66°53'59" E	20.49'
C33	200.00'	68.38'	S 87°58'57" W	68.05'
C34	16.50'	25.03'	N 38°45'38" W	22.70'
C35	370.00'	250.47'	S 14°41'26" E	245.71'
C36	16.50'	15.05'	N 07°57'06" W	14.53'
C37	16.50'	9.09'	N 33°57'59" E	8.98'
C38	22.00'	31.51'	N 80°56'16" E	28.88'
C39	190.00'	178.24'	S 31°09'23" E	171.78'
C40	135.00'	48.97'	N 14°40'24" W	48.70'
C41	22.00'	36.68'	N 74°48'30" W	32.58'
C42	115.00'	45.69'	N 15°39'51" W	45.39'
C43	210.00'	197.00'	S 31°09'23" E	189.86'
C44	22.00'	31.38'	N 17°09'59" W	28.79'
C45	205.00'	57.20'	S 15°42'17" W	57.02'
C46	16.50'	25.92'	N 52°42'39" E	23.33'
C47	22.50'	35.34'	S 37°17'21" E	31.82'
C48	22.00'	34.56'	N 52°42'39" E	31.11'
C49	22.00'	34.56'	N 37°17'21" W	31.11'
C50	22.00'	34.56'	S 37°17'21" E	31.11'
C51	22.00'	34.56'	S 52°42'39" W	31.11'
C52	200.00'	173.32'	S 32°36'13" W	167.95'
C53	22.50'	35.34'	N 52°42'35" E	31.82'
C54	16.50'	25.92'	S 37°17'21" E	23.33'
C55	16.50'	25.92'	S 37°17'21" E	23.33'
C56	22.00'	34.56'	S 52°42'39" W	31.11'
C57	22.00'	34.56'	N 37°17'21" W	31.11'
C58	16.50'	25.92'	N 52°42'39" E	23.33'
C59	22.00'	34.56'	S 37°17'21" E	31.11'
C60	16.50'	25.92'	S 52°42'39" W	23.33'
C61	16.50'	25.92'	N 37°17'21" W	23.33'
C62	22.00'	34.56'	N 52°42'39" E	31.11'
C63	16.50'	25.92'	S 37°17'21" E	23.33'
C64	22.00'	34.56'	S 52°42'39" W	31.11'
C65	22.00'	34.56'	N 37°17'21" W	31.11'
C66	16.50'	25.92'	N 52°42'39" E	23.33'
C67	22.00'	34.56'	S 37°17'21" E	31.11'
C68	16.50'	25.92'	S 52°42'39" W	23.33'
C69	16.50'	25.92'	N 37°17'21" W	23.33'
C70	22.00'	34.56'	N 52°42'39" E	31.11'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C71	16.50'	25.92'	S 37°17'21" E	23.33'
C72	155.00'	113.73'	S 28°43'54" W	111.20'
C73	16.50'	24.14'	N 88°19'46" W	22.05'
C74	370.00'	387.13'	S 76°23'09" E	369.71'
C75	16.50'	25.16'	N 62°40'18" W	22.79'
C76	225.00'	104.83'	N 05°38'10" W	103.88'
C77	16.50'	25.92'	N 52°42'39" E	23.33'
C78	575.00'	229.36'	S 85°04'04" W	227.85'
C79	320.00'	637.46'	S 49°17'31" E	537.17'
C80	525.00'	35.63'	S 05°46'00" W	35.62'
C81	525.00'	208.12'	S 85°08'19" W	208.76'
C82	16.50'	4.52'	S 00°08'12" E	4.51'
C83	16.50'	9.97'	S 25°17'53" E	9.82'
C84	48.50'	51.37'	N 12°16'10" W	49.00'
C85	48.50'	45.04'	N 44°40'37" E	43.44'
C86	48.50'	54.42'	S 76°34'38" E	51.61'
C87	48.50'	10.55'	S 38°12'02" E	10.53'
C88	16.50'	25.96'	S 28°42'39" W	23.36'
C89	275.00'	115.53'	N 04°19'29" W	114.69'
C90	475.00'	45.94'	S 00°19'00" E	45.92'
C91	475.00'	50.60'	S 06°08'21" E	50.58'
C92	475.00'	25.92'	S 10°45'15" E	25.91'
C93	487.36'	20.11'	N 19°21'51" W	20.11'
C94	487.36'	52.88'	N 15°04'25" W	52.85'
C95	487.36'	40.69'	N 09°34'25" W	40.68'
C96	475.00'	49.92'	N 00°14'29" E	49.89'
C97	475.00'	36.97'	N 05°28'53" E	36.96'
C98	22.00'	39.65'	S 26°33'41" W	34.50'
C99	135.00'	19.14'	N 08°20'34" W	19.12'
C100	135.00'	29.83'	N 18°44'04" W	29.77'
C101	370.00'	37.59'	S 01°47'31" W	37.57'
C102	370.00'	34.70'	S 03°48'18" E	34.69'
C103	370.00'	34.70'	S 09°10'42" E	34.69'
C104	370.00'	34.70'	S 14°33'07" E	34.69'
C105	370.00'	34.70'	S 19°55'31" E	34.69'
C106	370.00'	74.08'	S 28°20'52" E	73.96'
C107	190.00'	56.64'	S 36°09'14" E	56.43'
C108	190.00'	46.37'	S 20°37'16" E	46.26'
C109	190.00'	31.00'	S 08°57'19" E	30.96'
C110	210.00'	22.78'	S 07°23'22" E	22.77'
C111	210.00'	55.74'	S 18°06'02" E	55.57'
C112	210.00'	54.30'	S 33°06'42" E	54.15'
C113	250.00'	34.79'	S 78°41'39" W	34.77'
C114	250.00'	56.61'	S 89°10'04" W	56.48'
C115	250.00'	9.26'	N 83°17'04" W	9.26'
C116	355.00'	79.24'	S 22°40'29" E	79.08'
C117	250.00'	49.13'	S 51°06'37" W	49.06'
C118	250.00'	55.67'	S 39°06'01" W	55.56'
C119	250.00'	55.67'	S 26°20'30" W	55.56'
C120	250.00'	53.17'	S 13°52'11" W	53.07'
C121	140.00'	10.57'	S 82°10'11" W	10.57'
C122	140.00'	32.85'	N 88°56'41" W	32.77'
C123	525.00'	57.83'	S 00°40'02" E	57.80'
C124	529.43'	59.23'	S 04°03'39" W	59.20'
C125	529.14'	69.79'	S 02°56'05" E	69.74'
C126	210.00'	64.18'	S 49°16'31" E	63.93'
C127	205.00'	18.35'	S 21°08'06" W	18.34'
C128	205.00'	38.86'	S 13°08'28" W	38.80'
C129	205.00'	35.23'	S 44°49'46" W	35.18'
C130	190.00'	44.23'	S 51°21'46" E	44.13'
C131	575.00'	67.60'	N 86°52'22" W	67.56'
C132	1186.28'	103.17'	S 04°04'45" E	103.13'
C133	1186.28'	15.03'	S 06°56'01" E	15.03'
C134	1186.28'	49.54'	S 08°29'34" E	49.53'
C135	48.50'	41.24'	N 06°58'10" W	40.00'
C136	48.50'	26.49'	N 46°58'21" W	26.16'
C137	48.50'	16.49'	N 72°21'34" W	16.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°47'35" E	17.20'
L2	N 07°07'29" E	15.22'
L3	N 07°40'21" E	21.09'
L4	N 07°40'21" E	55.89'
L5	N 82°51'30" E	53.78'
L6	N 80°00'21" E	75.09'
L7	N 82°52'30" E	20.02'
L8	S 82°1'32"4" E	50.09'
L9	S 82°1'32"4" E	5.00'
L10	N 81°53'59" W	10.57'
L11	N 82°21'12" W	80.36'
L12	N 00°41'39" W	54.93'
L13	N 00°41'39" W	47.94'
L14	N 00°41'39" W	27.19'
L15	S 00°41'39" E	20.20'
L16	N 82°1'32"4" W	5.09'
L17	S 82°1'32"4" E	28.50'
L18	S 28°30'23" E	36.03'
L19	S 28°30'12" E	29.44'
L20	N 82°1'32"4" W	29.06'
L21	N 49°45'09" E	17.29'
L22	N 58°01'52" W	13.51'
L23	N 58°01'52" W	13.69'
L24	N 04°16'54" W	87.56'
L25	N 04°16'54" W	15.44'
L26	N 04°16'54" W	45.72'
L27	N 04°16'54" W	26.39'
L28	N 07°46'36" E	110.36'
L29	N 13°23'37" W	30.08'
L30	N 07°42'39" E	60.00'
L31	N 07°42'39" E	17.10'
L32	N 82°21'12" W	7.61'
L33	N 12°28'30" W	17.01'
L34	N 82°21'12" W	3.04'
L35	N 82°21'12" W	16.47'
L36	S 82°21'12" E	53.25'
L37	N 07°40'11" E	23.52'
L38	N 07°40'28" E	32.37'
L39	N 72°32'29" E	40.02'
L40	N 52°46'36" E	47.01'
L41	S 82°1'32"4" E	41.00'
L42	N 49°45'09" E	17.29'
L43	N 86°21'38" W	9.54'
L44	N 13°29'02" E	20.63'
L45	S 07°42'39" W	33.56'

Page 30 of 165

FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

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

WE, JERRY W. ROZNOVAK AND NADINE CAROLE JOHNSON ROZNOVAK, SOLE OWNER'S OF 72.391 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, THE J. SHELTON SURVEY SURVEY, ABSTRACT NO. 560, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 96.99 ACRES OF LAND, DESIGNATED AS TRACT ONE, AND DESCRIBED IN THE DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 72.391 ACRES OF LAND AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, 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:

DURANGO FARMS PHASE 1

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

JERRY W. ROZNOVAK
3051 COUNTY ROAD 101
HUTTO, TX 78634

NADINE CAROLE JOHNSON ROZNOVAK
3051 COUNTY ROAD 101
HUTTO, TX 78634

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

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

THAT, _____, LIEN HOLDER OF THE CERTAIN 72.391 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 72.391 TRACT AS SHOWN HEREON, AND DOES FURTHER HEREBY, JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES 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:

DURANGO FARMS PHASE 1

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

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS §
MY COMMISSION EXPIRES ON: _____

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

I, KEITH PARKAN, A 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__.

KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384



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

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS _____ DAY OF _____, 20__.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410



APPROVAL
CITY OF HUTTO

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

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO THE PUD REQUIREMENTS, ESTABLISHED IN ORD #0-19-09-19-10G.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UDC REQUIREMENTS.
7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.

8. 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.

9. UTILITY PROVIDERS FOR THIS DEVELOPMENT SITE ARE:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS (NATURAL OR PROPANE): ATMOS ENERGY

10. FLOODPLAIN NOTES:

A PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, MAP REVISED DATE: DECEMBER 20, 2019. 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 COTTONWOOD CREEK.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, 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.

12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, PUD ORD #0-19-09-19-10GH, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

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

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

15. ALL AMENITY, OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

16. THIS SUBDIVISION IS ZONED: PUD (ORD #0-19-09-19-10G)

17. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

18. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3

29. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX D SEC. D103.6.2)

Received 04/27/2020



PAGE 5 OF 5

PLAT PREPARATION DATE: APRIL, 2020
APPLICATION SUBMITTAL DATE: _____, 2020

CITY PROJECT NUMBER 2019-_____-_____

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 1019410

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 12 Final Plat, 12.25 acres, more or less, of land, one commercial lot, located at Carl Stern Drive at Cyril Drive.(Ashley Lumpkin)

Meeting: City Council - 21 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

AIR-20-154 The proposed Hutto Crossing Phase 4 Section 12 Final Plat is approximately 12.25 acres of land, with one commercial lot. This phase is south of the first phase, which is currently under construction.

Current Zoning:

The subject property is zoned PUD, and the proposed use of Multi-Family is allowed for this property.

Surrounding Zoning:

North: Planned Unit Development (Townwest Commons)

East: Planned Unit Development (Hutto Crossing)

South: Planned Unit Development (Hutto Crossing)

West: Planned Unit Development (Hutto Crossing)

Summary of Request:

The proposed Final Plat is comprised of one commercial lot that is 12.25 acres. The lot has 176 feet of frontage along Carl Stern Drive, and is on the north side of Carl Stern Drive.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law. The final plat conforms to the preliminary plat for this lot.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously, and the Final Plat meets the requirements as adopted within the Planned Unit Development and the Unified Development Code, Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

[\(Res\)HuttoCrossingPh4Sec12FP\(Complete\)](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "HUTTO CROSSING PHASE 4 SECTION 12 FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "Hutto Crossing Phase 4 Section 12 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **21st** day of the month **May, 2020**.

THE CITY OF HUTTO, TEXAS

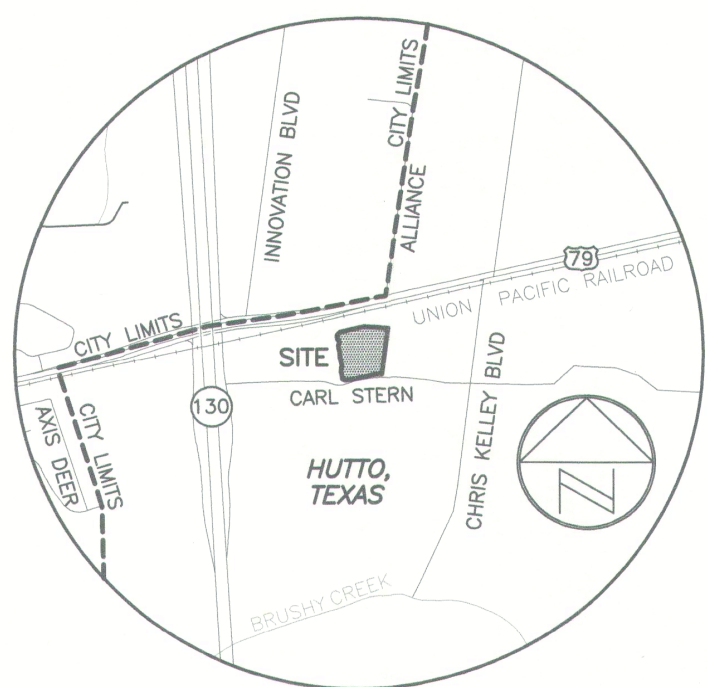
Doug Gaul, Mayor

ATTEST:

City Secretary

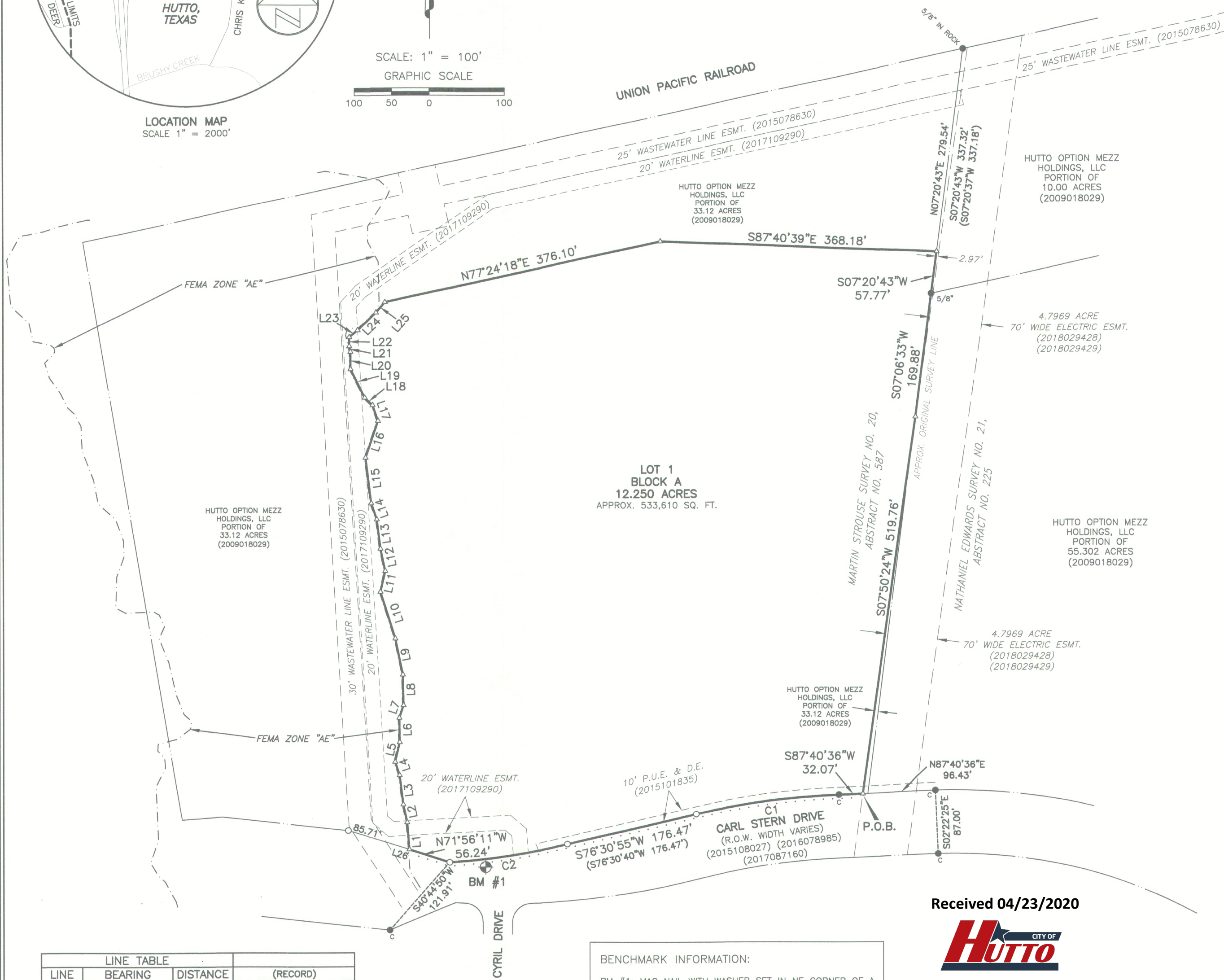
FINAL PLAT OF
HUTTO CROSSING PHASE 4,
SECTION 12

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. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)



LOCATION MAP
SCALE 1" = 2000'

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



Received 04/23/2020



LINE TABLE				(RECORD)
LINE	BEARING	DISTANCE		
L1	N04°25'10"W	37.19'		
L2	N11°31'12"W	25.39'		
L3	N06°58'18"W	40.19'		
L4	N18°16'56"W	19.31'		
L5	N13°02'59"E	27.43'		
L6	N00°49'48"W	33.34'		
L7	N18°23'01"E	18.08'		
L8	N01°07'04"W	42.05'		
L9	N11°30'23"W	50.28'		
L10	N17°09'42"W	67.04'		
L11	N12°51'06"E	29.07'		
L12	N11°32'58"W	31.45'		
L13	N06°59'27"W	40.31'		
L14	N18°30'53"W	23.19'		
L15	N06°47'34"W	62.58'		
L16	N18°08'15"E	53.27'		
L17	N18°52'04"W	22.68'		
L18	N44°49'33"W	14.51'		
L19	N25°50'29"W	43.55'		
L20	N00°21'25"W	23.69'		
L21	N11°18'59"W	7.64'		
L22	N00°34'28"W	12.55'		
L23	N50°53'49"E	14.72'		
L24	N45°02'47"E	34.50'		
L25	N40°22'24"E	18.41'		
L26	N71°56'11"W	141.95'	(N71°56'26"W 141.95')	

CURVE TABLE						(RECORD CHORD)
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	
C1	987.00'	11°09'40"	192.26'	S82°05'46"W	191.96'	(S82°05'31"W 191.96')
C2	946.00'	9°37'05"	158.80'	S81°19'28"W	158.62'	

BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH WASHER SET IN NE CORNER OF A STORMSEWER INLET LOCATED ALONG THE NORTH SIDE OF CARL STERN DRIVE AT THE INTERSECTION OF CARL STERN DRIVE AND CYRIL DRIVE.

ELEVATION = 639.62'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CAPITAL" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- PROPOSED SIDEWALK LOCATION

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

OWNER:

HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

ENGINEERING BY:

MURFEE ENGINEERING COMPANY, INC.
CONTACT: KEN MARTIN, PE
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204

SURVEYING BY:

EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR., RPLS
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.: 1063-001

DRAWING NO.: 1063-001-PL1

PLOT DATE: 4/21/20

PLOT SCALE: 1" = 100'

DRAWN BY: MAW & JBE

SHEET
01 OF 02

FINAL PLAT OF
HUTTO CROSSING PHASE 4,
SECTION 12

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

I, HUTTO OPTION MEZZ HOLDINGS, LLC, SOLE OWNER OF THAT CERTAIN 33.12 ACRE TRACT (TRACT 4) DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID 33.12 ACRE TRACT AND DO HEREBY SUBDIVIDE 12.250 ACRES OUT OF SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4, SECTION 12"

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

HUTTO OPTION MEZZ HOLDINGS, LLC

BY: _____

AARON A. GIOVARA
HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 28TH FLOOR
SAN FRANCISCO, CA 94111

STATE OF CALIFORNIA {
COUNTY OF SAN FRANCISCO { KNOW ALL MEN BY THESE PRESENTS

ON _____ BEFORE ME _____, PERSONALLY APPEARED AARON A. GIOVARA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

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

I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 21ST DAY OF APRIL 2020.

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. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

JOE BEN EARLY, JR., RPLS #6016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487

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

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, KEN MARTIN, 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

21st DAY OF April 2020

Kenneth W. Martin, PE
REGISTERED PROFESSIONAL ENGINEER NO. 65971
STATE OF TEXAS

MURFEE ENGINEERING COMPANY, INC.
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204

GENERAL NOTES:

- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
- CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
- DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WQID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- 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 PROPERTY LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG CARL STERN DRIVE.
- 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 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT CARL STERN DRIVE.
- THE LOWEST FINISHED FLOOR ELEVATIONS OF ALL BUILDINGS ADJACENT TO CARMEL CREEK WILL BE AT A MINIMUM 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION AS SHOWN ON FEMA FIRM PANEL DATED DECEMBER 20, 2019.
- CONNECTION TO OR TAPPING THE EXISTING 16-INCH WATER LINE ADJACENT TO THE SITE MAY NOT ADVERSELY IMPACT THE FLOODPLAIN.

METES AND BOUNDS DESCRIPTION

BEGINNING at a calculated point in the north right-of-way line of Carl Stern Drive (right-of-way width varies) as shown on document nos. 2015108027, 2016078985 and 2017087160 of the Official Public Records of Williamson County, Texas, being in the east line of the said 33.12 acre tract, being also in the west line of a 55.302 acre tract described in 2009018029 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "Capital" cap found in the north right-of-way line of Carl Stern Drive, bears North 87°40'36" East, a distance of 96.43 feet;

THENCE with the north right-of-way line of Carl Stern Drive and crossing the said 33.12 acre tract, the following five (5) courses and distances:

- South 87°40'36" West, a distance of 32.07 feet to a 1/2" rebar with "Capital Surveying" cap found;
- With a curve to the left, having a radius of 987.00 feet, an arc length of 192.26 feet, a delta angle of 11°09'40", and a chord which bears South 82°05'46" West, a distance of 191.96 feet to a 1/2" rebar with "Early Boundary" cap set;
- South 76°30'55" West, a distance of 176.47 feet to a 1/2" rebar with "Early Boundary" cap set;
- With a curve to the right, having a radius of 946.00 feet, an arc length of 158.80 feet, a delta angle of 09°37'05", and a chord which bears South 81°19'28" West, a distance of 158.62 feet to a 1/2" rebar with "Early Boundary" cap set;
- North 71°56'11" West, a distance of 56.24 feet to a calculated point, from which a 1/2" rebar with "Early Boundary" cap set for an angle point in the north right-of-way line of Carl Stern Drive, bears North 71°56'11" West, a distance of 85.71 feet;

THENCE crossing the said 33.12 acre tract, the following twenty-seven (27) courses and distances:

- North 04°25'10" West, a distance of 37.19 feet to a calculated point;
- North 11°31'12" West, a distance of 25.39 feet to a calculated point;
- North 06°58'18" West, a distance of 40.19 feet to a calculated point;
- North 18°16'56" West, a distance of 19.31 feet to a calculated point;
- North 13°02'59" East, a distance of 27.43 feet to a calculated point;
- North 00°49'48" West, a distance of 33.34 feet to a calculated point;
- North 18°23'01" East, a distance of 18.08 feet to a calculated point;
- North 01°07'04" West, a distance of 42.05 feet to a calculated point;
- North 11°30'23" West, a distance of 50.28 feet to a calculated point;
- North 17°09'42" West, a distance of 67.04 feet to a calculated point;
- North 12°51'06" East, a distance of 29.07 feet to a calculated point;
- North 11°32'58" West, a distance of 31.45 feet to a calculated point;
- North 06°59'27" West, a distance of 40.31 feet to a calculated point;
- North 18°30'53" West, a distance of 23.19 feet to a calculated point;
- North 06°47'34" West, a distance of 62.58 feet to a calculated point;
- North 18°08'15" East, a distance of 53.27 feet to a calculated point;
- North 18°52'04" West, a distance of 22.68 feet to a calculated point;
- North 44°49'33" West, a distance of 14.51 feet to a calculated point;
- North 25°50'29" West, a distance of 43.55 feet to a calculated point;
- North 00°21'25" West, a distance of 23.69 feet to a calculated point;
- North 11°18'59" West, a distance of 7.64 feet to a calculated point;
- North 00°34'28" West, a distance of 12.55 feet to a calculated point;
- North 50°53'49" East, a distance of 14.72 feet to a calculated point;
- North 45°02'47" East, a distance of 34.50 feet to a calculated point;
- North 40°22'24" East, a distance of 18.41 feet to a calculated point;
- North 77°24'18" East, a distance of 376.10 feet to a calculated point;
- South 87°40'39" East, a distance of 368.18 feet to a calculated point in the east line of the said 33.12 acre tract, being the west line of a 10.00 acre tract described in Document No. 2009018029 of the Official Public Records of Williamson County, Texas, from which a 5/8" rebar in rock found in the south right-of-way line of the Union Pacific Railroad, being the northeast corner of the said 33.12 acre tract, being also the northwest corner of the said 10.00 acre tract, bears North 07°20'43" East, a distance of 279.54 feet;

THENCE South 07°20'43" West with the east line of the said 33.12 acre tract and the west line of the said 10.00 acre tract, a distance of 57.77 feet to a 5/8" rebar found for the southwest corner of the said 10.00 acre tract, being the northwest corner of the said 55.302 acre tract;

THENCE South 07°06'33" West with the east line of the said 33.12 acre tract and the west line of the said 55.302 acre tract, a distance of 169.88 feet to a calculated point;

THENCE South 07°50'24" West crossing the said 33.12 acre tract, a distance of 519.76 feet to the POINT OF BEGINNING, containing an area of 12.250 acres, more or less.

CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO ON THIS THE ____ DAY OF _____, 2020.

ASHBY GRUNDMAN
DEVELOPMENT SERVICES DIRECTOR

APPROVAL, CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THIS THE ____ DAY OF _____, 2020.

DOUG GAUL, MAYOR

CITY SECRETARY

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW 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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____
DEPUTY

Received 04/23/2020



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.:
1063-001
DRAWING NO.:
1063-001-PL1

PLOT DATE:
4/21/20

PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

SHEET
02 OF 02



Murfee Engineering Company

May 12, 2020

Samuel Ray, P.E. Director
City of Hutto Public Works and Engineering
500 West Live Oak Street
Hutto, TX 78634

Sam,

This letter is intended to summarize the points we discussed in our March 16 meeting about a Traffic Impact Analysis (TIA) for a proposed multi-family development north of Carl Stern Drive. That project has now been named The Emory. It occurred to me while watching the Planning and Zoning Commission meeting for the Hutto Crossing Phase 4 Section 12 Final Plat that I had not summarized our TIA discussion for your file. While a TIA discussion occurred during the Commission's deliberation on the final plat, the two items are not necessarily related as you noted since the plat does not dictate land use.

The significant points of our TIA discussion as I recall:

The existing TIA was done in 2016 after the improvements to Chis Kelley Boulevard were constructed and it looked at the entirety of Hutto Crossing. It was reviewed by both the City's traffic engineering consultant and the Texas Department of Transportation.

The TIA concluded by identifying fifteen intersection improvements to roadways surrounding Hutto Crossing, an estimated cost for the improvements, and the pro-rata share of the cost of those improvements that are to be provided by the various portions of the Hutto Crossing development. While not discussed at our meeting, it should be noted that the cost of seven of the fifteen improvements were to be borne entirely by the Hutto Crossing development. Those improvements are being done as phases of Hutto Crossing come on line as was done most recently with a southbound right turn lane on Chris Kelley Boulevard at Knowles Drive.

In consideration of The Emory, I adjusted the traffic numbers generated from the previous TIA using the traffic-per-land use assumptions of the 2016 TIA. My comparison considered traffic both entering and leaving the site for both AM Peak and PM Peak conditions. The results were increases for two of the four scenarios and decreases for the others with an overall slight decrease in traffic volume. I considered the differences to be minor in magnitude relative to the entirety of Hutto Crossing and even more minor compared to the projected background

Mr. Samuel Ray, P.E.
May 12, 2020

traffic of the rest of Hutto. I proposed that it was unlikely that the fifteen Intersection improvements identified would change and that any change in pro-rata cost would be de minimis.

With those findings, I recommended that the 2016 TIA be considered to still be representative of the Hutto Crossing development with The Emory.

Let me know if I mischaracterized some points of our discussion or if there were some items in our discussion that I overlooked in this letter. Thank you for your help with this project. If I can be of assistance in any way, please contact me at 512-327-9204.

Sincerely,

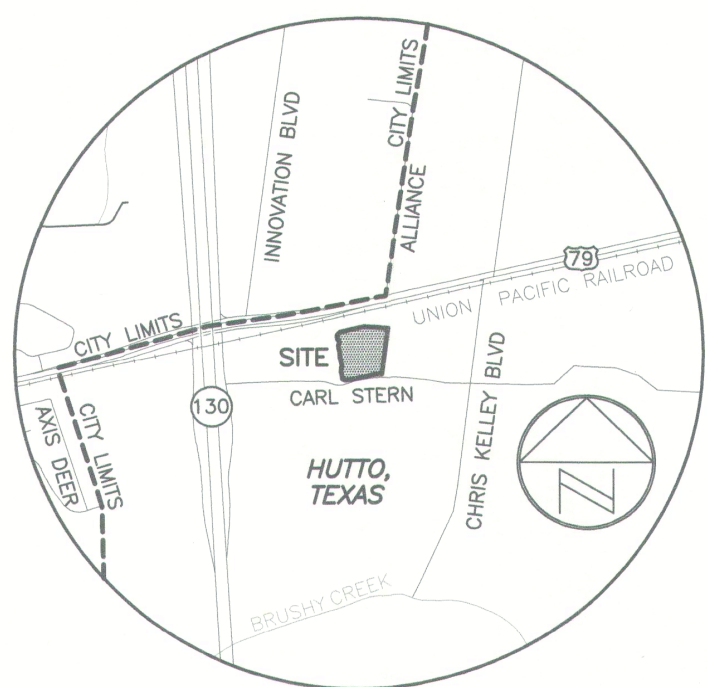


Ken Martin, P.E., Project Manager
Murfee Engineering Company, Inc.

cc: Mark Meyer, Sierra Consulting, LLC
George Murfee, P.E., Murfee Engineering Company
File # 20004.10

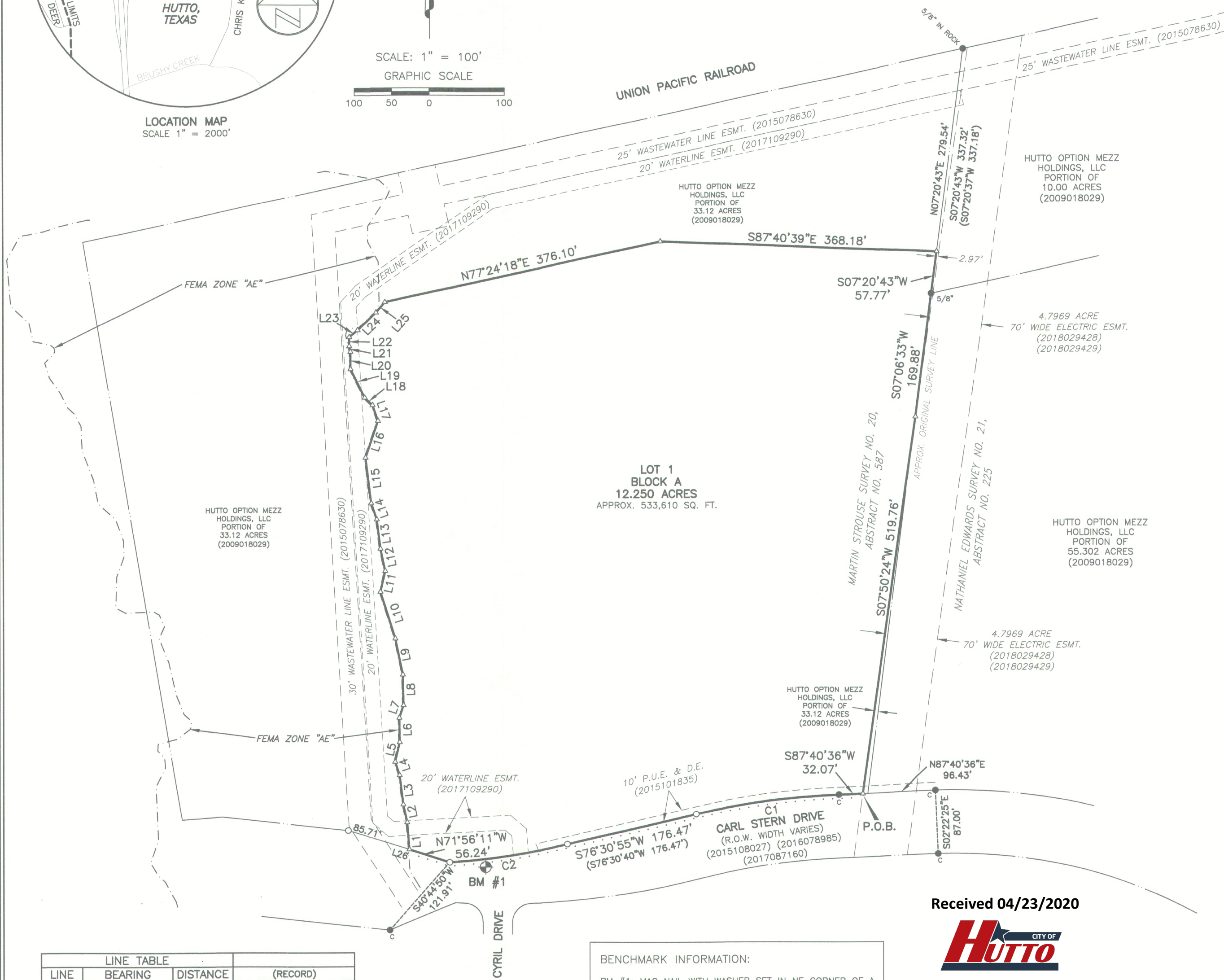
FINAL PLAT OF
HUTTO CROSSING PHASE 4,
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LOCATION MAP
SCALE 1" = 2000'

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



LINE TABLE				(RECORD)
LINE	BEARING	DISTANCE		
L1	N04°25'10"W	37.19'		
L2	N11°31'12"W	25.39'		
L3	N06°58'18"W	40.19'		
L4	N18°16'56"W	19.31'		
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L10	N17°09'42"W	67.04'		
L11	N12°51'06"E	29.07'		
L12	N11°32'58"W	31.45'		
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L14	N18°30'53"W	23.19'		
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L19	N25°50'29"W	43.55'		
L20	N00°21'25"W	23.69'		
L21	N11°18'59"W	7.64'		
L22	N00°34'28"W	12.55'		
L23	N50°53'49"E	14.72'		
L24	N45°02'47"E	34.50'		
L25	N40°22'24"E	18.41'		
L26	N71°56'11"W	141.95'	(N71°56'26"W 141.95')	

CURVE TABLE						(RECORD CHORD)
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	
C1	987.00'	11°09'40"	192.26'	S82°05'46"W	191.96'	(S82°05'31"W 191.96')
C2	946.00'	9°37'05"	158.80'	S81°19'28"W	158.62'	

LOT SUMMARY:
LOT 1 = 12.250 ACRES
TOTAL LOTS: 1
TOTAL BLOCKS: 1

BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH WASHER SET IN NE CORNER OF A STORMSEWER INLET LOCATED ALONG THE NORTH SIDE OF CARL STERN DRIVE AT THE INTERSECTION OF CARL STERN DRIVE AND CYRIL DRIVE.

ELEVATION = 639.62'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CAPITAL" CAP FOUND
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- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- PROPOSED SIDEWALK LOCATION

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

Received 04/23/2020



OWNER:

HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

ENGINEERING BY:

MURFEE ENGINEERING COMPANY, INC.
CONTACT: KEN MARTIN, PE
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204

SURVEYING BY:

EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR., RPLS
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
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512-202-8631
FIRM NO. 10194487

PROJECT NO.: 1063-001

DRAWING NO.: 1063-001-PL1

PLOT DATE: 4/21/20

PLOT SCALE: 1" = 100'

DRAWN BY: MAW & JBE

SHEET
01 OF 02

FINAL PLAT OF
HUTTO CROSSING PHASE 4,
SECTION 12

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, HUTTO OPTION MEZZ HOLDINGS, LLC, SOLE OWNER OF THAT CERTAIN 33.12 ACRE TRACT (TRACT 4) DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID 33.12 ACRE TRACT AND DO HEREBY SUBDIVIDE 12.250 ACRES OUT OF SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4, SECTION 12"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____ 20____.
HUTTO OPTION MEZZ HOLDINGS, LLC

BY: _____
AARON A. GIOVARA
HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 28TH FLOOR
SAN FRANCISCO, CA 94111

STATE OF CALIFORNIA {
COUNTY OF SAN FRANCISCO {

ON _____ BEFORE ME _____, PERSONALLY APPEARED AARON A. GIOVARA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 21ST DAY OF APRIL 2020.

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. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

JOE BEN EARLY, JR., RPLS #6016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, KEN MARTIN, 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

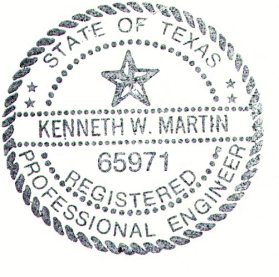
21st DAY OF April 2020

Kenneth W. Martin, PE
REGISTERED PROFESSIONAL ENGINEER NO. 65971
STATE OF TEXAS

MURFEE ENGINEERING COMPANY, INC.
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204

GENERAL NOTES:

- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
- CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
- DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WQID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- 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 PROPERTY LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG CARL STERN DRIVE.
- 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 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT CARL STERN DRIVE.
- THE LOWEST FINISHED FLOOR ELEVATIONS OF ALL BUILDINGS ADJACENT TO CARMEL CREEK WILL BE AT A MINIMUM 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION AS SHOWN ON FEMA FIRM PANEL DATED DECEMBER 20, 2019.
- CONNECTION TO OR TAPPING THE EXISTING 16-INCH WATER LINE ADJACENT TO THE SITE MAY NOT ADVERSELY IMPACT THE FLOODPLAIN.



METES AND BOUNDS DESCRIPTION

BEGINNING at a calculated point in the north right-of-way line of Carl Stern Drive (right-of-way width varies) as shown on document nos. 2015108027, 2016078985 and 2017087160 of the Official Public Records of Williamson County, Texas, being in the east line of the said 33.12 acre tract, being also in the west line of a 55.302 acre tract described in 2009018029 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "Capital" cap found in the north right-of-way line of Carl Stern Drive, bears North 87°40'36" East, a distance of 96.43 feet;

THENCE with the north right-of-way line of Carl Stern Drive and crossing the said 33.12 acre tract, the following five (5) courses and distances:

- South 87°40'36" West, a distance of 32.07 feet to a 1/2" rebar with "Capital Surveying" cap found;
- With a curve to the left, having a radius of 987.00 feet, an arc length of 192.26 feet, a delta angle of 11°09'40", and a chord which bears South 82°05'46" West, a distance of 191.96 feet to a 1/2" rebar with "Early Boundary" cap set;
- South 76°30'55" West, a distance of 176.47 feet to a 1/2" rebar with "Early Boundary" cap set;
- With a curve to the right, having a radius of 946.00 feet, an arc length of 158.80 feet, a delta angle of 09°37'05", and a chord which bears South 81°19'28" West, a distance of 158.62 feet to a 1/2" rebar with "Early Boundary" cap set;
- North 71°56'11" West, a distance of 56.24 feet to a calculated point, from which a 1/2" rebar with "Early Boundary" cap set for an angle point in the north right-of-way line of Carl Stern Drive, bears North 71°56'11" West, a distance of 85.71 feet;

THENCE crossing the said 33.12 acre tract, the following twenty-seven (27) courses and distances:

- North 04°25'10" West, a distance of 37.19 feet to a calculated point;
- North 11°31'12" West, a distance of 25.39 feet to a calculated point;
- North 06°58'18" West, a distance of 40.19 feet to a calculated point;
- North 18°16'56" West, a distance of 19.31 feet to a calculated point;
- North 13°02'59" East, a distance of 27.43 feet to a calculated point;
- North 00°49'48" West, a distance of 33.34 feet to a calculated point;
- North 18°23'01" East, a distance of 18.08 feet to a calculated point;
- North 01°07'04" West, a distance of 42.05 feet to a calculated point;
- North 11°30'23" West, a distance of 50.28 feet to a calculated point;
- North 17°09'42" West, a distance of 67.04 feet to a calculated point;
- North 12°51'06" East, a distance of 29.07 feet to a calculated point;
- North 11°32'58" West, a distance of 31.45 feet to a calculated point;
- North 06°59'27" West, a distance of 40.31 feet to a calculated point;
- North 18°30'53" West, a distance of 23.19 feet to a calculated point;
- North 06°47'34" West, a distance of 62.58 feet to a calculated point;
- North 18°08'15" East, a distance of 53.27 feet to a calculated point;
- North 18°52'04" West, a distance of 22.68 feet to a calculated point;
- North 44°49'33" West, a distance of 14.51 feet to a calculated point;
- North 25°50'29" West, a distance of 43.55 feet to a calculated point;
- North 00°21'25" West, a distance of 23.69 feet to a calculated point;
- North 11°18'59" West, a distance of 7.64 feet to a calculated point;
- North 00°34'28" West, a distance of 12.55 feet to a calculated point;
- North 50°53'49" East, a distance of 14.72 feet to a calculated point;
- North 45°02'47" East, a distance of 34.50 feet to a calculated point;
- North 40°22'24" East, a distance of 18.41 feet to a calculated point;
- North 77°24'18" East, a distance of 376.10 feet to a calculated point;
- South 87°40'39" East, a distance of 368.18 feet to a calculated point in the east line of the said 33.12 acre tract, being the west line of a 10.00 acre tract described in Document No. 2009018029 of the Official Public Records of Williamson County, Texas, from which a 5/8" rebar in rock found in the south right-of-way line of the Union Pacific Railroad, being the northeast corner of the said 33.12 acre tract, being also the northwest corner of the said 10.00 acre tract, bears North 07°20'43" East, a distance of 279.54 feet;

THENCE South 07°20'43" West with the east line of the said 33.12 acre tract and the west line of the said 10.00 acre tract, a distance of 57.77 feet to a 5/8" rebar found for the southwest corner of the said 10.00 acre tract, being the northwest corner of the said 55.302 acre tract;

THENCE South 07°06'33" West with the east line of the said 33.12 acre tract and the west line of the said 55.302 acre tract, a distance of 169.88 feet to a calculated point;

THENCE South 07°50'24" West crossing the said 33.12 acre tract, a distance of 519.76 feet to the POINT OF BEGINNING, containing an area of 12.250 acres, more or less.

CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO ON THIS THE ____ DAY OF _____, 2020.

ASHBY GRUNDMAN _____ DATE _____
DEVELOPMENT SERVICES DIRECTOR

APPROVAL, CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THIS THE ____ DAY OF _____, 2020.

DOUG GAUL, MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

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

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

BY: _____
DEPUTY

Received 04/23/2020



EARLY LAND SURVEYING A LIMITED LIABILITY COMPANY	PROJECT NO.: 1063-001
	DRAWING NO.: 1063-001-PL1
P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 FIRM NO. 10194487	PLOT DATE: 4/21/20
	PLOT SCALE: 1" = 100'
PLOT SCALE: 1" = 100'	DRAWN BY: MAW & JBE
	SHEET 02 OF 02

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration and possible action on a resolution approving the proposed Highlands North Section 2 Final Plat, 36.040 acres, more or less, of land, 100 residential lots, located at CR 132 and Panico Road.(Ashley Lumpkin)

Meeting: City Council - 21 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

AIR-20-101 The proposed Highlands North Section 2 Final Plat is approximately 41.056 acres of land, with 117 single-family residential lots.

Current Zoning:

The subject property is zoned Single-Family Residential (SF-1)

Surrounding Zoning:

North: Extraterritorial Jurisdiction

East: Extraterritorial Jurisdiction

South: Extraterritorial Jurisdiction

West: Highlands North Subdivision

Summary of Request:

The proposed Final Plat is comprised of 117 Single-Family Lots, 1 wastewater easement, 1 drainage easement, 3 landscape lots, 1 parkland lot, and 1 greenlink lot, and has a total acreage of 41.056. Of the 117 lots, all are at least 60 feet in width at the building setback line.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed layout provides for code compliant connectivity and accounts for drainage concerns in the area.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously and the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

[\(Res\)HighlandsNorthSec2FP\(Complete\)](#)

RESOLUTION NO.

**A RESOLUTION APPROVING THE PLAT KNOWN AS "HIGHLANDS
NORTH SECTION 2 FINAL PLAT"; IN THE CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS.**

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "Highlands North Section 2 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

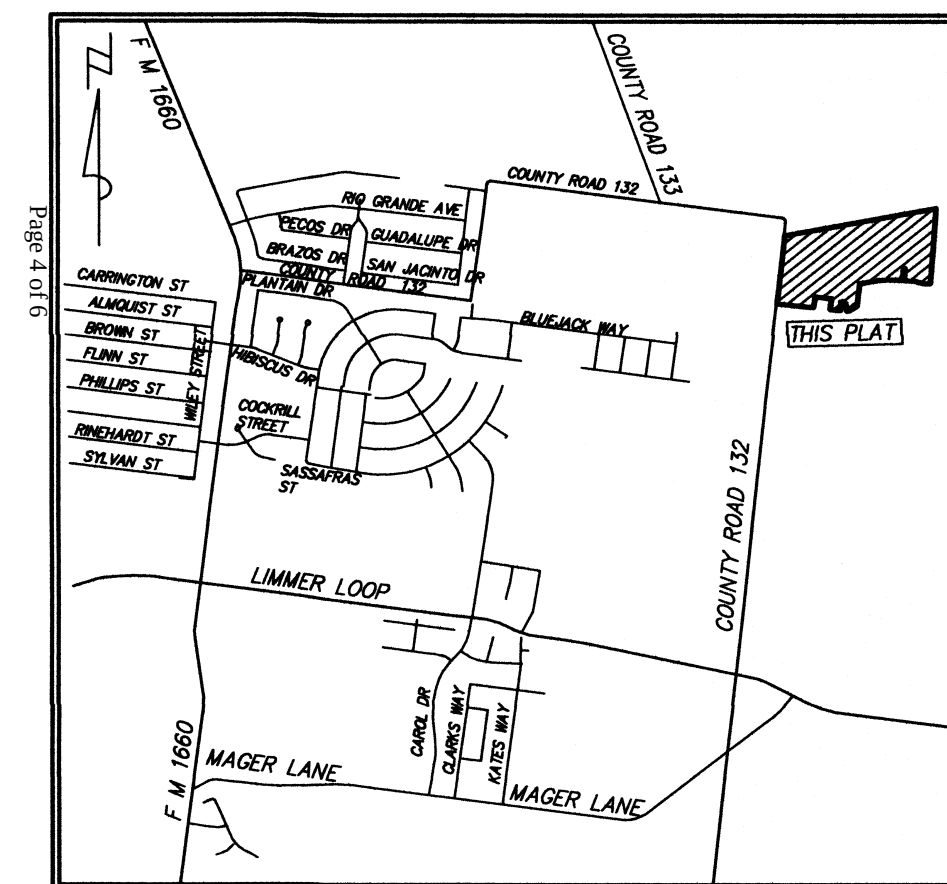
CONSIDERED and RESOLVED on this the **21st** day of the month **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

City Secretary



LOCATION MAP
SCALE: 1" = 2000'

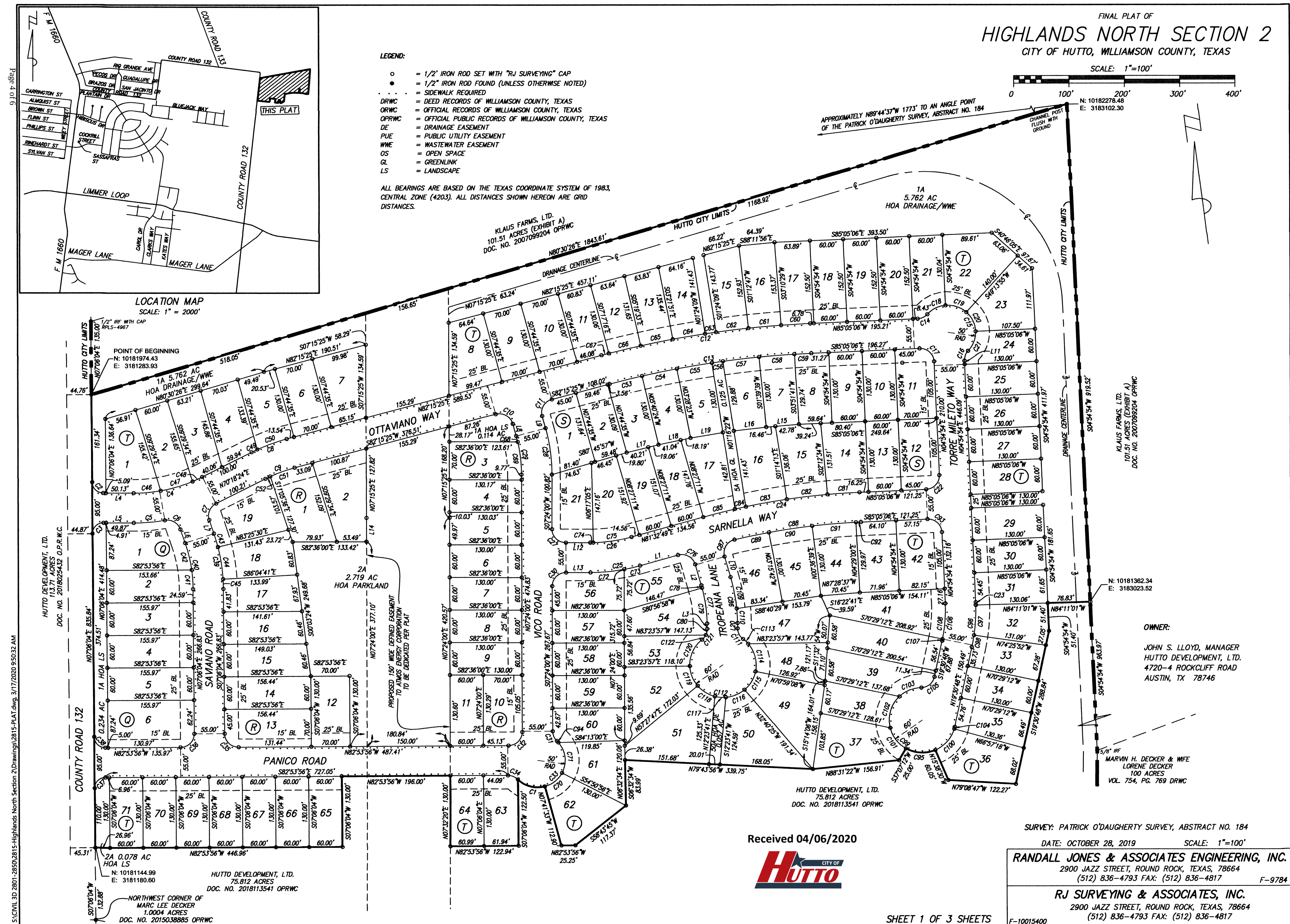
- LEGEND:
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - = SIDEWALK REQUIRED
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRW = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WWE = WASTEWATER EASEMENT
 - OS = OPEN SPACE
 - GL = GREENLINK
 - LS = LANDSCAPE

ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

FINAL PLAT OF
HIGHLANDS NORTH SECTION 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'



Received 04/06/2020



SURVEY: PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184
DATE: OCTOBER 28, 2019 SCALE: 1"=100'

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 1 OF 3 SHEETS

F-10015400

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°32'49"W	71.54'
L2	N08°27'11"W	40.00'
L3	N06°36'03"E	9.94'
L4	S82°38'04"E	55.22'
L5	N82°38'04"W	54.78'
L6	N11°05'36"W	26.43'
L7	S11°05'36"E	26.43'
L8	N07°44'35"W	23.21'
L9	S07°44'35"E	23.21'
L10	N08°27'11"W	39.23'
L11	N04°54'54"E	6.64'
L12	S82°36'00"E	44.06'
L13	N82°36'00"W	44.06'
L14	S07°24'00"W	44.06'
L15	S87°29'28"E	59.24'
L16	S89°18'31"E	58.98'
L17	S83°08'24"W	59.28'
L18	S85°25'37"W	59.23'
L19	S87°37'38"W	59.23'
L20	N06°36'03"E	9.93'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	52.68'	50.00'	060°22'00"	N67°30'33"W	50.28'
C2	31.32'	20.00'	089°44'08"	S37°46'00"E	28.22'
C3	31.51'	20.00'	090°15'52"	S52°14'00"W	28.35'
C4	128.69'	272.50'	027°03'32"	N83°50'10"E	127.50'
C5	56.55'	327.50'	009°53'36"	S87°34'53"E	56.48'
C6	35.53'	25.00'	081°26'05"	N51°48'38"W	32.62'
C7	35.52'	25.00'	081°24'00"	S29°36'24"W	32.60'
C8	68.31'	327.50'	011°57'01"	S76°16'55"W	68.18'
C9	56.84'	272.50'	011°57'01"	S76°16'55"W	56.73'
C10	39.27'	25.00'	090°00'00"	N52°44'35"W	35.36'
C11	39.27'	25.00'	090°00'00"	S37°15'25"W	35.36'
C12	381.64'	1727.50'	012°39'28"	S88°35'10"W	380.87'
C13	369.49'	1672.50'	012°39'28"	S88°35'10"W	368.74'
C14	19.88'	25.00'	045°34'23"	N72°07'42"E	19.36'
C15	158.08'	50.00'	181°08'46"	N40°05'06"W	99.99'
C16	19.88'	25.00'	045°34'23"	S27°42'05"W	19.36'
C17	39.27'	25.00'	090°00'00"	N40°05'06"W	35.36'
C18	37.78'	50.00'	043°17'36"	S70°59'19"W	36.89'
C19	40.66'	50.00'	046°35'48"	N64°03'59"W	39.55'
C20	40.07'	50.00'	045°54'48"	N17°48'41"W	39.00'
C21	39.57'	50.00'	045°20'33"	N27°49'00"E	38.54'
C22	39.27'	25.00'	090°00'00"	N49°54'54"E	35.36'
C23	5.15'	327.50'	000°54'06"	N05°21'58"E	5.15'
C24	286.40'	1227.50'	013°22'05"	S88°13'51"W	285.75'
C25	90.62'	327.50'	015°51'11"	N89°28'24"E	90.33'
C26	75.40'	272.50'	015°51'11"	N89°28'24"E	75.16'
C27	39.27'	25.00'	090°00'00"	S37°36'00"E	35.36'
C28	86.56'	327.50'	015°08'35"	N00°10'17"W	86.30'
C29	72.02'	272.50'	015°08'35"	N00°10'17"W	71.81'
C30	39.27'	25.00'	090°00'00"	S52°24'00"W	35.36'
C31	19.88'	25.00'	045°34'23"	S15°23'11"E	19.36'
C32	39.14'	25.00'	089°42'03"	N52°15'01"E	35.26'
C33	157.82'	50.00'	180°50'50"	N52°15'02"E	100.00'
C34	19.88'	25.00'	045°34'23"	N60°06'45"W	19.36'
C35	39.27'	25.00'	090°00'00"	S37°53'56"E	35.36'
C36	39.27'	25.00'	090°00'00"	N52°06'04"E	35.36'
C37	31.42'	20.00'	090°00'00"	S52°06'04"W	28.28'
C38	31.42'	20.00'	090°00'00"	S37°53'56"E	28.28'
C39	104.00'	327.50'	018°11'40"	N01°59'46"W	103.56'
C40	86.53'	272.50'	018°11'40"	N01°59'46"W	86.17'
C41	35.52'	272.50'	007°28'03"	N03°22'03"E	35.49'
C42	51.02'	272.50'	010°43'37"	N05°43'47"W	50.94'
C43	25.83'	327.50'	004°31'05"	N08°50'03"W	25.82'
C44	60.00'	327.50'	010°29'49"	N01°19'36"W	59.92'
C45	18.17'	327.50'	003°10'45"	N05°30'41"E	18.17'
C46	49.04'	272.50'	010°18'41"	S87°47'25"E	48.98'
C47	60.12'	272.50'	012°38'29"	N80°44'00"E	60.00'
C48	19.53'	272.50'	004°06'22"	N72°21'35"E	19.52'
C49	11.57'	327.50'	002°01'26"	S71°19'07"W	11.57'
C50	56.74'	327.50'	009°55'35"	S77°17'38"W	56.67'
C51	47.10'	272.50'	008°54'11"	S77°18'20"W	47.04'
C52	9.74'	272.50'	002°02'50"	S71°19'49"W	9.74'
C53	60.41'	1672.50'	002°04'11"	S83°17'31"W	60.41'
C54	64.23'	1672.50'	002°12'01"	S85°25'37"W	64.22'
C55	64.23'	1672.50'	002°12'01"	S87°37'38"W	64.22'
C56	20.00'	1672.50'	000°41'07"	S89°04'11"W	20.00'
C57	65.64'	1672.50'	002°14'55"	N89°27'48"W	65.63'
C58	64.23'	1672.50'	002°12'01"	N87°14'20"W	64.22'
C59	30.76'	1672.50'	001°03'13"	N85°36'43"W	30.76'
C60	52.47'	1727.50'	001°44'24"	N85°57'18"W	52.46'
C61	59.15'	1727.50'	001°57'42"	N87°48'22"W	59.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C62	58.86'	1727.50'	001°57'08"	N89°45'47"W	58.86'
C63	20.00'	1727.50'	000°39'48"	S88°55'45"W	20.00'
C64	59.15'	1727.50'	001°57'42"	S87°37'00"W	59.14'
C65	59.15'	1727.50'	001°57'42"	S85°38'18"W	59.14'
C66	59.15'	1727.50'	001°57'42"	S83°41'35"W	59.14'
C67	13.73'	1727.50'	000°27'19"	S82°29'05"W	13.73'
C68	11.29'	272.50'	002°22'28"	N06°33'20"W	11.29'
C69	60.73'	272.50'	012°46'06"	N01°00'57"E	60.60'
C70	41.15'	50.00'	047°09'23"	N58°43'45"E	40.00'
C71	60.06'	50.00'	068°49'11"	N00°44'28"E	56.51'
C72	61.29'	327.50'	010°43'24"	S87°57'42"E	61.20'
C73	29.32'	327.50'	005°07'48"	N84°06'42"E	29.31'
C74	5.30'	272.50'	001°06'55"	S83°09'27"E	5.30'
C75	70.09'	272.50'	014°44'17"	N88°54'57"E	69.90'
C76	39.27'	25.00'	090°00'00"	N53°27'11"W	35.36'
C77	71.60'	272.50'	015°03'15"	N00°55'34"W	71.39'
C78	5.00'	272.50'	001°03'05"	N07°55'39"W	5.00'
C79	66.60'	272.50'	014°00'10"	N00°24'02"W	66.43'
C80	11.65'	25.00'	026°42'34"	N19°57'20"E	11.55'
C81	57.96'	1227.50'	002°42'19"	N86°26'16"W	57.96'
C82	73.84'	1227.50'	003°26'47"	N89°30'49"W	73.83'
C83	75.33'	1227.50'	003°30'58"	S87°00'18"W	75.32'
C84	20.05'	1227.50'	000°56'09"	S84°48'45"W	20.05'
C85	59.22'	1227.50'	002°45'52"	S82°55'44"W	59.22'
C86	86.05'	327.50'	015°03'15"	N00°55'34"W	85.80'
C87	40.18'	25.00'	092°05'48"	S37°35'42"W	36.00'
C88	230.66'	1172.50'	011°16'18"	S89°16'45"W	230.29'
C89	63.34'	1172.50'	003°05'42"	S85°11'27"W	63.33'
C90	79.25'	1172.50'	003°52'21"	S88°40'29"W	79.23'
C91	79.25'	1172.50'	003°52'21"	N87°27'11"W	79.23'
C92	8.83'	1172.50'	000°25'54"	N85°18'03"W	8.83'
C93	39.27'	25.00'	090°00'00"	N40°05'06"W	35.36'
C94	3.93'	50.00'	004°30'16"	N35°55'15"W	3.93'
C95	55.25'	60.00'	052°45'41"	N79°15'39"W	53.32'
C96	83.44'	327.50'	014°35'55"	N12°12'51"E	83.22'
C97	55.74'	327.50'	009°45'09"	N10°41'33"E	55.68'
C98	22.55'	327.50'	003°56'41"	N17°32'28"E	22.54'
C99	268.49'	60.00'	256°23'28"	S32°17'28"E	94.31'
C100	53.74'	60.00'	051°18'48"	N48°42'06"E	51.96'
C101	48.87'	60.00'	046°40'02"	S29°32'48"E	47.53'
C102	63.03'	60.00'	060°11'35"	S23°53'01"W	60.17'
C103	43.90'	60.00'	041°55'28"	S74°56'32"W	42.93'
C104	3.70'	60.00'	003°31'54"	N21°16'45"E	3.70'
C105	33.33'	25.00'	076°23'28"	N57°42'32"E	30.92'
C106	69.43'	272.50'	014°35'55"	N12°12'51"E	69.24'
C107	3.46'	272.50'	000°43'42"	N19°08'57"E	3.46'
C108	65.97'	272.50'	013°52'13"	N11°51'00"E	65.81'
C109	59.26'	327.50'	010°22'02"	N03°16'11"W	59.18'
C110	26.79'	327.50'	004°41'13"	N04°15'27"E	26.78'
C111	22.63'	25.00'	051°51'20"	S19°19'36"E	21.86'
C112	297.10'	60.00'	283°42'40"	S83°23'57"E	74.12'
C113	12.61'	60.00'	012°02'14"	N39°14'09"W	12.58'
C114	54.70'	60.00'	052°13'54"	N07°06'05"W	52.82'
C115	40.12'	60.00'	038°18'43"	N38°10'14"E	39.38'
C116	37.15'	60.00'	035°28'27"	N75°03'49"E	36.56'
C117	20.09'	60.00'	019°11'17"	S77°36'19"E	20.00'
C118	37.15'	60.00'	035°28'27"	S50°16'26"E	36.56'
C119	39.76'	60.00'	037°58'05"	S13°33'10"E	39.04'
C120	55.53'	60.00'	053°01'31"	S31°56'38"W	53.57'
C121	22.63'	25.00'	051°51'20"	N32°31'43"E	21.86'
C122	10.97'	25.00'	025°08'46"	N45°53'00"E	10.88'

PLAT NOTES:

- THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
- WATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 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.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER - JONAH S.U.D.; WASTEWATER CITY OF HUTTO; ELECTRIC - ONCOR.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, 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.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK, OPEN SPACE AND PARKLAND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION WILL BE ZONED SF1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
- PARKLAND AND GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

STREET TABLE:

STREETS	LENGTH	ACRES
OTTAVIANO WAY	1593'	2.018
PANICO ROAD	801'	0.986
SARNELLA WAY	768'	0.875
SAVIANO ROAD	490'	0.491
TORRE MILETO WAY	727'	1.288
TROPEANA LANE	248'	0.434
VICO ROAD	682'	0.961
TOTAL	5309'	7.053

SITE DATA:

SURVEY:
PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

TOTAL AREA 41.056 ACRES
4 BLOCKS

LAND USE	ACRES
117 RESIDENTIAL LOTS	24.914
1 HOA DRAINAGE/WME	5.762
1 HOA DRAINAGE ESMT	0.057
3 HOA LANDSCAPE	0.426
1 HOA PARKLAND	2.719
1 HOA GREENLINK	0.125
RIGHT-OF-WAY	7.053

TOTAL 41.056

OWNER:

JOHN S. LLOYD, MANAGER
HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

Received 04/06/2020



SURVEY: PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

DATE: OCTOBER 28, 2019

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

THAT PART OF THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 75.812 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018113541 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (RIGHT-OF-WAY WIDTH VARIES) AT THE NORTHWEST CORNER OF SAID 75.812 ACRE TRACT, BEING ALSO AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT 101.51 ACRE TRACT (EXHIBIT A) CONVEYED TO KLAUS FARMS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007099204, OPRWC, FROM WHICH A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" BEARS, N07°06'04"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID 101.51 ACRE TRACT A DISTANCE OF 135.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID 75.812 ACRE TRACT AND THE SOUTH LINE OF SAID 101.51 ACRE TRACT, N80°30'26"E A DISTANCE OF 1,843.61 FEET TO A CHANNEL POST FLUSH WITH GROUND FOUND AT THE NORTHEAST CORNER OF SAID 75.812 ACRE TRACT, BEING AN ANGLE POINT OF SAID 101.51 ACRE TRACT, FROM WHICH AN ANGLE POINT OF THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 BEARS APPROXIMATELY N89°44'37"W A DISTANCE OF 1773 FEET;

THENCE ALONG THE EAST LINE OF SAID 75.812 ACRE TRACT AND THE SOUTH LINE OF SAID 101.51 ACRE TRACT, S04°54'54"W A DISTANCE OF 919.52 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 5/8" IRON ROD FOUND AT AN OUTSIDE CORNER OF SAID 75.812 ACRE TRACT BEARS, S04°54'54"W A DISTANCE OF 963.97 FEET;

THENCE ACROSS SAID 75.812 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

1. N84°11'01"W A DISTANCE OF 76.83 FEET TO A 1/2" IRON ROD SET;
2. S04°54'54"W A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD SET;
3. S19°30'48"W A DISTANCE OF 288.84 FEET TO A 1/2" IRON ROD SET;
4. N79°08'47"W A DISTANCE OF 122.27 FEET TO A 1/2" IRON ROD SET;
5. N15°38'30"W A DISTANCE OF 60.05 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
6. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 55.25 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 52°45'41", AND A CHORD BEARING N79°15'39"W, 53.32 FEET TO A 1/2" IRON ROD SET;
7. S37°07'12"W A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET;
8. N88°31'22"W A DISTANCE OF 156.91 FEET TO A 1/2" IRON ROD SET;
9. N79°43'56"W A DISTANCE OF 339.75 FEET TO A 1/2" IRON ROD SET;
10. S06°32'34"W A DISTANCE OF 83.99 FEET TO A 1/2" IRON ROD SET;
11. S58°43'45"W A DISTANCE OF 117.37 FEET TO A 1/2" IRON ROD SET;
12. N82°53'56"W A DISTANCE OF 25.25 FEET TO A 1/2" IRON ROD SET;
13. N07°41'33"W A DISTANCE OF 112.90 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
14. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 52.68 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°22'00", AND A CHORD BEARING N67°30'33"W, 50.28 FEET TO A 1/2" IRON ROD SET;
15. S07°06'04"W A DISTANCE OF 122.50 FEET TO A 1/2" IRON ROD SET;
16. N82°53'56"W A DISTANCE OF 122.94 FEET TO A 1/2" IRON ROD SET;
17. N07°32'20"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
18. N82°53'56"W A DISTANCE OF 196.00 FEET TO A 1/2" IRON ROD SET;
19. S07°06'04"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
20. N82°53'56"W A DISTANCE OF 446.96 FEET TO A 1/2" IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT 1.0004 ACRE TRACT CONVEYED TO MARC LEE DECKER BY DEED RECORDED IN DOCUMENT NO. 2015038885, OPRWC, BEARS S07°06'04"W A DISTANCE OF 132.88 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, N07°06'04"E A DISTANCE OF 835.84 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 41.056 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NO. R577525.

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

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2018113541 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO, WILLIAMSON COUNTY AND THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "HIGHLANDS NORTH SECTION 2".

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

HUTTO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: HDL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
JOHN S. LLOYD, MANAGER
4720 ROCKCLIFF ROAD #4
AUSTIN, TEXAS 78746

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, 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____

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF ____ 20 ____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR _____

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

I, ISRAEL RAMIREZ, 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 ____ DAY OF ____ 20____

Israel Ramirez 3.21.2020
ISRAEL RAMIREZ
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



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

I, STEPHEN R. LAWRENCE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CONFIRM THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE 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 ____ DAY OF ____ 20____

Stephen R. Lawrence 3/17/2020
STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



FINAL PLAT OF
HIGHLANDS NORTH SECTION 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

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

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

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

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

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 04/06/2020



DATE: OCTOBER 28, 2019

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

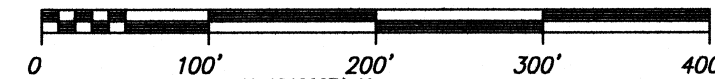
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 3 OF 3 SHEETS

F-10015400

FINAL PLAT OF
HIGHLANDS NORTH SECTION 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



LEGEND:

- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = SIDEWALK REQUIRED
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRW = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTEWATER EASEMENT
- OS = OPEN SPACE
- GL = GREENLINK
- LS = LANDSCAPE

ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

KLAUS FARMS, LTD.
101.51 ACRES (EXHIBIT A)
DOC. NO. 2007099204 OPRWC

APPROXIMATELY N89°44'37"W 1773' TO AN ANGLE POINT
OF THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

N: 10182278.48
E: 3183102.30

KLAUS FARMS, LTD.
101.51 ACRES (EXHIBIT A)
DOC. NO. 2007099204 OPRWC

OWNER:

JOHN S. LLOYD, MANAGER
HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

5/8" IRF
MARVIN H. DECKER & WIFE
LORENE DECKER
100 ACRES
VOL. 754, PG. 769 DRWC

SURVEY: PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

DATE: OCTOBER 28, 2019

SCALE: 1"=100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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F-10015400

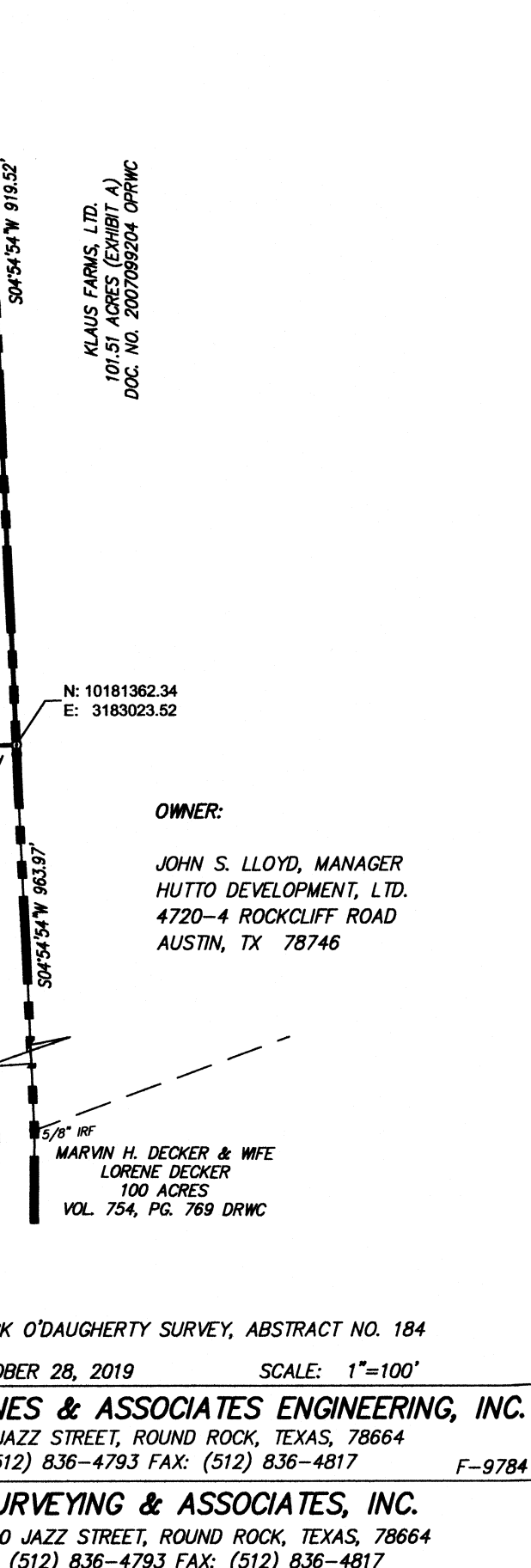
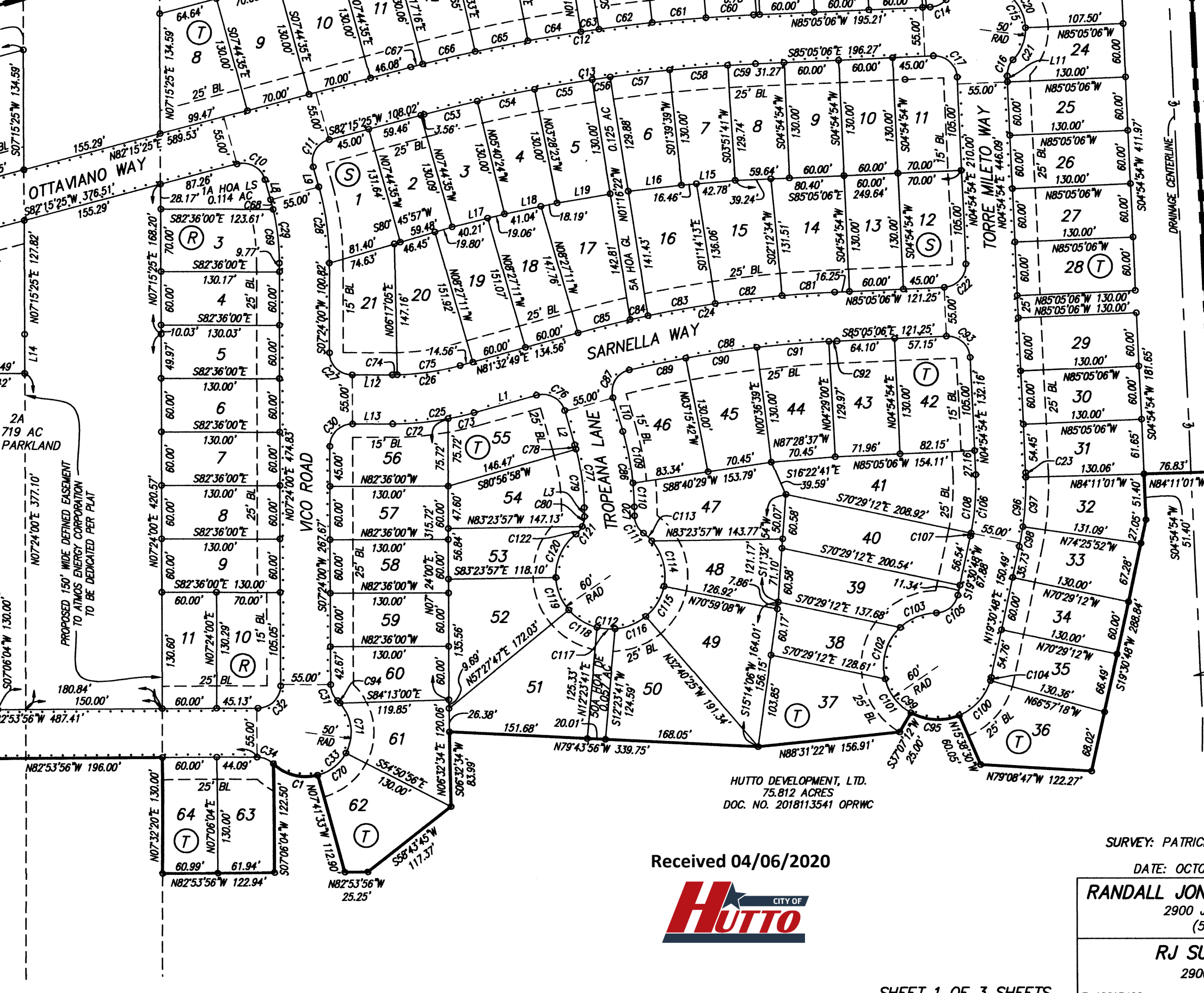
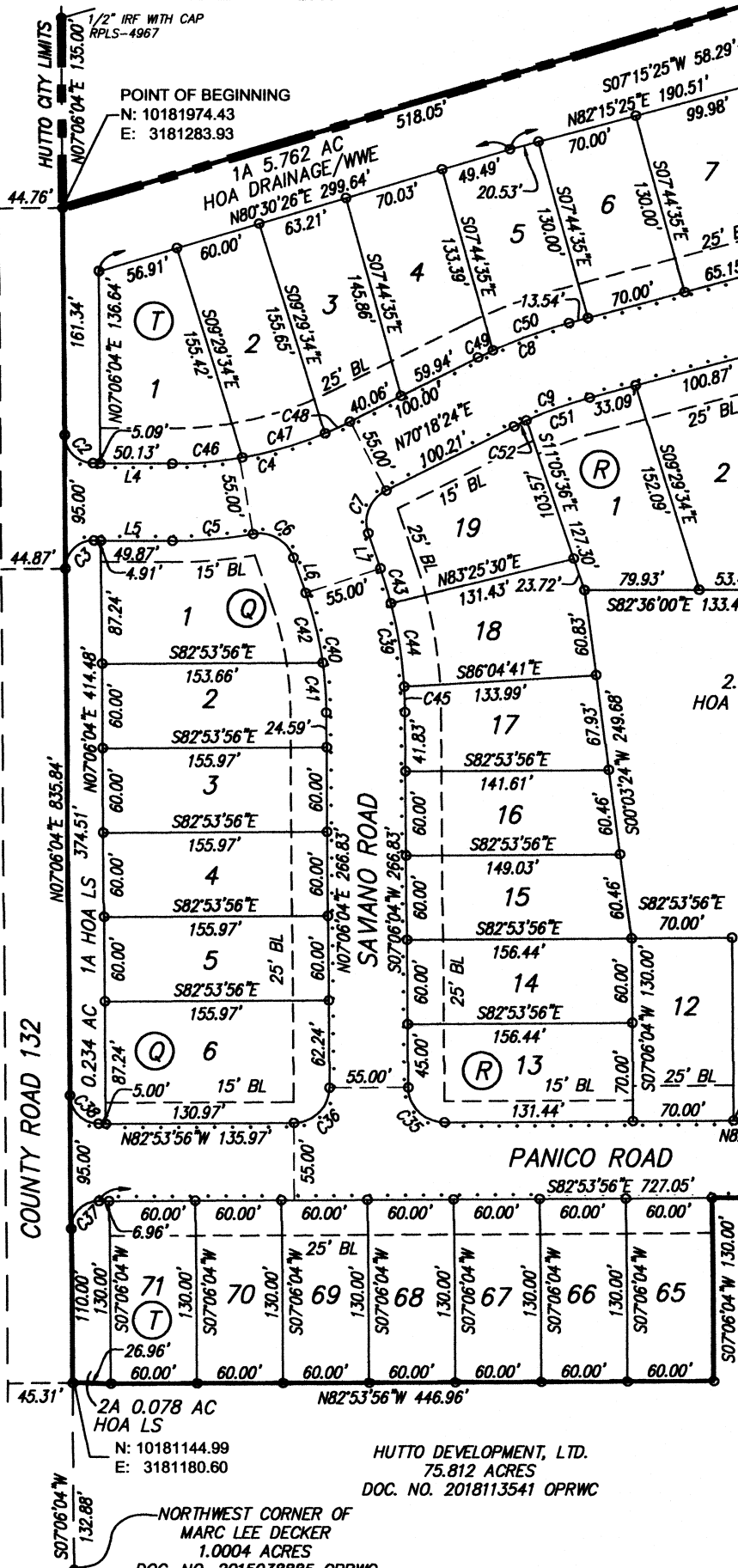
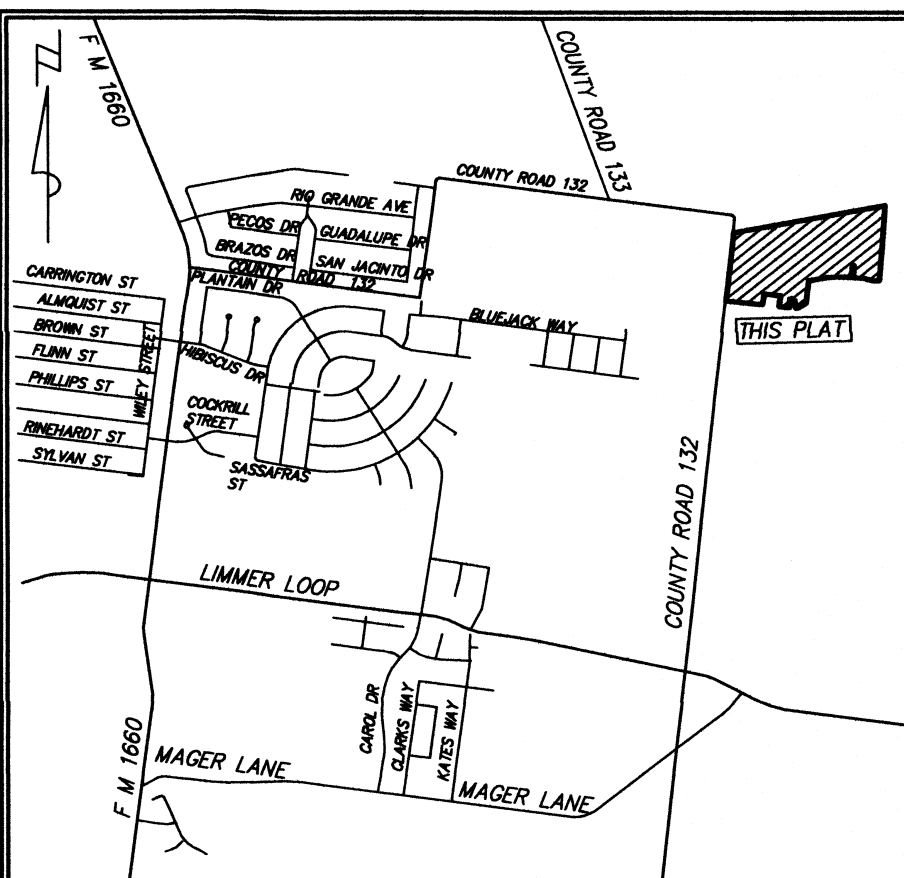
Received 04/06/2020



SHEET 1 OF 3 SHEETS

S:\CIVIL 3D 2801-2850\2815-Highlands North Section 2\Drawings\2815-PLAT.dwg, 3/17/2020 9:50:32 AM

LOCATION MAP
SCALE: 1" = 2000'



S:\CIVIL 3D 2801-2850\2815-Highlands North Section 2\Drawings\2815-PLAT.dwg, 3/17/2020 9:48:42 AM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°32'49"W	71.54'
L2	N08°27'11"W	40.00'
L3	N06°36'03"E	9.94'
L4	S82°38'04"E	55.22'
L5	N82°38'04"W	54.78'
L6	N11°05'36"W	26.43'
L7	S11°05'36"E	26.43'
L8	N07°44'35"W	23.21'
L9	S07°44'35"E	23.21'
L10	N08°27'11"W	39.23'
L11	N04°54'54"E	6.64'
L12	S82°36'00"E	44.06'
L13	N82°36'00"W	44.06'
L14	S07°24'00"W	44.06'
L15	S87°29'28"E	59.24'
L16	S89°18'31"E	58.98'
L17	S83°08'24"W	59.28'
L18	S85°25'37"W	59.23'
L19	S87°37'38"W	59.23'
L20	N06°36'03"E	9.93'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	52.68'	50.00'	060°22'00"	N67°30'33"W	50.28'
C2	31.32'	20.00'	089°44'08"	S37°46'00"E	28.22'
C3	31.51'	20.00'	090°15'52"	S52°14'00"W	28.35'
C4	128.69'	272.50'	027°03'32"	N83°50'10"E	127.50'
C5	56.55'	327.50'	009°53'36"	S87°34'53"E	56.48'
C6	35.53'	25.00'	081°26'05"	N51°48'38"W	32.62'
C7	35.52'	25.00'	081°24'00"	S29°36'24"W	32.60'
C8	68.31'	327.50'	011°57'01"	S76°16'55"W	68.18'
C9	56.84'	272.50'	011°57'01"	S76°16'55"W	56.73'
C10	39.27'	25.00'	090°00'00"	N52°44'35"W	35.36'
C11	39.27'	25.00'	090°00'00"	S37°15'25"W	35.36'
C12	381.64'	1727.50'	012°39'28"	S88°35'10"W	380.87'
C13	369.49'	1672.50'	012°39'28"	S88°35'10"W	368.74'
C14	19.88'	25.00'	045°34'23"	N72°07'42"E	19.36'
C15	158.08'	50.00'	181°08'46"	N40°05'06"W	99.99'
C16	19.88'	25.00'	045°34'23"	S27°42'05"W	19.36'
C17	39.27'	25.00'	090°00'00"	N40°05'06"W	35.36'
C18	37.78'	50.00'	043°17'36"	S70°59'19"W	36.89'
C19	40.66'	50.00'	046°35'48"	N64°03'59"W	39.55'
C20	40.07'	50.00'	045°54'48"	N17°48'41"W	39.00'
C21	39.57'	50.00'	045°20'33"	N27°49'00"E	38.54'
C22	39.27'	25.00'	090°00'00"	N49°54'54"E	35.36'
C23	5.15'	327.50'	000°54'06"	N05°21'58"E	5.15'
C24	286.40'	1227.50'	013°22'05"	S88°13'51"W	285.75'
C25	90.62'	327.50'	015°51'11"	N89°28'24"E	90.33'
C26	75.40'	272.50'	015°51'11"	N89°28'24"E	75.16'
C27	39.27'	25.00'	090°00'00"	S37°36'00"E	35.36'
C28	86.56'	327.50'	015°08'35"	N00°10'17"W	86.30'
C29	72.02'	272.50'	015°08'35"	N00°10'17"W	71.81'
C30	39.27'	25.00'	090°00'00"	S52°24'00"W	35.36'
C31	19.88'	25.00'	045°34'23"	S15°23'11"E	19.36'
C32	39.14'	25.00'	089°42'03"	N52°15'01"E	35.26'
C33	157.82'	50.00'	180°50'50"	N52°15'02"E	100.00'
C34	19.88'	25.00'	045°34'23"	N60°06'45"W	19.36'
C35	39.27'	25.00'	090°00'00"	S37°53'56"E	35.36'
C36	39.27'	25.00'	090°00'00"	N52°06'04"E	35.36'
C37	31.42'	20.00'	090°00'00"	S52°06'04"W	28.28'
C38	31.42'	20.00'	090°00'00"	S37°53'56"E	28.28'
C39	104.00'	327.50'	018°11'40"	N01°59'46"W	103.56'
C40	86.53'	272.50'	018°11'40"	N01°59'46"W	86.17'
C41	35.52'	272.50'	007°28'03"	N03°22'03"E	35.49'
C42	51.02'	272.50'	010°43'37"	N05°43'47"W	50.94'
C43	25.83'	327.50'	004°31'05"	N08°50'03"W	25.82'
C44	60.00'	327.50'	010°29'49"	N01°19'36"W	59.92'
C45	18.17'	327.50'	003°10'45"	N05°30'41"E	18.17'
C46	49.04'	272.50'	010°18'41"	S87°47'25"E	48.98'
C47	60.12'	272.50'	012°38'29"	N80°44'00"E	60.00'
C48	19.53'	272.50'	004°06'22"	N72°21'35"E	19.52'
C49	11.57'	327.50'	002°01'26"	S71°19'07"W	11.57'
C50	56.74'	327.50'	009°55'35"	S77°17'38"W	56.67'
C51	47.10'	272.50'	008°54'11"	S77°18'20"W	47.04'
C52	9.74'	272.50'	002°02'50"	S71°19'49"W	9.74'
C53	60.41'	1672.50'	002°04'11"	S83°17'31"W	60.41'
C54	64.23'	1672.50'	002°12'01"	S85°25'37"W	64.22'
C55	64.23'	1672.50'	002°12'01"	S87°37'38"W	64.22'
C56	20.00'	1672.50'	000°41'07"	S89°04'11"W	20.00'
C57	65.64'	1672.50'	002°14'55"	N89°27'48"W	65.63'
C58	64.23'	1672.50'	002°12'01"	N87°14'20"W	64.22'
C59	30.76'	1672.50'	001°03'13"	N85°36'43"W	30.76'
C60	52.47'	1727.50'	001°44'24"	N85°57'18"W	52.46'
C61	59.15'	1727.50'	001°57'42"	N87°48'22"W	59.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C62	58.86'	1727.50'	001°57'08"	N89°45'47"W	58.86'
C63	20.00'	1727.50'	000°39'48"	S88°55'45"W	20.00'
C64	59.15'	1727.50'	001°57'42"	S87°37'00"W	59.14'
C65	59.15'	1727.50'	001°57'42"	S85°39'18"W	59.14'
C66	59.15'	1727.50'	001°57'42"	S83°41'35"W	59.14'
C67	13.73'	1727.50'	000°27'19"	S82°29'05"W	13.73'
C68	11.29'	272.50'	002°22'28"	N06°33'20"W	11.29'
C69	60.73'	272.50'	012°46'06"	N01°00'57"E	60.60'
C70	41.15'	50.00'	047°09'23"	N58°43'45"E	40.00'
C71	60.06'	50.00'	068°49'11"	N00°44'28"E	56.51'
C72	61.29'	327.50'	010°43'24"	S87°57'42"E	61.20'
C73	29.32'	327.50'	005°07'48"	N84°06'42"E	29.31'
C74	5.30'	272.50'	001°06'55"	S83°09'27"E	5.30'
C75	70.09'	272.50'	014°44'17"	N88°54'57"E	69.90'
C76	39.27'	25.00'	090°00'00"	N53°27'11"W	35.36'
C77	71.60'	272.50'	015°03'15"	N00°55'34"W	71.39'
C78	5.00'	272.50'	001°03'05"	N07°55'39"W	5.00'
C79	66.60'	272.50'	014°00'10"	N00°24'02"W	66.43'
C80	11.65'	25.00'	026°42'34"	N19°57'20"E	11.55'
C81	57.96'	1227.50'	002°42'19"	N86°26'16"W	57.96'
C82	73.84'	1227.50'	003°26'47"	N89°30'49"W	73.83'
C83	75.33'	1227.50'	003°30'58"	S87°00'18"W	75.32'
C84	20.05'	1227.50'	000°56'09"	S84°48'45"W	20.05'
C85	59.22'	1227.50'	002°45'52"	S82°55'44"W	59.22'
C86	86.05'	327.50'	015°03'15"	N00°55'34"W	85.80'
C87	40.18'	25.00'	092°05'48"	S37°35'42"W	36.00'
C88	230.66'	1172.50'	011°16'18"	S89°16'45"W	230.29'
C89	63.34'	1172.50'	003°05'42"	S85°11'27"W	63.33'
C90	79.25'	1172.50'	003°52'21"	S88°40'29"W	79.23'
C91	79.25'	1172.50'	003°52'21"	N87°27'11"W	79.23'
C92	8.83'	1172.50'	000°25'54"	N85°18'03"W	8.83'
C93	39.27'	25.00'	090°00'00"	N40°05'06"W	35.36'
C94	3.93'	50.00'	004°30'16"	N35°55'15"W	3.93'
C95	55.25'	60.00'	052°45'41"	N79°15'39"W	53.32'
C96	83.44'	327.50'	014°35'55"	N12°12'51"E	83.22'
C97	55.74'	327.50'	009°45'09"	N10°41'33"E	55.68'
C98	22.55'	327.50'	003°56'41"	N17°32'28"E	22.54'
C99	268.49'	60.00'	256°23'28"	S32°17'28"E	94.31'
C100	53.74'	60.00'	051°18'48"	N48°42'06"E	51.96'
C101	48.87'	60.00'	046°40'02"	S29°32'48"E	47.53'
C102	63.03'	60.00'	060°11'35"	S23°53'01"W	60.17'
C103	43.90'	60.00'	041°55'28"	S74°56'32"W	42.93'
C104	3.70'	60.00'	003°31'54"	N21°16'45"E	3.70'
C105	33.33'	25.00'	076°23'28"	N57°42'32"E	30.92'
C106	69.43'	272.50'	014°35'55"	N12°12'51"E	69.24'
C107	3.46'	272.50'	000°43'42"	N19°08'57"E	3.46'
C108	65.97'	272.50'	013°52'13"	N11°51'00"E	65.81'
C109	59.26'	327.50'	010°22'02"	N03°16'11"W	59.18'
C110	26.79'	327.50'	004°41'13"	N04°15'27"E	26.78'
C111	22.63'	25.00'	051°51'20"	S19°19'36"E	21.86'
C112	297.10'	60.00'	283°42'40"	S83°23'57"E	74.12'
C113	12.61'	60.00'	012°02'14"	N39°14'09"W	12.58'
C114	54.70'	60.00'	052°13'54"	N07°06'05"W	52.82'
C115	40.12'	60.00'	038°18'43"	N38°10'14"E	39.38'
C116	37.15'	60.00'	035°28'27"	N75°03'49"E	36.56'
C117	20.09'	60.00'	019°11'17"	S77°36'19"E	20.00'
C118	37.15'	60.00'	035°28'27"	S50°16'26"E	36.56'
C119	39.76'	60.00'	037°58'05"	S13°33'10"E	39.04'
C120	55.53'	60.00'	053°01'31"	S31°56'38"W	53.57'
C121	22.63'	25.00'	051°51'20"	N32°31'43"E	21.86'
C122	10.97'	25.00'	025°08'46"	N45°53'00"E	10.88'

PLAT NOTES:

- THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
- WATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 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.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER - JONAH S.U.D.; WASTEWATER CITY OF HUTTO; ELECTRIC - ONCOR.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, 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.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK, OPEN SPACE AND PARKLAND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION WILL BE ZONED SF1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
- PARKLAND AND GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

STREET TABLE:

STREETS	LENGTH	ACRES
OTTAVIANO WAY	1593'	2.018
PANICO ROAD	801'	0.986
SARNELLA WAY	768'	0.875
SAVIANO ROAD	490'	0.491
TORRE MILETO WAY	727'	1.288
TROPEANA LANE	248'	0.434
VICO ROAD	682'	0.961
TOTAL	5309'	7.053

SITE DATA:

SURVEY:
PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

TOTAL AREA 41.056 ACRES
4 BLOCKS

LAND USE	ACRES
117 RESIDENTIAL LOTS	24.914
1 HOA DRAINAGE/WME	5.762
1 HOA DRAINAGE ESMT	0.057
3 HOA LANDSCAPE	0.426
1 HOA PARKLAND	2.719
1 HOA GREENLINK	0.125
RIGHT-OF-WAY	7.053

TOTAL 41.056

OWNER:

JOHN S. LLOYD, MANAGER
HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

Received 04/06/2020



SURVEY: PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

DATE: OCTOBER 28, 2019

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

SHEET 2 OF 3 SHEETS

THAT PART OF THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 75.812 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018113541 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (RIGHT-OF-WAY WIDTH VARIES) AT THE NORTHWEST CORNER OF SAID 75.812 ACRE TRACT, BEING ALSO AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT 101.51 ACRE TRACT (EXHIBIT A) CONVEYED TO KLAUS FARMS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007099204, OPRWC, FROM WHICH A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" BEARS, N07°06'04"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID 101.51 ACRE TRACT A DISTANCE OF 135.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID 75.812 ACRE TRACT AND THE SOUTH LINE OF SAID 101.51 ACRE TRACT, N80°30'26"E A DISTANCE OF 1,843.61 FEET TO A CHANNEL POST FLUSH WITH GROUND FOUND AT THE NORTHEAST CORNER OF SAID 75.812 ACRE TRACT, BEING AN ANGLE POINT OF SAID 101.51 ACRE TRACT, FROM WHICH AN ANGLE POINT OF THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 BEARS APPROXIMATELY N89°44'37"W A DISTANCE OF 1773 FEET;

THENCE ALONG THE EAST LINE OF SAID 75.812 ACRE TRACT AND THE SOUTH LINE OF SAID 101.51 ACRE TRACT, S04°54'54"W A DISTANCE OF 919.52 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 5/8" IRON ROD FOUND AT AN OUTSIDE CORNER OF SAID 75.812 ACRE TRACT BEARS, S04°54'54"W A DISTANCE OF 963.97 FEET;

THENCE ACROSS SAID 75.812 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

1. N84°11'01"W A DISTANCE OF 76.83 FEET TO A 1/2" IRON ROD SET;
2. S04°54'54"W A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD SET;
3. S19°30'48"W A DISTANCE OF 288.84 FEET TO A 1/2" IRON ROD SET;
4. N79°08'47"W A DISTANCE OF 122.27 FEET TO A 1/2" IRON ROD SET;
5. N15°38'30"W A DISTANCE OF 60.05 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
6. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 55.25 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 52°45'41", AND A CHORD BEARING N79°15'39"W, 53.32 FEET TO A 1/2" IRON ROD SET;
7. S37°07'12"W A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET;
8. N88°31'22"W A DISTANCE OF 156.91 FEET TO A 1/2" IRON ROD SET;
9. N79°43'56"W A DISTANCE OF 339.75 FEET TO A 1/2" IRON ROD SET;
10. S06°32'34"W A DISTANCE OF 83.99 FEET TO A 1/2" IRON ROD SET;
11. S58°43'45"W A DISTANCE OF 117.37 FEET TO A 1/2" IRON ROD SET;
12. N82°53'56"W A DISTANCE OF 25.25 FEET TO A 1/2" IRON ROD SET;
13. N07°41'33"W A DISTANCE OF 112.90 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
14. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 52.68 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°22'00", AND A CHORD BEARING N67°30'33"W, 50.28 FEET TO A 1/2" IRON ROD SET;
15. S07°06'04"W A DISTANCE OF 122.50 FEET TO A 1/2" IRON ROD SET;
16. N82°53'56"W A DISTANCE OF 122.94 FEET TO A 1/2" IRON ROD SET;
17. N07°32'20"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
18. N82°53'56"W A DISTANCE OF 196.00 FEET TO A 1/2" IRON ROD SET;
19. S07°06'04"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
20. N82°53'56"W A DISTANCE OF 446.96 FEET TO A 1/2" IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT 1.0004 ACRE TRACT CONVEYED TO MARC LEE DECKER BY DEED RECORDED IN DOCUMENT NO. 2015038885, OPRWC, BEARS S07°06'04"W A DISTANCE OF 132.88 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, N07°06'04"E A DISTANCE OF 835.84 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 41.056 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NO. R577525.

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

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2018113541 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO, WILLIAMSON COUNTY AND THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "HIGHLANDS NORTH SECTION 2".

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

HUTTO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: HDL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
JOHN S. LLOYD, MANAGER
4720 ROCKCLIFF ROAD #4
AUSTIN, TEXAS 78746

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, 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____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20 ____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR _____

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

I, ISRAEL RAMIREZ, 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 ____ DAY OF _____, 20____.

ISRAEL RAMIREZ
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



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

I, STEPHEN R. LAWRENCE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CONFIRM THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE 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 ____ DAY OF _____, 20____.

STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



FINAL PLAT OF
HIGHLANDS NORTH SECTION 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

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

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

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

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

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 04/06/2020



DATE: OCTOBER 28, 2019

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 3 OF 3 SHEETS

F-10015400

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration and possible action on a resolution approving the proposed Highlands North Revised Preliminary Plat, 204.298 acres, more or less, of land, 480 residential lots, located at CR 132 and CR 133.(Ashley Lumpkin)

Meeting: City Council - 21 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

AIR-20-050 The proposed Highlands North Revised Preliminary Plat is approximately 204.298 acres of land, with 480 single-family residential lots. The revised plat includes 18 additional single-family residential lots than the original preliminary plat. Those lots are located on the far eastern end of the subdivision.

Current Zoning:

The subject property is zoned Single-Family Residential (SF-1)

Surrounding Zoning:

North: Extraterritorial Jurisdiction

East: Extraterritorial Jurisdiction (with Development Agreement)

South: Extraterritorial Jurisdiction (with Development Agreement)

West: Single-Family Residential (SF-1)

Summary of Request:

The proposed Revised Preliminary Plat is comprised of 480 Single-Family Lots, 3 drainage easement and wastewater easement lots, 9 drainage easement lots, 12 lift station lots, 2 open space lots, 12 greenlink lots, 1

amenity lot and 2 parkland lots. It also includes 37.6 acres of right-of-way. All of the lots in this subdivision are at least 60 feet in width at the building setback line.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between adjacent developments, and necessary right-of-way dedication for the widening and expansion of CR 132. This provides a needed collection and alternate routes in the area.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously and the Revised Preliminary Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

[\(Res\)HighlandsNorthRevPrelim\(Complete\)](#)

RESOLUTION NO.

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

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

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

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

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

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

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

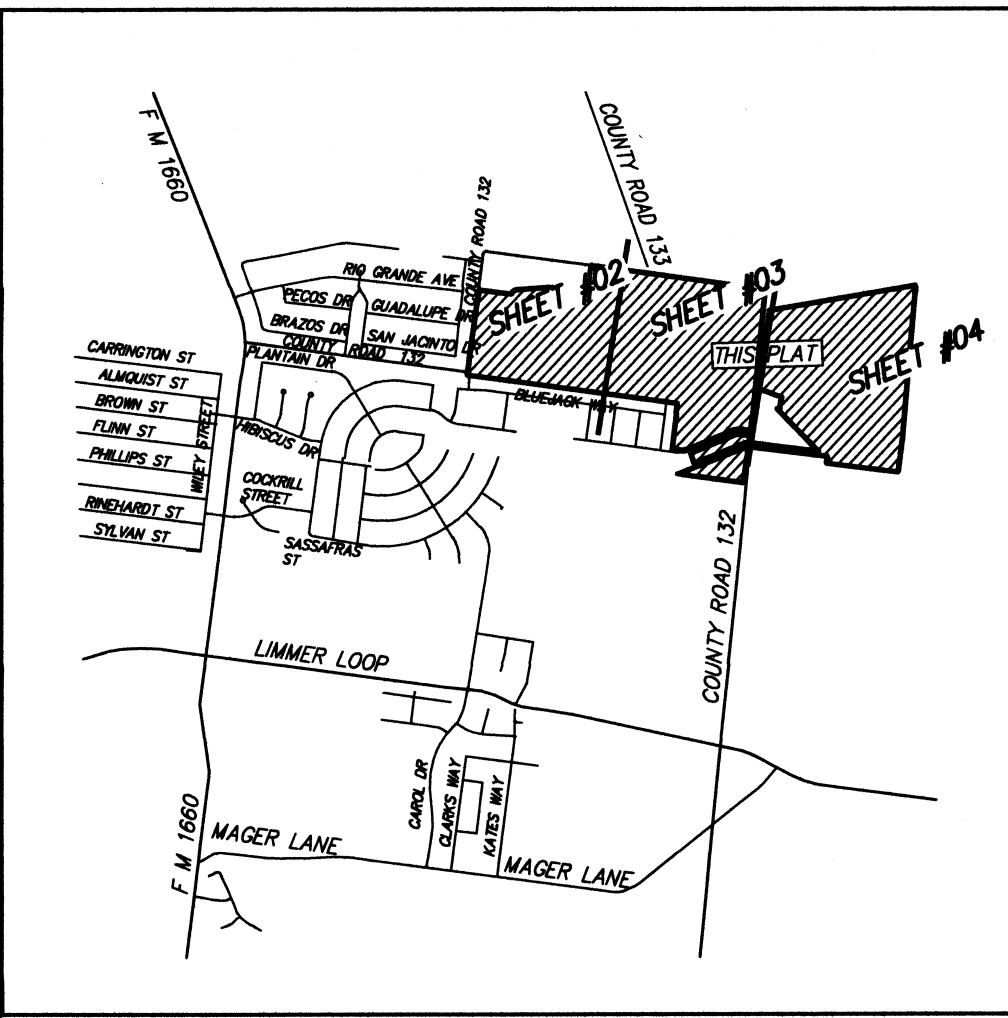
CONSIDERED and RESOLVED on this the **21st** day of the month **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

City Secretary

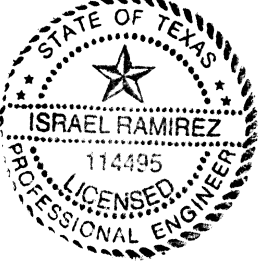


ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED IN THE EDWARDS RECHARGE ZONE.

ISRAEL RAMIREZ
DATE 4/9/2020
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

STEPHEN R. LAWRENCE
DATE 4/9/2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



OWNER:

HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

SHEET INDEX

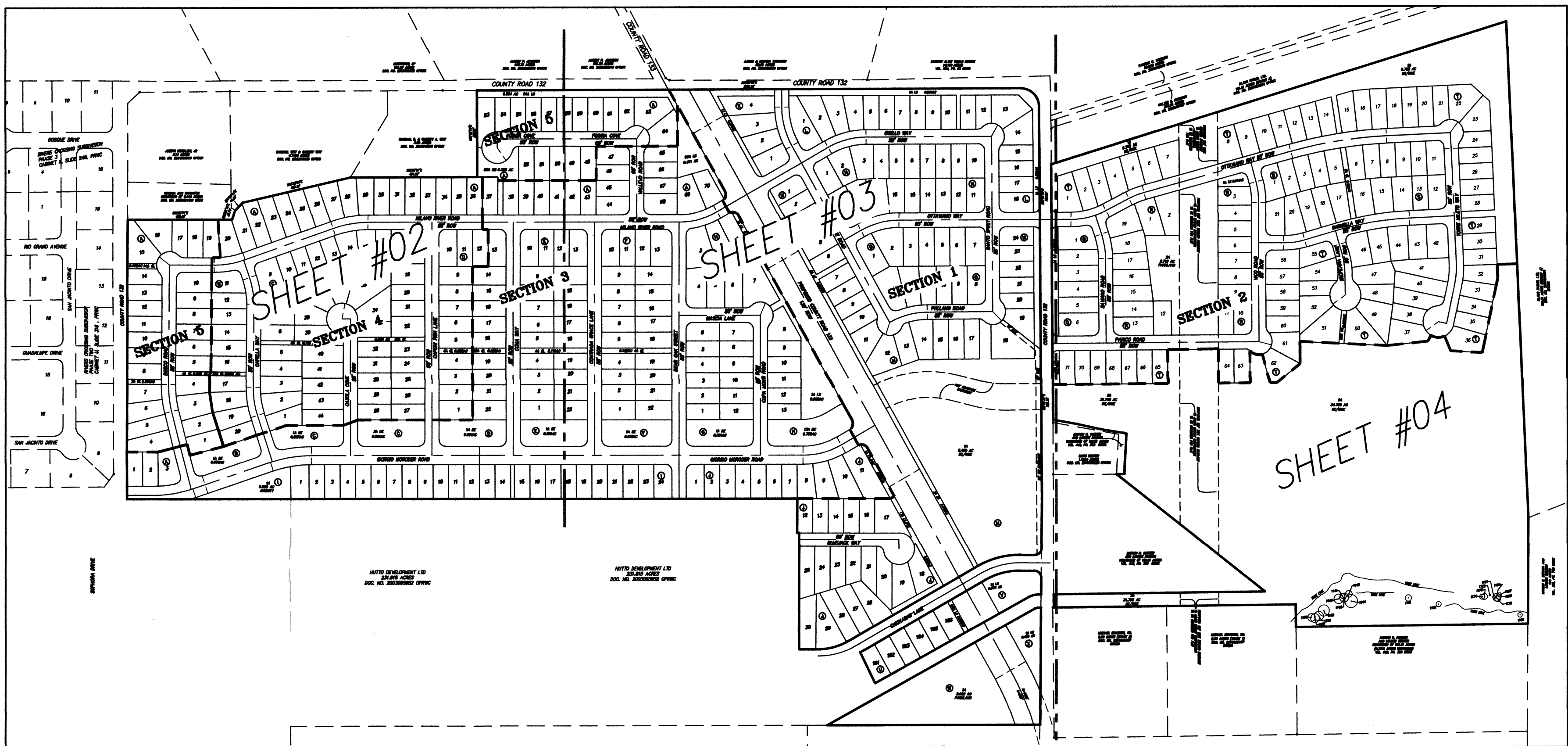
1. PRELIMINARY 1 OF 4
2. PRELIMINARY 2 OF 4
3. PRELIMINARY 3 OF 4
4. PRELIMINARY 4 OF 4
5. WATER & WASTEWATER LAYOUT 1 OF 3
6. WATER & WASTEWATER LAYOUT 2 OF 3
7. WATER & WASTEWATER LAYOUT 3 OF 3
8. DRAINAGE LAYOUT 1 OF 3
9. DRAINAGE LAYOUT 2 OF 3
10. DRAINAGE LAYOUT 3 OF 3

SECTION 1 = 103 SF LOTS
SECTION 2 = 117 SF LOTS
SECTION 3 = 132 SF LOTS
SECTION 4 = 85 SF LOTS
SECTION 5 = 43 SF LOTS

SITE DATA:

RESIDENTIAL SINGLE FAMILY LOTS	480
BLOCKS	23
TOTAL AREA	204.298 ACRES
USE	ACRES
480 SINGLE FAMILY LOTS	100.036
3 DE/WWE LOTS	49.013
9 DE LOTS	4.810
12 LS LOTS	5.241
2 LS/PUE LOTS	0.345
2 OS LOTS	0.365
12 GL LOTS	0.940
1 AMENITY LOT	0.569
2 PARKLAND LOTS	5.379
RIGHT-OF-WAY DEDICATION	37.600

OVERALL SHEET LAYOUT MAP



LEGAL DESCRIPTION

204.298 ACRES TOTAL

THAT PART OF THE JOSEPH B. BEALL SURVEY, ABSTRACT NO. 97 AND THE PATRICK D'AUDEHENTY SURVEY, ABSTRACT NO. 184, IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF FOUR PARTS: A 121.976 ACRE TRACT OF LAND BEING ALL OF THAT 51.34 ACRE TRACT (EXHIBIT A-1), ALL OF THAT 62.37 ACRE TRACT (EXHIBIT A-2) OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC), AND A PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPORC, A 2.226 ACRE TRACT OF LAND BEING PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPORC, A 4.284 ACRE TRACT OF LAND BEING PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPORC, ALL OF THAT 75.812 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018115541, OPORC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 - 121.976 ACRES

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 231.815 ACRE TRACT;

THENCE ALONG SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 189.90 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 38.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00";
2. AND A CHORD BEARING S52°56'59"W, 35.36 FEET TO A 1/2" IRON ROD SET;
3. N82°01'01"W A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 172.32 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 29°53'07"; AND A CHORD BEARING S82°29'28"W, 170.37 FEET TO A 1/2" IRON ROD SET;
5. S80°11'53"W A DISTANCE OF 576.20 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 121.75 FEET, HAVING A RADIUS OF 236.44 FEET, A CENTRAL ANGLE OF 29°30'10"; AND A CHORD BEARING S82°46'58"W, 120.41 FEET TO A 1/2" IRON ROD SET;
7. N82°27'57"W A DISTANCE OF 73.47 FEET TO A 1/2" IRON ROD SET;
8. N07°32'03"E A DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD SET;
9. N82°27'57"W A DISTANCE OF 7.50 FEET TO A 1/2" IRON ROD SET;
10. N07°32'03"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 62.37 ACRE TRACT, N82°27'57"W A DISTANCE OF 2598.35 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AT THE SOUTHWEST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 62.37 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, N07°43'03"E A DISTANCE OF 1060.93 FEET TO THE CENTER OF A TREATED FENCE POST FOUND AT THE SOUTHWEST CORNER OF THAT 6.040 ACRE TRACT CONVEYED TO VIRGINIA ANN WAGGINGTON BY DEED RECORDED IN DOCUMENT NO. 2005024486, OPORC;

THENCE ALONG THE NORTH LINE OF SAID 62.37 ACRE TRACT, THE NORTH LINE OF SAID 51.34 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 6.040 ACRE TRACT, THE SOUTH LINE OF THAT 4.7495 ACRE TRACT CONVEYED TO RANDALL WITT AND CASSIDY WITT BY DEED RECORDED IN DOCUMENT NO. 2018090820, OPORC, AND THE SOUTH AND EAST LINES OF A 3.00 ACRE TRACT CONVEYED TO RANDALL D. WITT AND CASSIDY A. WITT BY DEED RECORDED IN DOCUMENT NO. 2017045154, OPORC, THE FOLLOWING SIX (6) COURSES:

1. S82°26'11"E A DISTANCE OF 403.49 FEET TO THE CENTER OF A TREATED FENCE POST FOUND;
2. N02°52'18"E A DISTANCE OF 36.74 FEET TO A 1/2" IRON ROD FOUND;
3. N51°50'44"E A DISTANCE OF 41.96 FEET TO A 1/2" IRON ROD FOUND;
4. N84°36'54"E A DISTANCE OF 427.19 FEET TO A 1/2" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID 4.7495 ACRE TRACT AND SAID 3.00 ACRE TRACT;
5. S82°51'17"E A DISTANCE OF 491.39 FEET TO A 1/2" IRON ROD FOUND;
6. N07°22'10"E A DISTANCE OF 327.93 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132 MONUMENTING THE NORTHWEST CORNER OF SAID 51.34 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 51.34 ACRE TRACT, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S82°38'12"E A DISTANCE OF 2106.19 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 115.05 FEET, HAVING A RADIUS OF 71.10 FEET, A CENTRAL ANGLE OF 92°42'57" AND A CHORD BEARING S36°10'20"E, 102.91 FEET TO A 1/2" IRON ROD FOUND;

THENCE ALONG THE EAST LINE OF SAID 51.34 ACRE TRACT, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°07'34"W A DISTANCE OF 752.26 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 51.34 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 62.37 ACRE TRACT, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°09'37"W A DISTANCE OF 729.10 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 121.976 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R020260 AND R020263.

PART 2 - 2.226 ACRES

COMMENCING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE NORTHEAST CORNER OF THE ABOVE REFERENCED 231.815 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 298.90 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 64.36 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

1. N83°09'25"W A DISTANCE OF 13.01 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
2. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 36.69 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°01'36"; AND A CHORD BEARING S82°49'49"W, 36.32 FEET TO A 1/2" IRON ROD SET;
3. S88°49'01"W A DISTANCE OF 878.17 FEET TO A 1/2" IRON ROD SET;
4. N10°01'18"W A DISTANCE OF 130.81 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
5. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 18.70 FEET, HAVING A RADIUS OF 363.56 FEET, A CENTRAL ANGLE OF 02°56'49"; AND A CHORD BEARING N89°30'17"E, 18.70 FEET TO A 1/2" IRON ROD SET;
6. N89°01'53"E A DISTANCE OF 537.22 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
7. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 140.88 FEET, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 29°53'07"; AND A CHORD BEARING N82°59'26"E, 139.39 FEET TO A 1/2" IRON ROD SET;
8. S82°03'01"E A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; AND A CHORD BEARING S37°03'01"E, 35.36 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 2.226 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020263.

PART 3 - 4.284 ACRES

COMMENCING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE NORTHEAST CORNER OF THE ABOVE REFERENCED 231.815 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 413.27 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 442.54 FEET TO A 1/2" IRON ROD SET MONUMENTING THE SOUTHEAST CORNER OF SAID 231.815 ACRE TRACT AND THE NORTHEAST CORNER OF THAT 16.84 ACRE TRACT CONVEYED TO ALLAN HAUSMANN AND PORTIA HAUSMANN BY DEED RECORDED IN VOLUME 1958, PAGE 388 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE NORTH LINE OF SAID 16.84 ACRE TRACT, N82°35'07"W A DISTANCE OF 825.52 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. N88°49'01"E A DISTANCE OF 917.88 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 12.23 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°01'34"; AND A CHORD BEARING N82°49'48"E, 12.11 FEET TO A 1/2" IRON ROD SET;
3. S83°09'25"E A DISTANCE OF 12.04 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 4.284 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020263.

PART 4 - 75.812 ACRES

BEGINNING AT A 1/2" IRON ROD SET ON THE EAST LINE OF COUNTY ROAD 132 AT THE NORTHWEST CORNER OF SAID 75.812 ACRE TRACT, BEING ALSO AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT 101.51 ACRE TRACT (EXHIBIT A) CONVEYED TO KLAUS FARMS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007092004, OPORC, FROM WHICH A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" BEARS, N07°06'04"E ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID KLAUS FARMS, LTD. TRACT A DISTANCE OF 135.00 FEET;

THENCE ALONG THE NORTH AND EAST LINE OF SAID 75.812 ACRE TRACT AND ALONG THE WESTERLY LINES OF SAID KLAUS FARMS, LTD. 101.51 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. N80°30'26"E A DISTANCE OF 1843.61 FEET TO A CHANNEL IRON MARKER FOUND;
2. S04°54'54"W A DISTANCE OF 1883.49 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID KLAUS FARMS, LTD. 101.51 ACRE TRACT, BEING ALSO AT THE NORTHWEST CORNER OF THAT 100 ACRE TRACT OF LAND CONVEYED TO MARVIN H. BECKER AND LORENE BECKER BY DEED RECORDED IN VOLUME 754, PAGE 769 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE EAST LINE OF SAID 75.812 ACRE TRACT AND THE WEST LINE OF SAID 100 ACRE TRACT, S07°49'18"W A DISTANCE OF 401.85 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG THE SOUTH LINE OF SAID 75.812 ACRE TRACT AND ACROSS THE REMAINDER OF THAT 101.51 ACRE TRACT CONVEYED TO MARVIN H. BECKER AND LORENE BECKER BY DEED RECORDED IN VOLUME 754, PAGE 769 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE SOUTH LINE OF SAID 75.812 ACRE TRACT, ALONG THE EAST AND NORTH LINES OF SAID 5.66 ACRE TRACT, THE NORTH LINE OF THAT 5.00 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO MICHAEL EDMONDS, SR., BY DEED RECORDED IN DOCUMENT NO. 2004023887, OPORC, THE FOLLOWING THREE (3) COURSES:

1. N86°50'47"E A DISTANCE OF 85.50 FEET TO A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" FOUND AT THE NORTHEAST CORNER OF SAID 5.66 ACRE TRACT;
2. N83°08'53"W A DISTANCE OF 489.91 FEET TO A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" FOUND AT THE NORTHWEST CORNER OF SAID 5.66 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT;
3. N83°09'52"W A DISTANCE OF 437.45 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS, N83°09'52"W A DISTANCE OF 4.07 FEET;

THENCE ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 132, N07°18'53"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND ACROSS SAID DECKER 101.51 ACRE TRACT THE FOLLOWING NINE (9) COURSES:

1. S83°09'52"E A DISTANCE OF 437.04 FEET TO A 1/2" IRON ROD SET;
2. S83°08'53"E A DISTANCE OF 381.88 FEET TO A 1/2" IRON ROD SET;
3. N44°43'30"W A DISTANCE OF 726.71 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF THAT 1.0004 ACRE TRACT OF LAND CONVEYED TO MARCO DECKER BY DEED RECORDED IN DOCUMENT NO. 2015038885, OPORC;
4. S82°51'07"E A DISTANCE OF 30.05 FEET TO A 1/2" IRON ROD SET;
5. N10°22'21"E A DISTANCE OF 153.05 FEET TO A 1/2" IRON ROD SET;
6. N85°41'31"W A DISTANCE OF 10.30 FEET TO A 1/2" IRON ROD SET;
7. N12°52'52"W A DISTANCE OF 92.44 FEET TO A 1/2" IRON ROD SET;
8. N70°08'30"W A DISTANCE OF 91.15 FEET TO A 1/2" IRON ROD SET;
9. N72°34'11"W A DISTANCE OF 85.60 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND IN A DRIVEWAY, APPROXIMATELY 1.7 FEET DEEP AT THE NORTHWEST CORNER OF SAID 1.0004 ACRE TRACT BEARS, S07°06'04"W ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID DECKER 101.51 ACRE TRACT A DISTANCE OF 11.18 FEET;

THENCE ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE WEST LINE OF SAID 75.812 ACRE TRACT A DISTANCE OF 968.72 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 75.812 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R577525.

ALL IRON RODS SET HAVE "70 SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

REVISED PRELIMINARY PLAN FOR "HIGHLANDS NORTH"

RJ SURVEYING & ASSOCIATES, INC.
2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400
DATE: 04/26/2019
FIELD BOOK:
SCALE: N.T.S.
JOB NO.: 2691

SHEET 1 OF 10 SHEETS

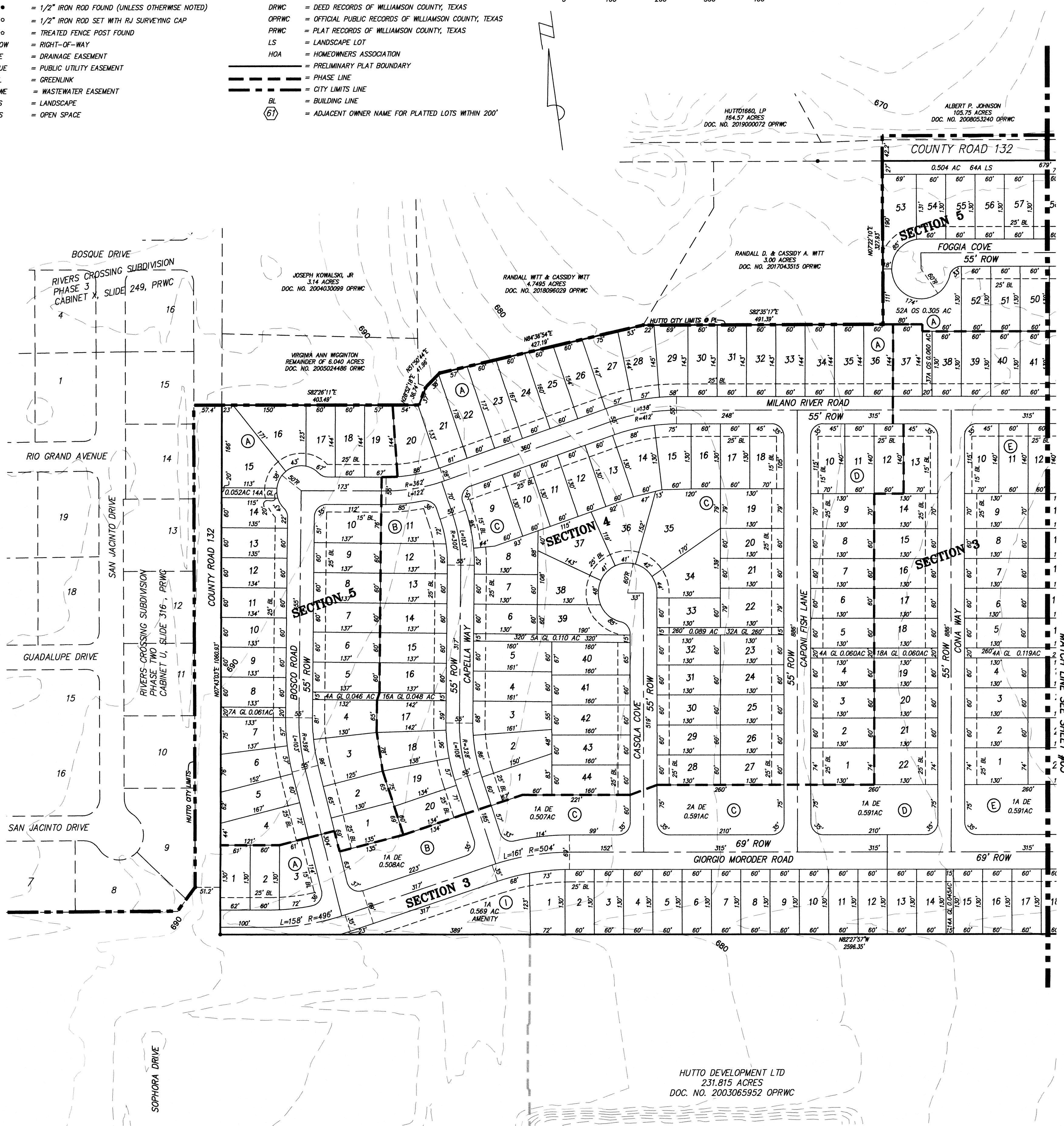
Received 04/06/2020



LEGEND:
• = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○ = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
○ = TREATED FENCE POST FOUND
ROW = RIGHT-OF-WAY
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
GL = GREENLINK
WWE = WASTEWATER EASEMENT
LS = LANDSCAPE
OS = OPEN SPACE

DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
LS = LANDSCAPE LOT
HOA = HOMEOWNERS ASSOCIATION
--- = PRELIMINARY PLAT BOUNDARY
--- = PHASE LINE
--- = CITY LIMITS LINE
BL = BUILDING LINE
(61) = ADJACENT OWNER NAME FOR PLATTED LOTS WITHIN 200'

SCALE: 1"=100'
0 100' 200' 300' 400'



LOT AREA TABLE
(SQUARE FEET OR ACRES)

A1 7,936
A2 7,796
A3 10,082
A4 10,896
A5 9,558
A6 9,436
A7 8,778
A7A 0.061AC GL
A8 7,970
A9 7,993
A10 8,017
A11 8,040
A12 8,063
A13 8,087
A14 7,763
A14A 0.052AC GL
A15 14,154
A16 12,327
A17 8,174
A18 8,649
A19 8,987
A20 9,674
A21 9,596
A22 10,594
A23 10,204
A24 8,610
A25 9,416
A26 9,023
A27 9,533
A28 9,598
A29 9,135
A30 8,590
A31 8,597
A32 8,605
A33 8,613
A34 8,620
A35 8,628
A36 8,636
A37 8,644
A37A 0.060AC OS
A38 7800
A39 7800
A40 7800
A41 7800
A42 7800
A43 7800
A44 8966
A45 7800
A46 7800
A47 8966
A48 7800
A49 7800
A50 7800
A51 7800
A52 7800
A52A 0.305AC OS

A53 10,885
A54 7,802
A55 7,800
A56 7,800
A57 7,800
A58 7,800
A59 7,800
A60 7,800
A61 7,800
A62 7,325
A63 13,955
A64 11,704
A64A 0.504AC LS
A65 7,867
A66 7,800
A66A 0.471AC LS
A67 7,800
A68 10,286
A69 12,571
A70 9,689
B1 9,175
B1A 0.508AC DE
B2 8,294
B3 11,231
B4 9,513
B4A 0.046AC GL
B5 8,204
B6 8,204
B7 8,204
B8 8,204
B9 8,204
B10 10,367
B11 9,904
B12 8,156
B13 8,204
B14 8,204
B15 8,204
B16 8,204
B16A 0.048AC GL
B17 8,779
B18 9,337
B19 8,873
B20 8,052
C1 9,034
C1A 0.507AC DE
C2 10,455
C2A 0.591AC DE
C3 10,007
C4 8,958
C5 8,623
C5A 0.110AC GL
C6 7,800
C7 7,800
C8 8,670

C9 12,157
C10 7,800
C11 7,800
C12 7,800
C13 7,800
C14 9,699
C15 8,831
C16 7,800
C17 7,800
C18 8,968
C19 10,292
C20 7,800
C21 7,800
C22 10,321
C23 7,800
C24 7,800
C25 7,800
C26 7,800
C27 7,800
C28 7,800
C29 7,800
C30 7,800
C31 7,800
C32 7,800
C32A 0.088AC GL
C33 7,800
C34 12,440
C35 19,339
C36 11,267
C37 12,678
C38 9,984
C39 9,793
C40 10,569
C41 9,629
C42 9,629
C43 9,629
C44 9,629
D1 9,563
D1A 0.591AC DE
D2 7,800
D3 7,800
D4 7,800
D4A 0.060AC GL
D5 7,800
D6 7,800
D7 7,800
D8 7,800
D9 9,100
D10 9,666
D11 8,400
D12 8,400
D13 9,666
D14 9,100
D15 7,800
D16 7,800

D17 7,800
D18 7,800
D18A 0.060AC GL
D19 7,800
D20 7,800
D21 7,800
D22 9,563
E1 9,563
E1A 0.591AC DE
E2 7,800
E3 7,800
E4 0.118AC GL
E5 7,800
E6 7,800
E7 7,800
E8 7,800
E9 9,100
E10 9,666
E11 8,400
E12 8,400
E13 9,666
E14 9,100
E15 7,800
E16 7,800
E17 7,800
E18 7,800
E19 7,800
E20 7,800
E21 7,800
E22 9,563
F1 9,563
F1A 0.618AC DE
F2 7,800
F3 7,800
F4 7,800
F4A 0.125AC GL
F5 7,800
F6 7,800
F7 7,800
F8 7,800
F9 9,100
F10 9,666
F11 8,400
F12 8,400
F13 11,337
F14 9,935
F15 8,516
F16 8,516
F17 8,516
F18 8,516
F19 8,516
F20 8,516
F21 8,516

F22 10,441
G1 7,800
G1A 0.591AC DE
G2 7,800
G3 7,800
G4 7,800
G5 7,800
G6 8,966
G7 8,966
G8 7,800
G9 7,800
G10 7,800
G11 7,800
G12 7,800
H1 12,332
H1A 0.905AC LS
H2 12,008
H3 14,531
H4 12,105
H5 11,296
H6 11,843
H7 17,391
H8 11,302
H9 7,800
H10 7,800
H11 7,800
H12 7,800
H13 7,800
H13A 0.756AC DE
I1 9,123
I1A 0.589AC AMENITY
I2 7,800
I3 7,800
I4 7,800
I5 7,800
I6 7,800
I7 7,800
I8 7,800
I9 7,800
I10 7,800
I11 7,800
I12 7,800
I13 7,800
I14 7,842
I14A 0.045AC GL
I15 7,800
I16 7,800
I17 7,800
I18 7,800
I19 7,800
I20 7,800
I21 7,800
I22 7,800

I23 7,800
I24 8,974
J1 8,966
J1A 0.088AC LS/PUE
J2 7,800
J3 7,800
J4 7,800
J5 7,800
J6 7,800
J7 7,800
J8 8,851
J9 10,189
J10 12,518
J11 17,925
J12 7,800
J13 7,800
J14 7,800
J15 7,800
J16 7,800
J17 12,995
J17A 0.256AC LS/PUE
J18 10,615
J19 11,780
J20 11,352
J21 9,579
J22 8,325
J23 9,375
J24 10,425
J25 11,475
J26 11,989
J27 11,526
J28 12,373
J29 14,553
J30 13,081
K1 10,048
K1A 0.279AC LS
K2 10,056
K3 12,186
K4 13,958
L1 14,515
L1A 0.659AC LS
L2 12,576
L3 10,223
L4 8,949
L5 7,832
L6 7,800
L7 7,800
L8 7,800
L9 7,800
L10 7,800
L11 7,800
L12 7,122

L13 14,237
L14 11,205
L15 7,911
L16 7,980
L17 7,980
L18 8,979
M1 8,962
M1A 0.495AC DE/WWE
M2 0.697AC LS
M3 7,800
M4 7,800
M5 7,800
M6 7,800
M7 7,800
M8 7,800
M9 7,800
M10 7,992
M11 10,353
M12 13,615
M13 9,407
M14 11,298
M15 9,091
M16 9,091
M17 9,091
M18 16,410
M19 10,409
M20 7,523
M21 7,980
M22 7,980
M23 7,980
M24 9,221
N1 8,966
N2 10,164
N3 10,362
N4 7,800
N5 7,800
N6 7,800
N7 7,800
N8 7,800
N9 7,800
N10 9,003
N11 9,071
N12 7,800
N13 8,036
N14 7,800
N15 7,800
N16 8,398
N17 9,378
N18 10,374
N19 11,027
O1 11,117
O2 13,110

O3 8,962
O4 8,947
O5 8,832
O6 8,816
O7 11,159
O8 10,143
O9 8,809
O10 8,809
O11 8,303
O12 10,525
O13 13,358
O1A 12,621
O1A 0.234AC LS
O2 9,331
O3 9,358
O4 9,358
O5 9,358
O6 13,473
R1 11,010
R1A 0.114AC LS
R2 12,272
R2A 2,719AC PARKLAND
R3 8,884
R4 7,800
R5 7,800
R6 7,800
R7 7,800
R8 7,800
R9 7,800
R10 8,575
R11 7,827
R12 9,100
R13 10,617
R14 9,387
R15 9,164
R16 8,719
R17 8,777
R18 9,607
R19 11,456
S1 9,465
S2 7,781
S3 8,026
S4 8,036
S5 8,036
S5A 0.125AC GL
S6 8,107
S7 8,029
S8 7,905
S9 7,800
S10 7,800
S11 8,966
S12 8,966
S13 7,800

S14 10,079
S15 10,418
S16 10,437
S17 9,908
S18 8,981
S19 9,106
S20 8,835
S21 9,837
T1 11,327
T1A 5,762AC DE/WWE
T2 9,398
T2A 34,756AC DE/WWE
T3 9,196
T4 9,767
T5 9,155
T6 9,100
T7 10,733
T8 10,669
T9 9,100
T10 9,100
T11 7,842
T12 8,021
T13 8,192
T14 8,594
T15 9,221
T16 9,448
T17 9,404
T18 9,150
T19 9,150
T20 9,150
T21 8,516
T22 13,168
T23 11,114
T24 7,126
T25 7,800
T26 7,800
T27 7,800
T28 7,800
T29 7,800
T30 7,800
T31 7,882
T32 8,819
T33 8,169
T34 7,800
T35 8,122
T36 11,418
T37 11,837
T38 7,660
T39 10,651
T40 12,284
T41 14,141
T42 10,545
T43 9,418
T44 9,758

T45 9,759
T46 10,624
T47 12,235
T48 8,460
T49 13,359
T50 13,723
T50A 0.057AC DE
T51 14,589
T52 11,676
T53 7,244
T54 10,014
T55 9,520
T56 9,082
T57 7,800
T58 7,800
T59 7,800
T60 7,970
T61 8,888
T62 10,641
T63 8,011
T64 7,865
T65 7,800
T66 7,800
T67 7,800
T68 7,800
T69 7,800
T70 7,800
T71 7,800
T71A 0.078AC LS
U181 8,754
U182 8,539
U183 8,597
U184 8,655
U185 8,713
U186 8,771
U186A 0.053AC LS
V1A 0.553AC LS
W1A 2.660AC PARKLAND
X1A 0.494AC LS

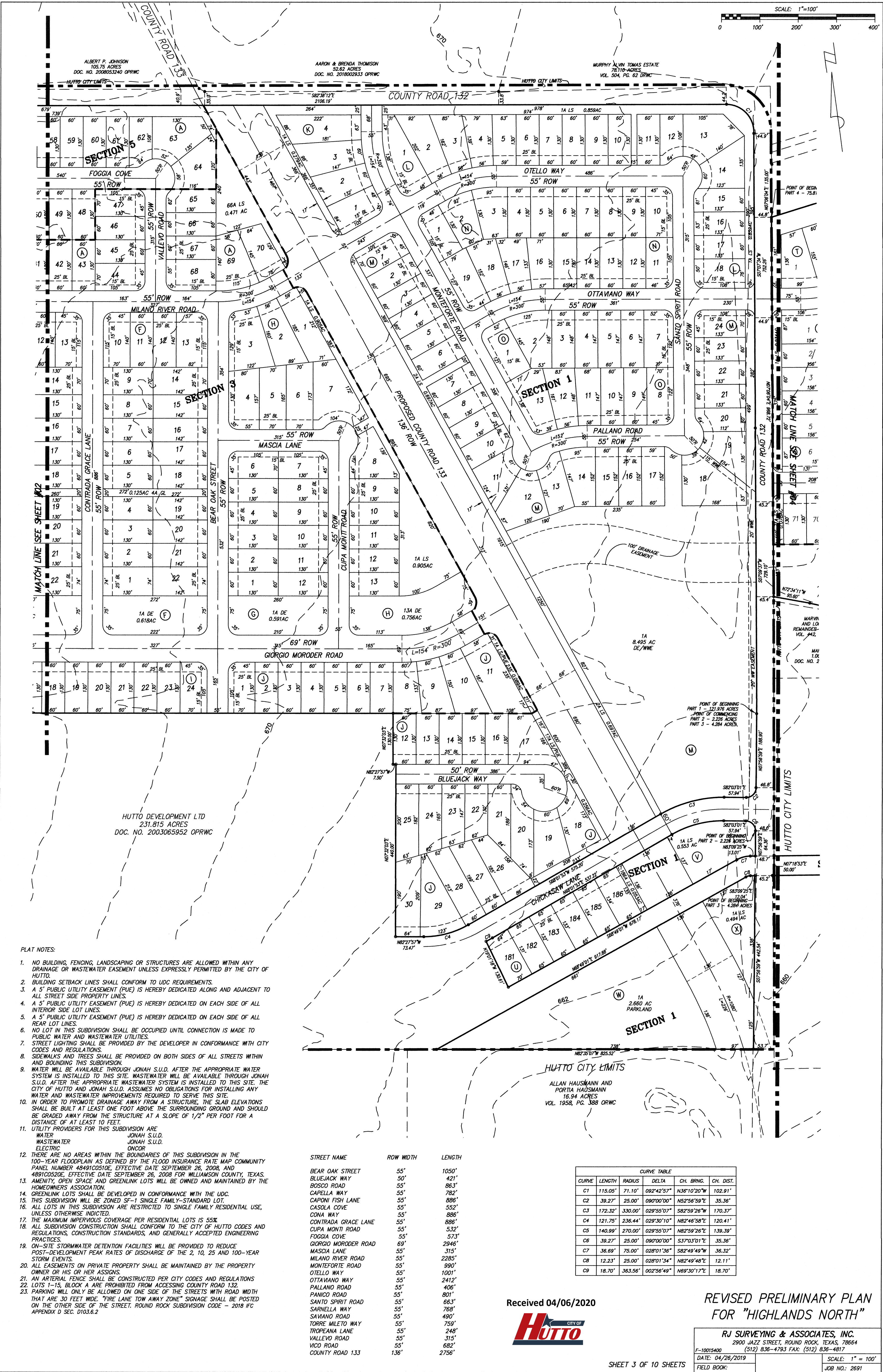
REVISED PRELIMINARY PLAN
FOR "HIGHLANDS NORTH"

Received 04/06/2020



SHEET 2 OF 10 SHEETS

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400
DATE: 04/26/2019
FIELD BOOK:
SCALE: 1" = 100'
JOB NO.: 2691



PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
3. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
5. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH CITY CODES AND REGULATIONS.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
9. WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. 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 SHALL BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
11. UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:
WATER: JONAH S.U.D.
WASTEWATER: JONAH S.U.D.
ELECTRIC: ONCOR
12. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 4851C0502E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
13. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
15. THIS SUBDIVISION WILL BE ZONED SF-1 SINGLE FAMILY-STANDARD LOT.
16. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
17. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
18. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
19. 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.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS
22. LOTS 1-15, BLOCK A ARE PROHIBITED FROM ACCESSING COUNTY ROAD 132
23. PARKING WILL ONLY BE ALLOWED ON ONE SIDE OF THE STREETS WITH ROAD WIDTH THAT ARE 30 FEET WIDE. "FIRE LANE TOW AWAY ZONE" SIGNAGE SHALL BE POSTED ON THE OTHER SIDE OF THE STREET. ROUND ROCK SUBDIVISION CODE - 2018 IFC APPENDIX D SEC. D103.6.2

STREET NAME	ROW WIDTH	LENGTH
BEAR OAK STREET	55'	1050'
BLUEJACK WAY	50'	421'
BOSCO ROAD	55'	863'
CAPELLA WAY	55'	782'
CAPONI FISH LANE	55'	886'
CASOLA COVE	55'	552'
CONA WAY	55'	886'
CONTRADA GRACE LANE	55'	886'
CUPA MONTE ROAD	55'	532'
FOGGIA COVE	55'	573'
GIORGIO MORODER ROAD	60'	2946'
MASCIA LANE	315'	315'
MILANO RIVER ROAD	55'	2285'
MONTEFORTE ROAD	55'	990'
OTELLO WAY	55'	1001'
OTTAVIANO WAY	55'	2412'
PALLANO ROAD	55'	406'
PANICO ROAD	55'	801'
SANTO SPIRIT ROAD	55'	663'
SARNELLA WAY	55'	768'
SAVANO ROAD	55'	490'
TORRE MILETO WAY	55'	759'
TROPEANA LANE	55'	248'
VALLEJO ROAD	55'	315'
VICO ROAD	55'	682'
COUNTY ROAD 133	136'	2756'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.
C1	115.05'	71.10'	092°42'57"	N36°10'20"W 102.91'
C2	39.27'	25.00'	090°00'00"	N52°58'58"E 35.36'
C3	172.32'	330.00'	029°55'07"	S82°59'26"W 170.37'
C4	121.75'	236.44'	029°30'10"	N82°46'58"E 120.41'
C5	140.99'	270.00'	029°55'07"	N82°59'26"E 139.39'
C6	39.27'	25.00'	090°00'00"	S37°03'01"E 35.36'
C7	36.69'	75.00'	028°01'36"	S82°49'49"W 36.32'
C8	12.23'	25.00'	028°01'34"	N82°49'48"E 12.11'
C9	18.70'	363.56'	002°58'49"	N69°30'17"E 18.70'

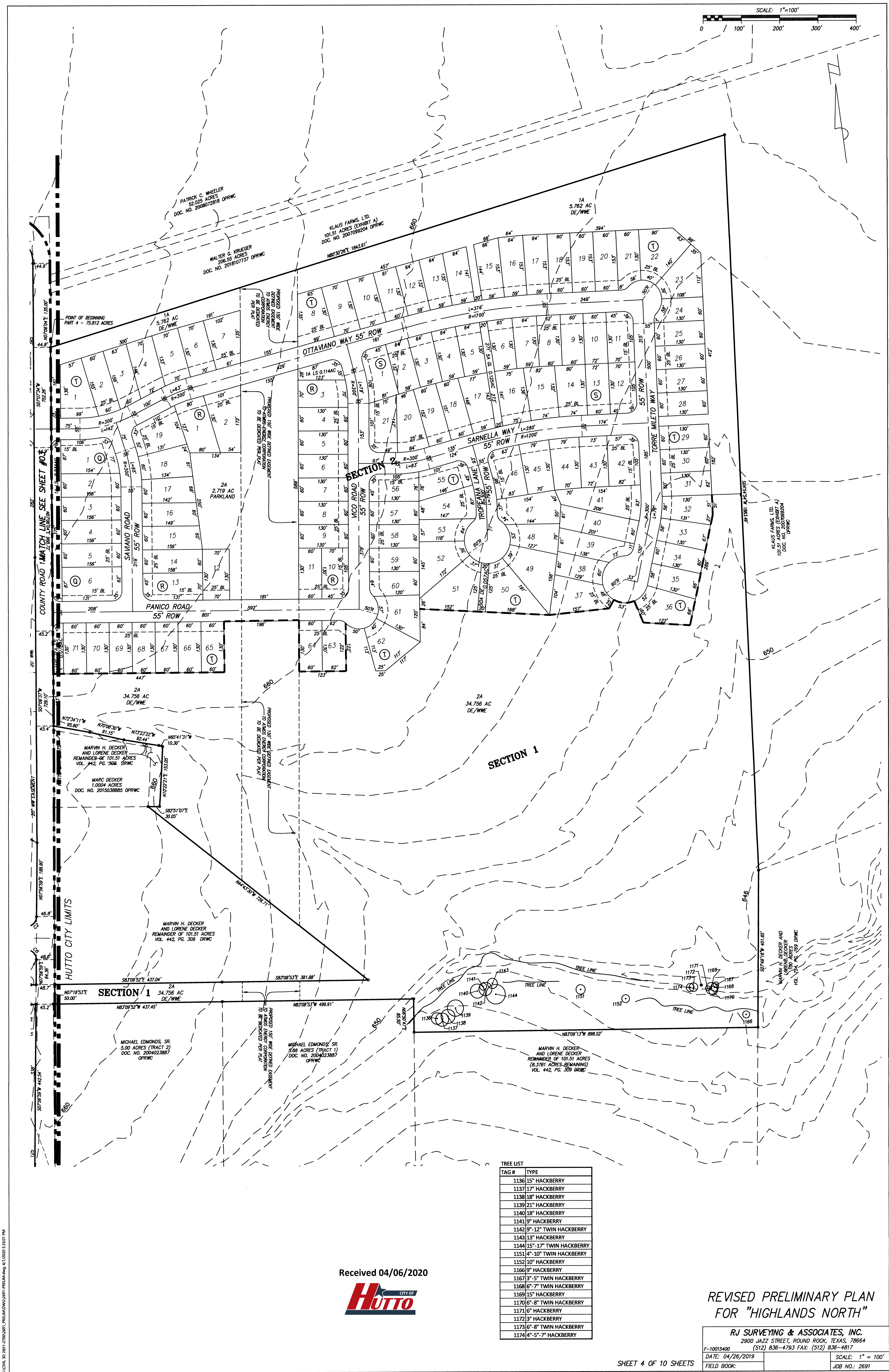
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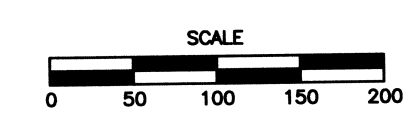
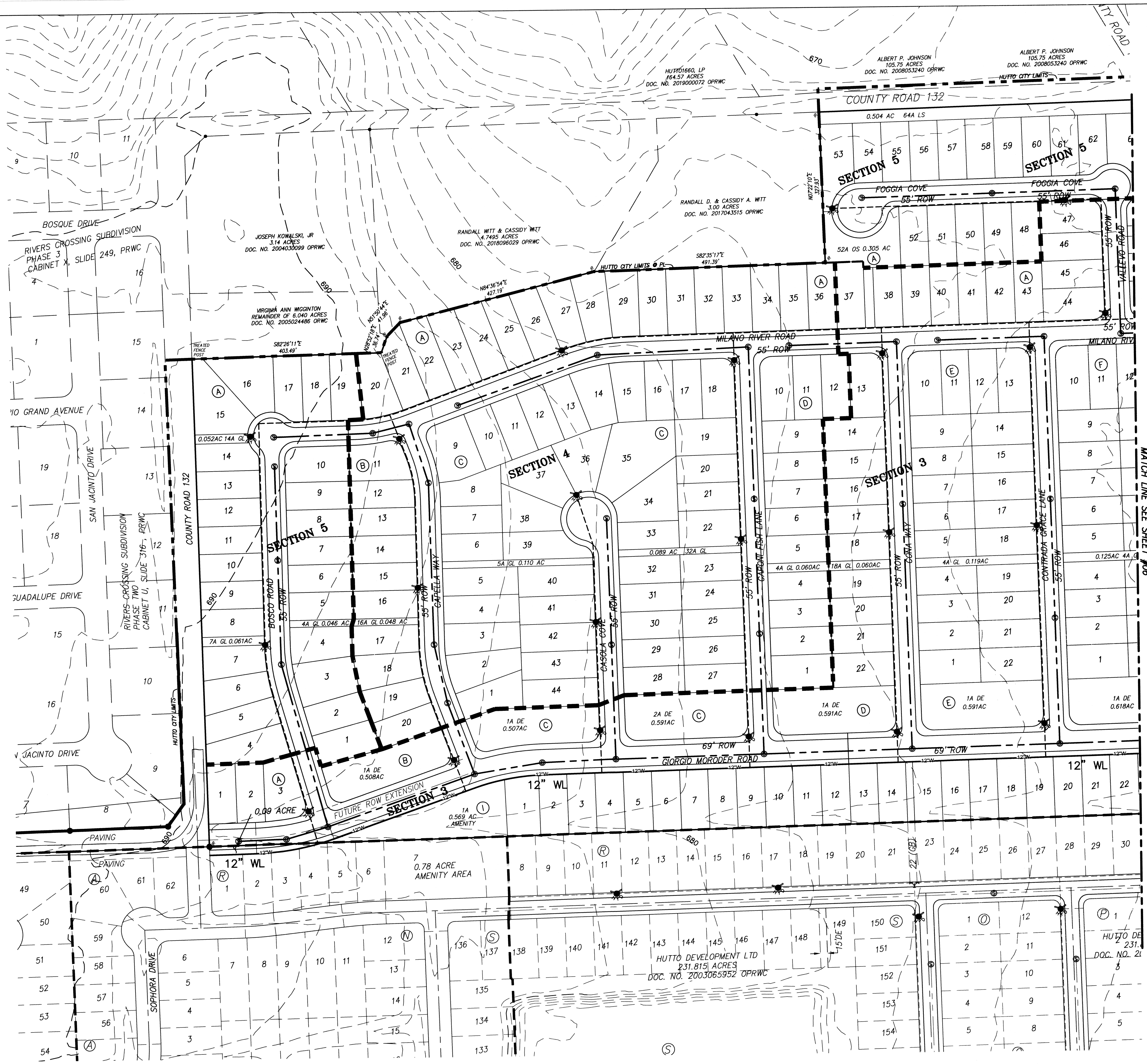


REVISED PRELIMINARY PLAN FOR "HIGHLANDS NORTH"

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400
DATE: 04/26/2019
FIELD BOOK:
SCALE: 1" = 100'
JOB NO.: 2691

SHEET 3 OF 10 SHEETS





LEGEND

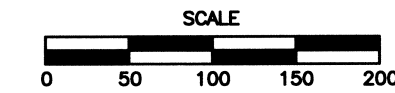
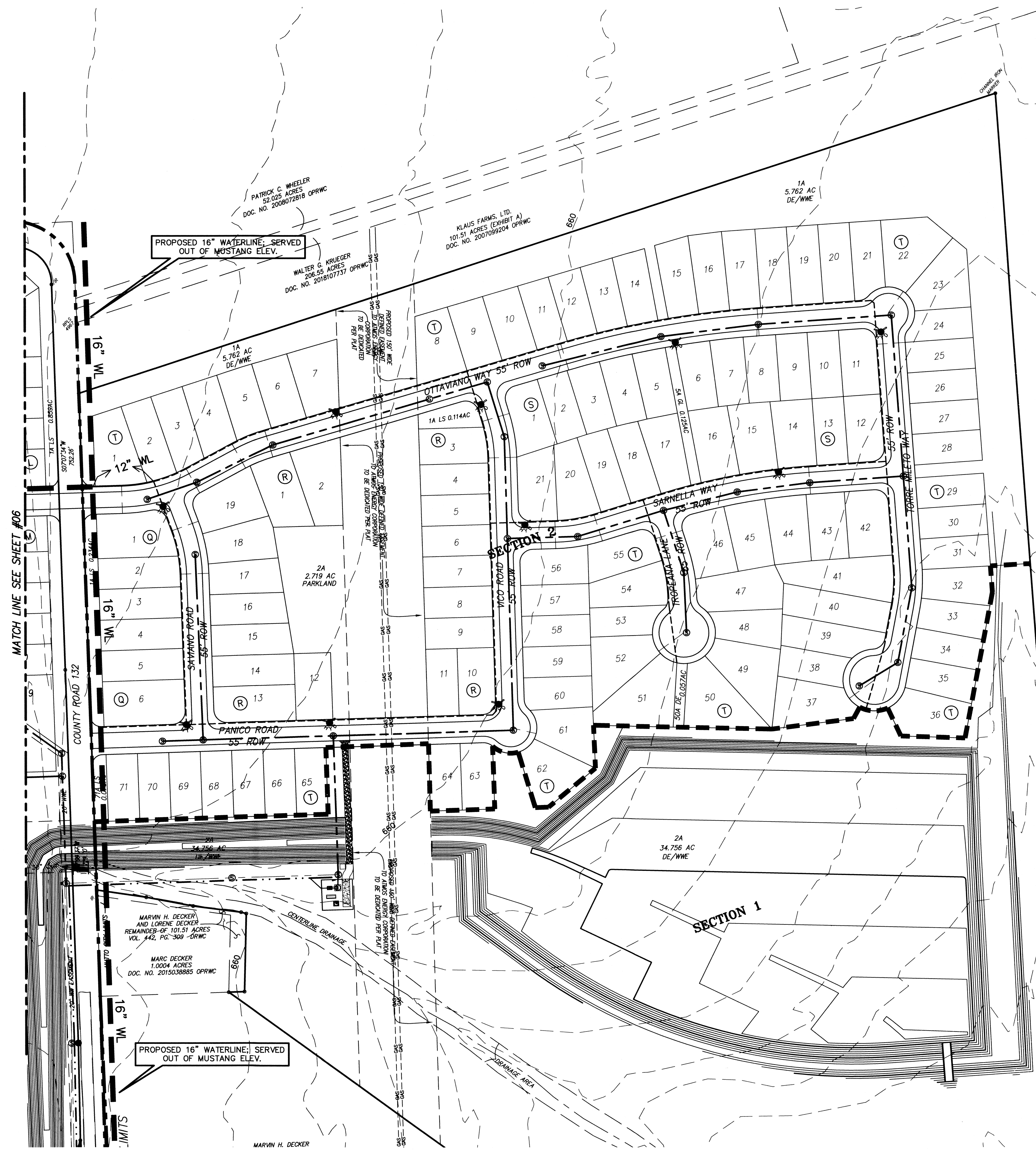
- ⊕ = WASTEWATER MANHOLE
- ⊕ = FIRE HYDRANT
- W = 12" WATER LINE
- - - W = 8" WATER LINE
- - - WW = WW LINE

Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN
WATER & WASTEWATER LAYOUT
DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



LEGEND

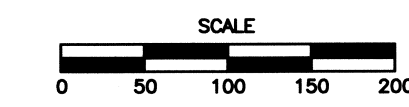
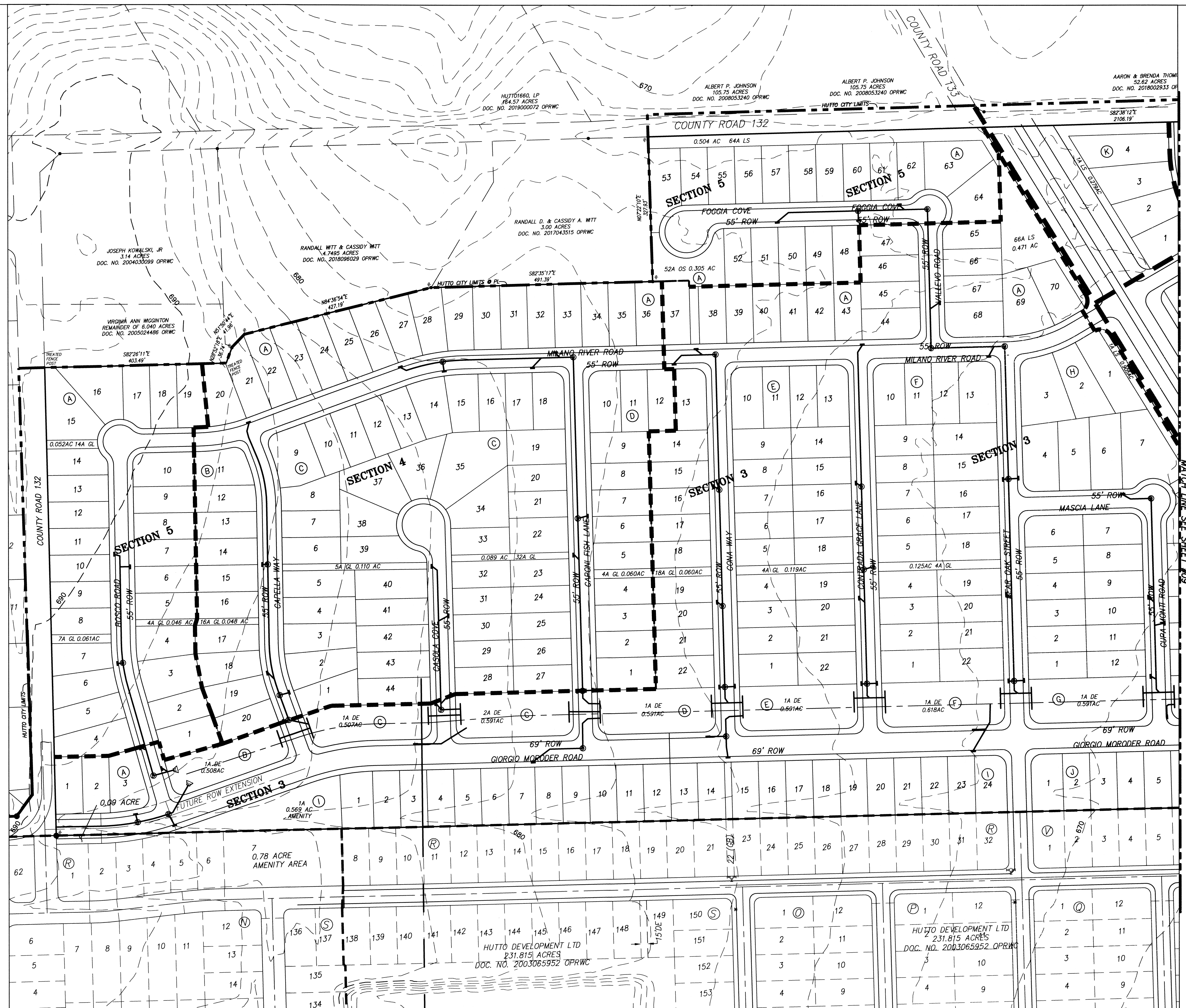
- WASTEWATER MANHOLE
- FIRE HYDRANT
- 12" WATER LINE
- 6" WATER LINE
- WW LINE
- FORCE MAIN BY OTHERS

Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN
WATER & WASTEWATER LAYOUT
DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



LEGEND

- = STORM SEWER MANHOLE
- ▭ = CURB INLET



Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN DRAINAGE LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

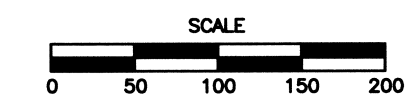
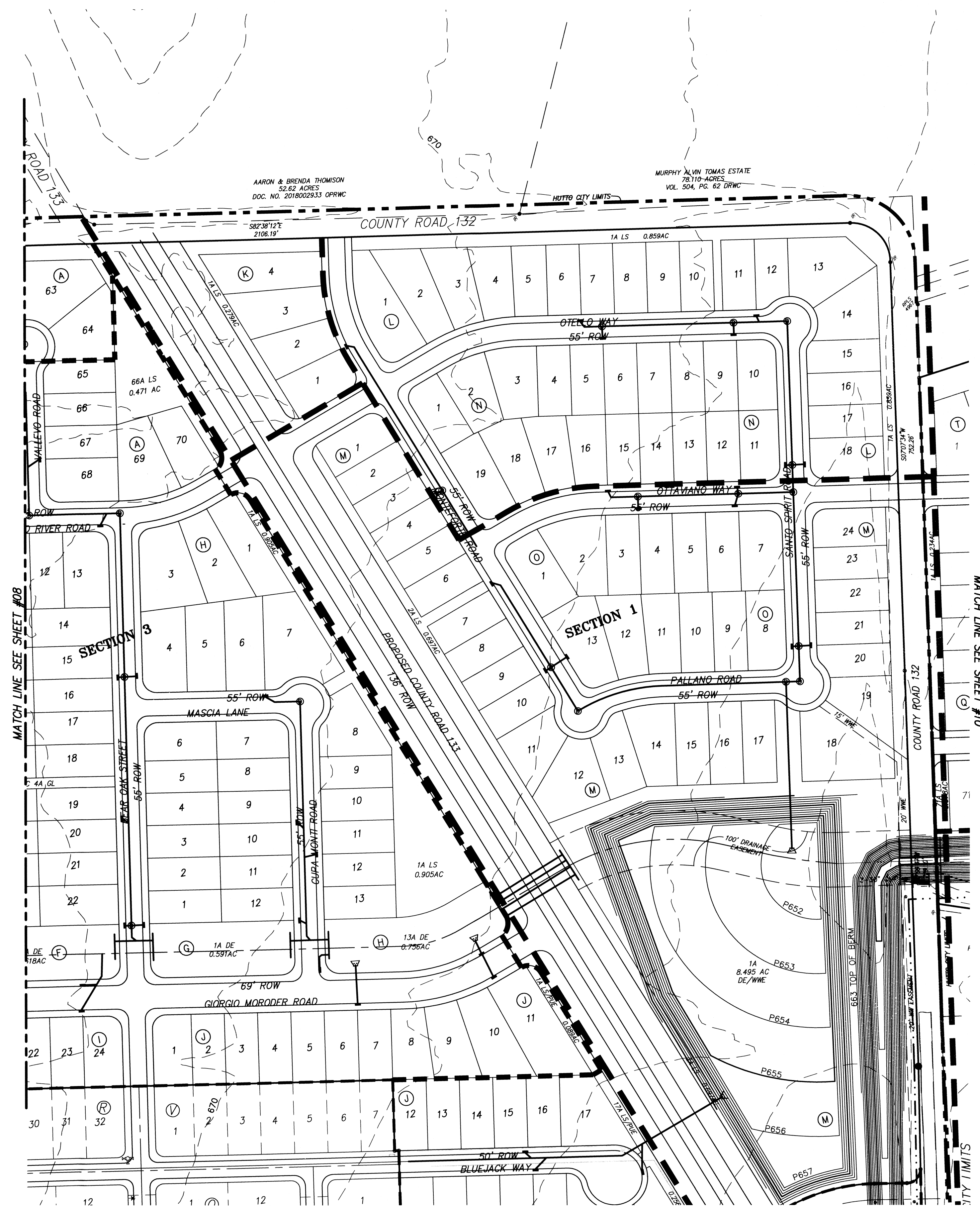
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 8 OF 10 SHEETS

61-pretz-28g

R:\CIVIL 3D 2651-2700\2691\BASES\2691-W WW PRELIM.DWG



LEGEND

- ① - STORM SEWER MANHOLE
- - CURB INLET

Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN DRAINAGE LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

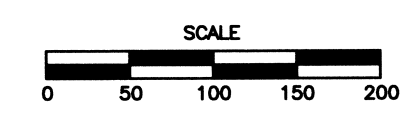
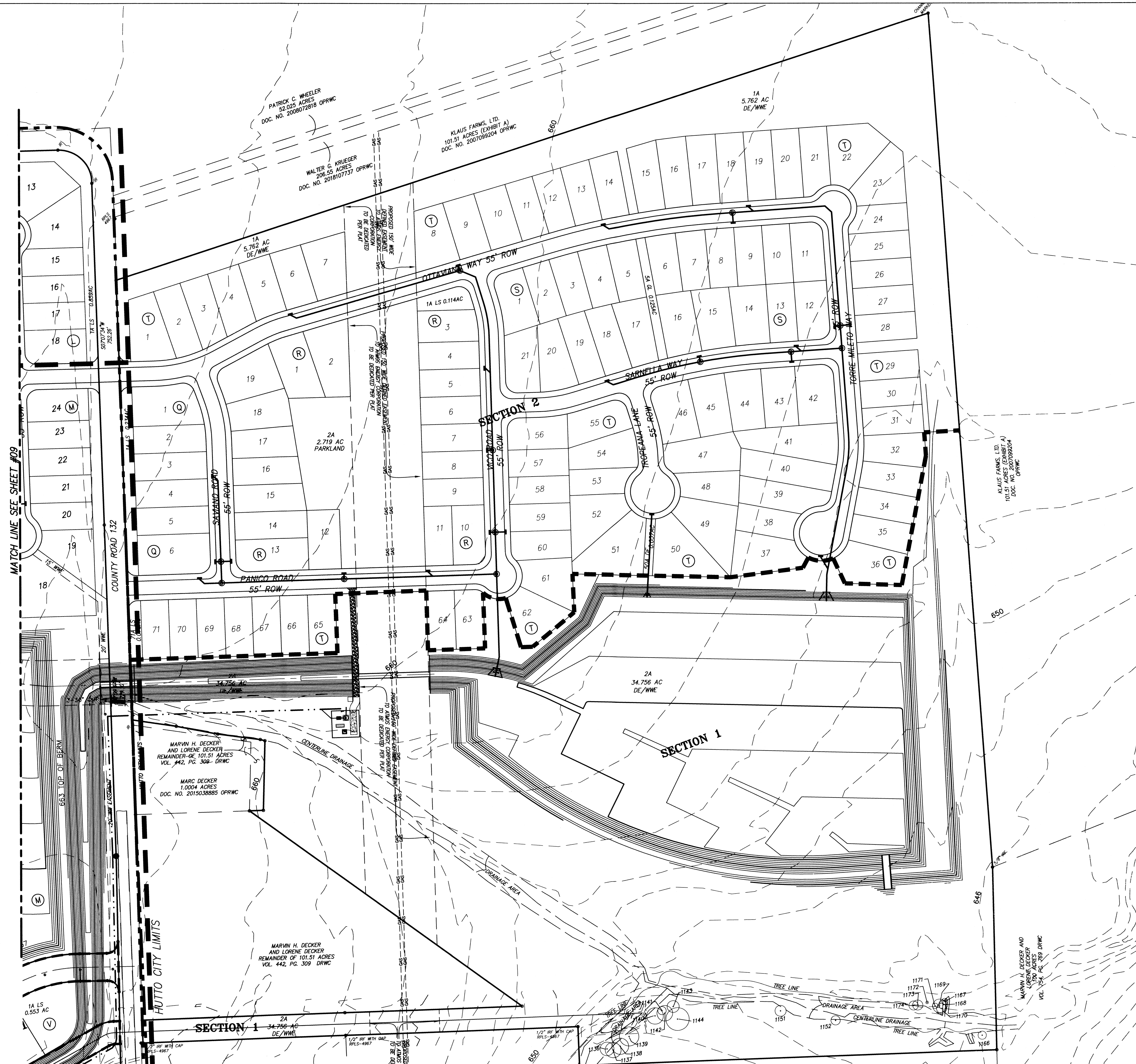
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 9 OF 10 SHEETS F-10015400

CL 10015400

R:\CIVIL 3D 2651-2700\2691\BASES\2691-W WW PRELIM.DWG



LEGEND

- ⊙ = STORM SEWER MANHOLE
- = CURB INLET

Received 04/06/2020



HIGHLANDS NORTH

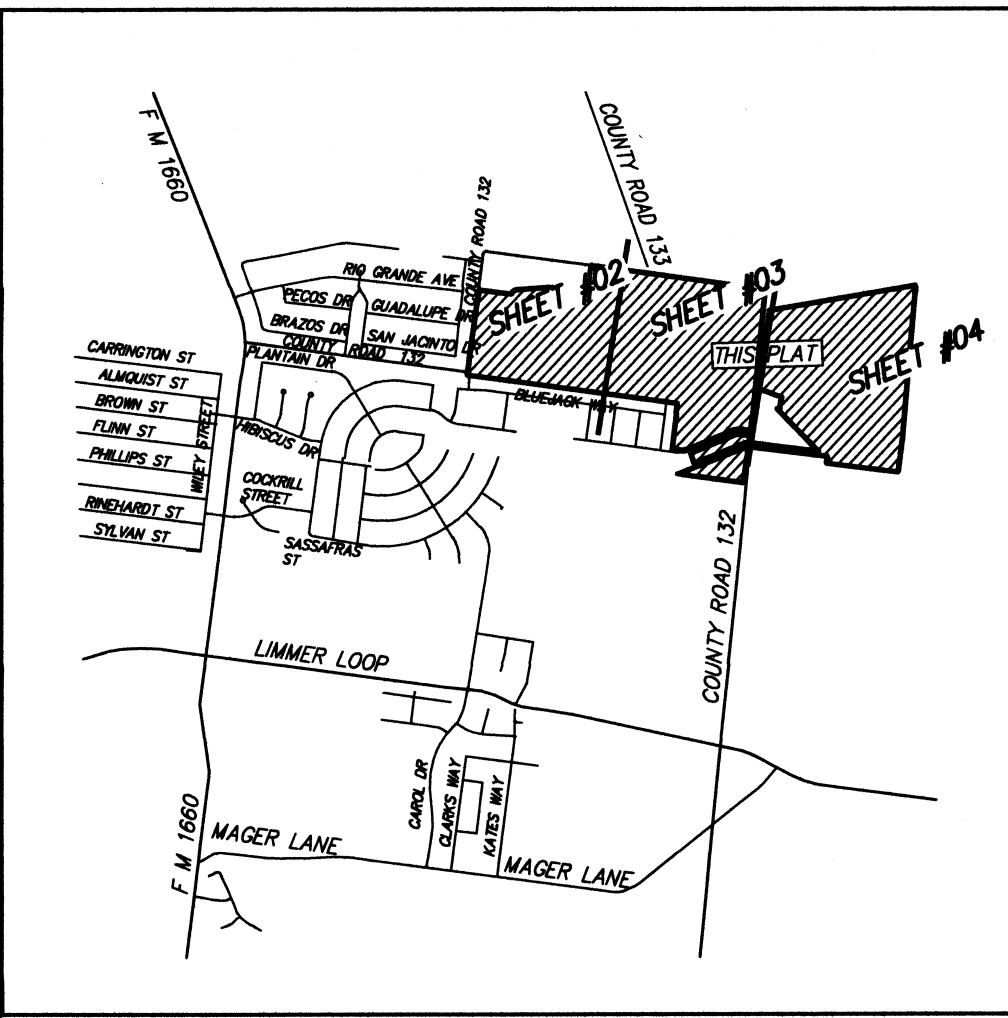
PRELIMINARY PLAN DRAINAGE LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 10 OF 10 SHEETS F-10015400

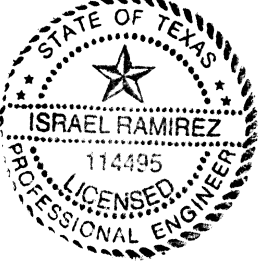


ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED IN THE EDWARDS RECHARGE ZONE.

ISRAEL RAMIREZ
4/9/2020
DATE
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

STEPHEN R. LAWRENCE
4/9/2020
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



OWNER:

HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

SHEET INDEX

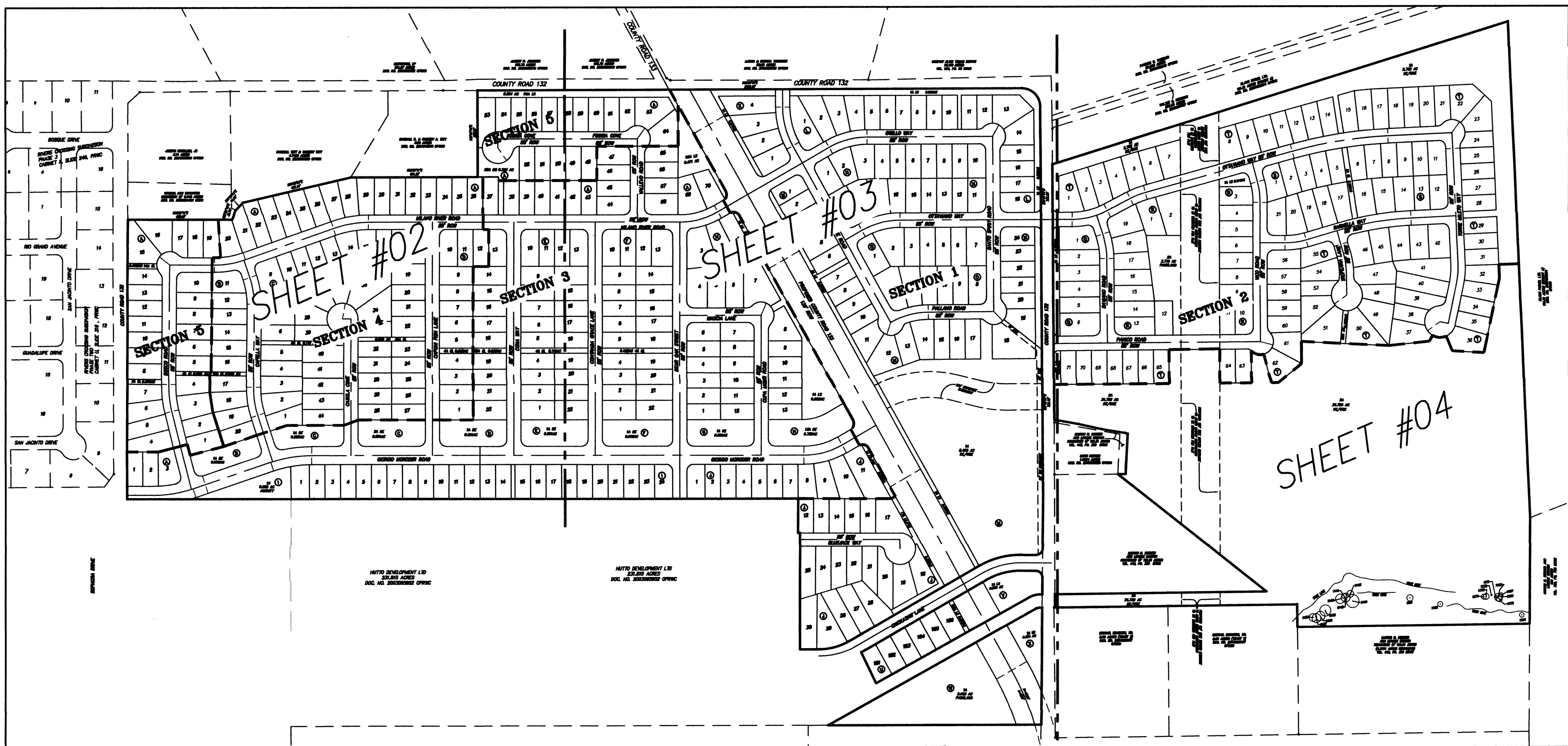
1. PRELIMINARY 1 OF 4
2. PRELIMINARY 2 OF 4
3. PRELIMINARY 3 OF 4
4. PRELIMINARY 4 OF 4
5. WATER & WASTEWATER LAYOUT 1 OF 3
6. WATER & WASTEWATER LAYOUT 2 OF 3
7. WATER & WASTEWATER LAYOUT 3 OF 3
8. DRAINAGE LAYOUT 1 OF 3
9. DRAINAGE LAYOUT 2 OF 3
10. DRAINAGE LAYOUT 3 OF 3

SECTION 1 = 103 SF LOTS
SECTION 2 = 117 SF LOTS
SECTION 3 = 132 SF LOTS
SECTION 4 = 85 SF LOTS
SECTION 5 = 43 SF LOTS

SITE DATA:

RESIDENTIAL SINGLE FAMILY LOTS	480
BLOCKS	23
TOTAL AREA	204.298 ACRES
USE	ACRES
480 SINGLE FAMILY LOTS	100.036
3 DE/WWE LOTS	49.013
9 DE LOTS	4.810
12 LS LOTS	5.241
2 LS/PUE LOTS	0.345
2 OS LOTS	0.365
12 GL LOTS	0.940
1 AMENITY LOT	0.569
2 PARKLAND LOTS	5.379
RIGHT-OF-WAY DEDICATION	37.600

OVERALL SHEET LAYOUT MAP



LEGAL DESCRIPTION

204.298 ACRES TOTAL

THAT PART OF THE JOSEPH B. BEALL SURVEY, ABSTRACT NO. 97 AND THE PATRICK D'AUDEBERTY SURVEY, ABSTRACT NO. 184, IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF FOUR PARTS: A 121.976 ACRE TRACT OF LAND BEING ALL OF THAT 51.34 ACRE TRACT (EXHIBIT A-1), ALL OF THAT 62.37 ACRE TRACT (EXHIBIT A-2) OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC), AND A PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPINC, A 2.226 ACRE TRACT OF LAND BEING PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPINC, A 4.284 ACRE TRACT OF LAND BEING PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPINC, ALL OF THAT 75.812 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018115541, OPINC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 - 121.976 ACRES

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 231.815 ACRE TRACT;

THENCE ALONG SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 189.90 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 38.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00";
2. AND A CHORD BEARING S52°56'59"W, 35.36 FEET TO A 1/2" IRON ROD SET;
3. N82°01'01"W A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 172.32 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 29°53'07"; AND A CHORD BEARING S82°29'28"W, 170.37 FEET TO A 1/2" IRON ROD SET;
5. S80°11'53"W A DISTANCE OF 576.20 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 121.75 FEET, HAVING A RADIUS OF 236.44 FEET, A CENTRAL ANGLE OF 29°30'10"; AND A CHORD BEARING S82°46'58"W, 120.41 FEET TO A 1/2" IRON ROD SET;
7. N82°27'57"W A DISTANCE OF 73.47 FEET TO A 1/2" IRON ROD SET;
8. N07°52'03"E A DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD SET;
9. N82°27'57"W A DISTANCE OF 7.50 FEET TO A 1/2" IRON ROD SET;
10. N07°52'03"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 62.37 ACRE TRACT, N82°27'57"W A DISTANCE OF 2598.35 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AT THE SOUTHWEST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 62.37 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, N07°43'03"E A DISTANCE OF 1060.93 FEET TO THE CENTER OF A TREATED FENCE POST FOUND AT THE SOUTHWEST CORNER OF THAT 6.040 ACRE TRACT CONVEYED TO VIRGINIA ANN WAGGINGTON BY DEED RECORDED IN DOCUMENT NO. 2005024486, OPINC;

THENCE ALONG THE NORTH LINE OF SAID 62.37 ACRE TRACT, THE NORTH LINE OF SAID 51.34 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 6.040 ACRE TRACT, THE SOUTH LINE OF THAT 4.7495 ACRE TRACT CONVEYED TO RANDALL WITT AND CASSIDY WITT BY DEED RECORDED IN DOCUMENT NO. 2018090208, OPINC, AND THE SOUTH AND EAST LINES OF A 3.00 ACRE TRACT CONVEYED TO RANDALL D. WITT AND CASSIDY A. WITT BY DEED RECORDED IN DOCUMENT NO. 2017045515, OPINC, THE FOLLOWING SIX (6) COURSES:

1. S82°26'11"E A DISTANCE OF 403.49 FEET TO THE CENTER OF A TREATED FENCE POST FOUND;
2. N02°52'18"E A DISTANCE OF 36.74 FEET TO A 1/2" IRON ROD FOUND;
3. N51°50'44"E A DISTANCE OF 41.96 FEET TO A 1/2" IRON ROD FOUND;
4. N84°36'54"E A DISTANCE OF 427.19 FEET TO A 1/2" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID 4.7495 ACRE TRACT AND SAID 3.00 ACRE TRACT;
5. S82°51'17"E A DISTANCE OF 491.39 FEET TO A 1/2" IRON ROD FOUND;
6. N07°22'10"E A DISTANCE OF 327.93 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132 MONUMENTING THE NORTHWEST CORNER OF SAID 51.34 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 51.34 ACRE TRACT, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S82°38'12"E A DISTANCE OF 2106.19 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 115.05 FEET, HAVING A RADIUS OF 71.10 FEET, A CENTRAL ANGLE OF 92°42'57" AND A CHORD BEARING S36°10'20"E, 102.91 FEET TO A 1/2" IRON ROD FOUND;

THENCE ALONG THE EAST LINE OF SAID 51.34 ACRE TRACT, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°07'34"W A DISTANCE OF 752.26 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 51.34 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 62.37 ACRE TRACT, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°09'37"W A DISTANCE OF 729.10 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 121.976 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R020260 AND R020263.

PART 2 - 2.226 ACRES

COMMENCING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE NORTHEAST CORNER OF THE ABOVE REFERENCED 231.815 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 298.90 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 64.36 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

1. N83°09'25"W A DISTANCE OF 13.01 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
2. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 36.69 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°01'36"; AND A CHORD BEARING S82°49'49"W, 36.32 FEET TO A 1/2" IRON ROD SET;
3. S88°49'01"W A DISTANCE OF 878.17 FEET TO A 1/2" IRON ROD SET;
4. N19°01'18"W A DISTANCE OF 130.61 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
5. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 18.70 FEET, HAVING A RADIUS OF 363.56 FEET, A CENTRAL ANGLE OF 02°56'49"; AND A CHORD BEARING N89°30'17"E, 18.70 FEET TO A 1/2" IRON ROD SET;
6. N89°01'53"E A DISTANCE OF 537.22 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
7. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 140.88 FEET, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 29°53'07"; AND A CHORD BEARING N82°59'26"E, 139.39 FEET TO A 1/2" IRON ROD SET;
8. S82°03'01"E A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; AND A CHORD BEARING S37°03'01"E, 35.36 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 2.226 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020263.

PART 3 - 4.284 ACRES

COMMENCING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE NORTHEAST CORNER OF THE ABOVE REFERENCED 231.815 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 413.27 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 442.54 FEET TO A 1/2" IRON ROD SET MONUMENTING THE SOUTHEAST CORNER OF SAID 231.815 ACRE TRACT AND THE NORTHEAST CORNER OF THAT 16.84 ACRE TRACT CONVEYED TO ALLAN HAUSMANN AND PORTIA HAUSMANN BY DEED RECORDED IN VOLUME 1958, PAGE 388 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE NORTH LINE OF SAID 16.84 ACRE TRACT, N82°35'07"W A DISTANCE OF 825.52 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. N88°49'01"E A DISTANCE OF 917.88 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 12.23 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°01'34"; AND A CHORD BEARING N82°49'48"E, 12.11 FEET TO A 1/2" IRON ROD SET;
3. S83°09'25"E A DISTANCE OF 12.04 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 4.284 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020263.

PART 4 - 75.812 ACRES

BEGINNING AT A 1/2" IRON ROD SET ON THE EAST LINE OF COUNTY ROAD 132 AT THE NORTHWEST CORNER OF SAID 75.812 ACRE TRACT, BEING ALSO AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT 101.51 ACRE TRACT (EXHIBIT A) CONVEYED TO KLAUS FARMS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007099204, OPINC, FROM WHICH A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" BEARS, N07°06'04"E ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID KLAUS FARMS, LTD. TRACT A DISTANCE OF 135.00 FEET;

THENCE ALONG THE NORTH AND EAST LINE OF SAID 75.812 ACRE TRACT AND ALONG THE WESTERLY LINES OF SAID KLAUS FARMS, LTD. 101.51 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. N80°30'26"E A DISTANCE OF 1843.61 FEET TO A CHANNEL IRON MARKER FOUND;
2. S04°54'54"W A DISTANCE OF 1883.49 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID KLAUS FARMS, LTD. 101.51 ACRE TRACT, BEING ALSO AT THE NORTHWEST CORNER OF THAT 100 ACRE TRACT OF LAND CONVEYED TO MARVIN H. BECKER AND LORENE BECKER BY DEED RECORDED IN VOLUME 754, PAGE 769 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE EAST LINE OF SAID 75.812 ACRE TRACT AND THE WEST LINE OF SAID 100 ACRE TRACT, S07°49'18"W A DISTANCE OF 401.85 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG THE SOUTH LINE OF SAID 75.812 ACRE TRACT AND ACROSS THE REMAINDER OF THAT 101.51 ACRE TRACT CONVEYED TO MARVIN H. BECKER AND LORENE BECKER BY DEED RECORDED IN VOLUME 754, PAGE 769 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE SOUTH LINE OF SAID 75.812 ACRE TRACT, ALONG THE EAST AND NORTH LINES OF SAID 5.66 ACRE TRACT, THE NORTH LINE OF THAT 5.00 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO MICHAEL EDMONDS, SR., BY DEED RECORDED IN DOCUMENT NO. 2004023887, OPINC, THE FOLLOWING THREE (3) COURSES:

1. N86°50'47"E A DISTANCE OF 85.50 FEET TO A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" FOUND AT THE NORTHEAST CORNER OF SAID 5.66 ACRE TRACT;
2. N83°08'53"W A DISTANCE OF 489.91 FEET TO A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" FOUND AT THE NORTHWEST CORNER OF SAID 5.66 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT;
3. N83°09'52"W A DISTANCE OF 437.45 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS, N83°09'52"W A DISTANCE OF 4.07 FEET;

THENCE ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 132, N07°18'53"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND ACROSS SAID DECKER 101.51 ACRE TRACT THE FOLLOWING NINE (9) COURSES:

1. S83°09'52"E A DISTANCE OF 437.04 FEET TO A 1/2" IRON ROD SET;
2. S83°08'53"E A DISTANCE OF 381.88 FEET TO A 1/2" IRON ROD SET;
3. N44°43'30"W A DISTANCE OF 726.71 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF THAT 1.0004 ACRE TRACT OF LAND CONVEYED TO MARCO DECKER BY DEED RECORDED IN DOCUMENT NO. 2015038885, OPINC;
4. S82°51'07"E A DISTANCE OF 30.05 FEET TO A 1/2" IRON ROD SET;
5. N10°22'21"E A DISTANCE OF 153.05 FEET TO A 1/2" IRON ROD SET;
6. N85°41'31"W A DISTANCE OF 10.30 FEET TO A 1/2" IRON ROD SET;
7. N12°52'52"W A DISTANCE OF 92.44 FEET TO A 1/2" IRON ROD SET;
8. N70°08'30"W A DISTANCE OF 91.15 FEET TO A 1/2" IRON ROD SET;
9. N72°34'11"W A DISTANCE OF 85.60 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND IN A DRIVEWAY, APPROXIMATELY 1.7 FEET DEEP AT THE NORTHWEST CORNER OF SAID 1.0004 ACRE TRACT BEARS, S07°06'04"W ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID DECKER 101.51 ACRE TRACT A DISTANCE OF 11.18 FEET;

THENCE N07°06'04"E ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID 75.812 ACRE TRACT A DISTANCE OF 968.72 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 75.812 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R577525.

ALL IRON RODS SET HAVE "70 SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

Received 04/06/2020



REVISED PRELIMINARY PLAN
FOR "HIGHLANDS NORTH"

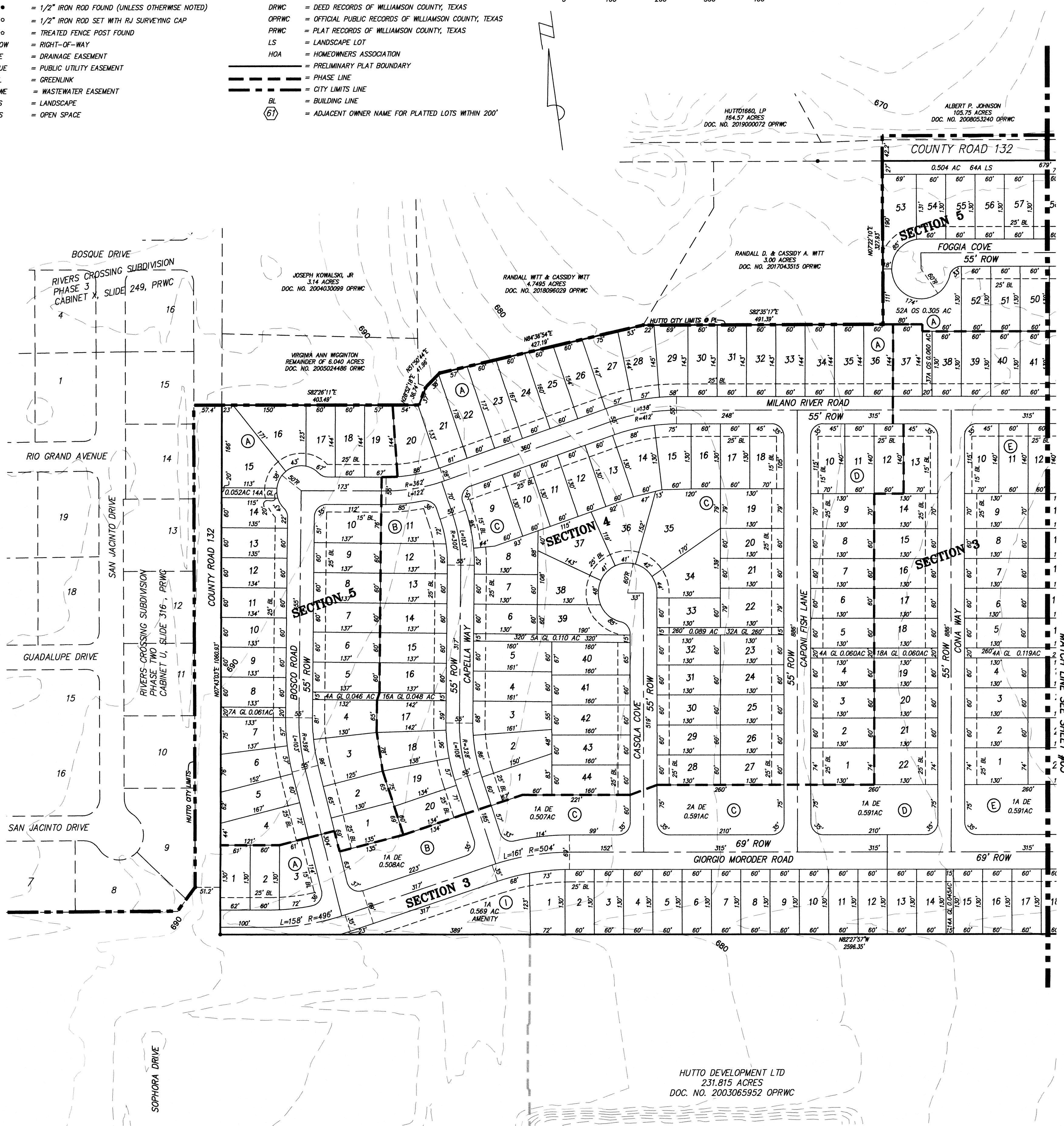
RJ SURVEYING & ASSOCIATES, INC. 2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817		
F-10015400	DATE: 04/26/2019	SCALE: N.T.S.
FIELD BOOK:		JOB NO.: 2691

SHEET 1 OF 10 SHEETS

LEGEND:
● = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○ = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
○ = TREATED FENCE POST FOUND
ROW = RIGHT-OF-WAY
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
GL = GREENLINK
WWE = WASTEWATER EASEMENT
LS = LANDSCAPE
OS = OPEN SPACE

DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
LS = LANDSCAPE LOT
HOA = HOMEOWNERS ASSOCIATION
--- = PRELIMINARY PLAT BOUNDARY
--- = PHASE LINE
--- = CITY LIMITS LINE
BL = BUILDING LINE
(BL) = ADJACENT OWNER NAME FOR PLATTED LOTS WITHIN 200'

SCALE: 1"=100'
0 100' 200' 300' 400'



LOT AREA TABLE
(SQUARE FEET OR ACRES)

A1 7,936	A53 10,885
A2 7,796	A54 7,802
A3 10,082	A55 7,800
A4 10,896	A56 7,800
A5 9,558	A57 7,800
A6 9,436	A58 7,800
A7 8,778	A59 7,800
A8 7,970	A60 7,800
A9 7,993	A61 7,800
A10 8,017	A62 7,800
A11 8,040	A63 13,955
A12 8,063	A64 11,704
A13 8,087	A65 7,800
A14 7,763	A66 7,800
A15 14,154	A67 7,800
A16 12,327	A68 10,286
A17 8,174	A69 12,571
A18 8,649	A70 9,689
A19 8,987	
A20 9,674	B1 9,175
A21 9,596	B1A 0.508AC DE
A22 10,594	B2 8,294
A23 10,204	B3 11,231
A24 8,610	B4 9,513
A25 9,416	B4A 0.046AC GL
A26 9,023	B5 8,204
A27 9,533	B6 8,204
A28 9,598	B7 8,204
A29 9,135	B8 8,204
A30 8,590	B9 8,204
A31 8,597	B10 10,367
A32 8,605	B11 9,904
A33 8,613	B12 8,156
A34 8,620	B13 8,204
A35 8,628	B14 8,204
A36 8,636	B15 8,204
A37 8,644	B16 8,204
A37A 0.060AC OS	B16A 0.048AC GL
A38 7,800	B17 8,779
A39 7,800	B18 9,337
A40 7,800	B19 8,873
A41 7,800	B20 0,052
A42 7,800	
A43 7,800	C1 9,034
A44 8,966	C1A 0.507AC DE
A45 7,800	C2A 0.591AC DE
A46 7,800	C2 10,455
A47 8,966	C3 10,007
A48 7,800	C4 8,658
A49 7,800	C5 8,623
A50 7,800	C5A 0.110AC GL
A51 7,800	C6 7,800
A52 7,800	C7 7,800
A52A 0.305AC OS	C8 8,670

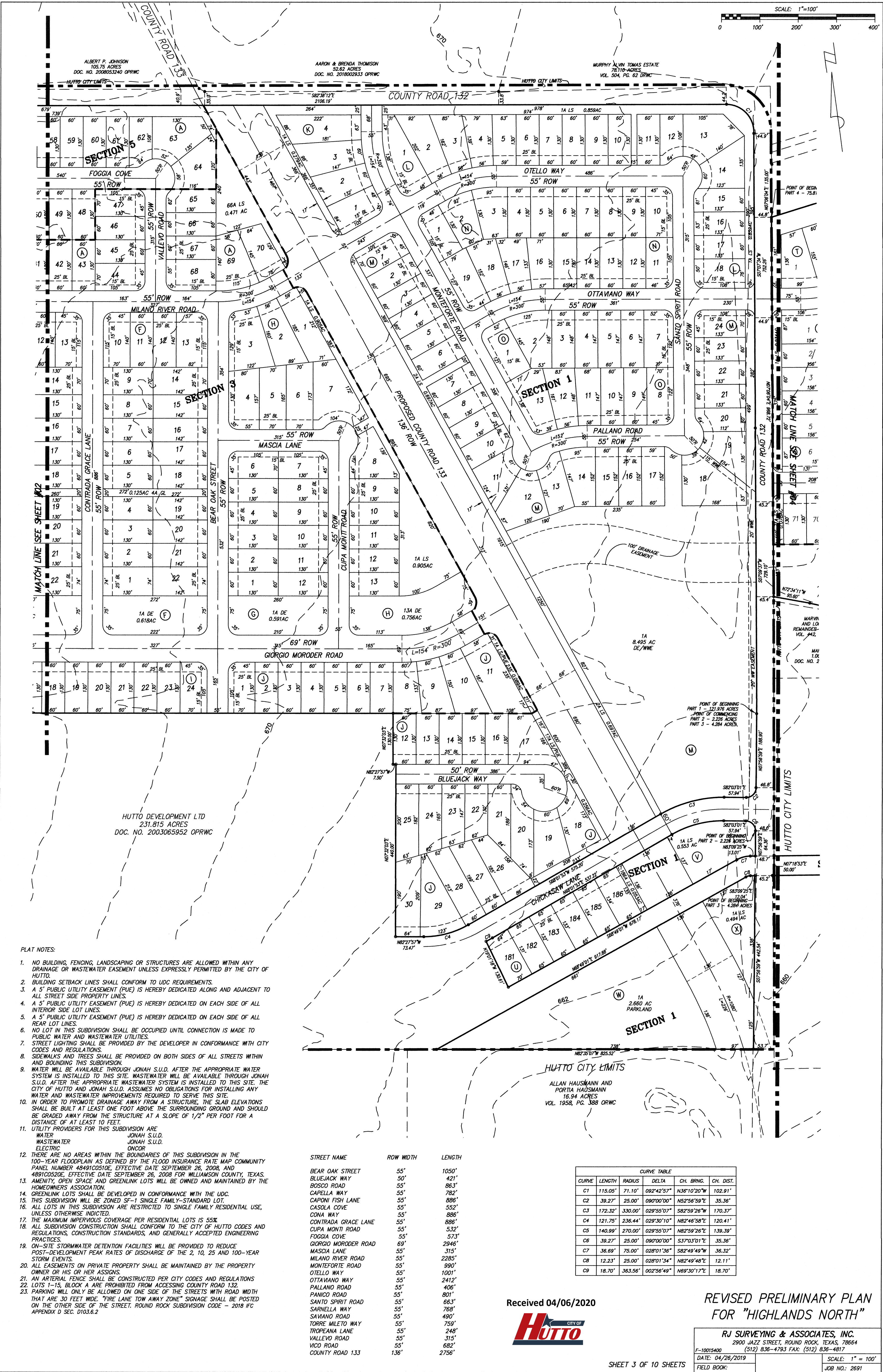
C9 12,157	C10 7,800
C11 7,800	C12 7,800
C13 7,800	C14 8,699
C15 8,831	C16 7,800
C17 7,800	C18 7,800
C19 10,292	C20 7,800
C21 7,800	C22 10,321
C23 7,800	C24 7,800
C25 7,800	C26 7,800
C27 7,800	C28 7,800
C29 7,800	C30 7,800
C31 7,800	C32 7,800
C33 7,800	C34 12,440
C35 10,330	C36 11,267
C37 12,678	C38 9,984
C39 9,793	C40 10,569
C41 8,629	C42 8,629
C43 8,629	C44 8,629
D1 9,563	D1A 0.591AC DE
D2 7,800	D3 7,800
D4 7,800	D4A 0.060AC GL
D5 7,800	D6 7,800
D7 7,800	D8 7,800
D9 9,100	D10 9,666
D11 8,400	D12 8,400
D13 9,666	D14 9,100
D15 7,800	D16 7,800
D17 7,800	
D18 7,800	
D19 7,800	
D20 7,800	
D21 7,800	
D22 9,563	
E1 9,563	E1A 0.591AC DE
E2 7,800	E3 7,800
E4 7,800	E5 7,800
E6 7,800	E7 7,800
E8 7,800	E9 9,100
E10 9,666	E11 8,400
E12 8,400	E13 9,666
E14 9,100	E15 7,800
E16 7,800	E17 7,800
E18 7,800	E19 7,800
E20 7,800	E21 7,800
E22 9,563	
F1 9,563	F1A 0.591AC DE
F2 7,800	F3 7,800
F4 7,800	F5 7,800
F6 7,800	F7 7,800
F8 7,800	F9 9,100
F10 9,666	F11 8,400
F12 8,400	F13 11,337
F14 9,935	F15 8,516
F16 8,516	F17 8,516
F18 8,516	F19 8,516
F20 8,516	F21 8,516
F22 10,441	
G1 7,800	G1A 0.591AC DE
G2 7,800	G3 7,800
G4 7,800	G5 7,800
G6 8,966	G7 8,966
G8 7,800	G9 7,800
G10 7,800	G11 7,800
G12 7,800	
H1 12,332	H1A 0.905AC LS
H2 12,008	H3 14,531
H4 12,105	H5 11,296
H6 11,843	H7 17,391
H8 11,302	H9 7,800
H10 7,800	H11 7,800
H12 7,800	H13 7,800
H14 12,105	H15 11,296
H16 11,843	H17 17,391
H18 11,302	H19 7,800
H20 7,800	H21 7,800
H22 9,563	
I1 9,123	I1A 0.591AC DE
I2 7,800	I3 7,800
I4 7,800	I5 7,800
I6 7,800	I7 7,800
I8 7,800	I9 7,800
I10 7,800	I11 7,800
I12 7,800	I13 7,800
I14 7,800	I15 7,800
I16 7,800	I17 7,800
I18 7,800	I19 7,800
I20 7,800	I21 7,800
I22 7,800	
J1 8,966	J1A 0.089AC LS/PUE
J2 7,800	J3 7,800
J4 7,800	J5 7,800
J6 7,800	J7 7,800
J8 8,851	J9 10,189
J10 12,518	J11 17,925
J12 7,800	J13 7,800
J14 7,800	J15 7,800
J16 7,800	J17 12,995
J18 10,615	J19 11,296
J20 11,352	J21 9,579
J22 8,325	J23 9,375
J24 10,425	J25 11,475
J26 11,989	J27 11,526
J28 12,373	J29 14,553
J30 13,081	
K1 10,048	K1A 0.279AC LS
K2 10,056	K3 12,186
K4 13,958	
L1 14,515	L1A 0.659AC LS
L2 12,576	L3 10,223
L4 8,949	L5 7,832
L6 7,800	L7 7,800
L8 7,800	L9 7,800
L10 7,800	L11 7,800
L12 7,122	
M1 8,962	M1A 0.495AC DE/WWE
M2 0.697AC LS	M3 7,800
M4 7,800	M5 7,800
M6 7,800	M7 7,800
M8 7,800	M9 7,800
M10 7,800	M11 10,353
M12 13,615	M13 9,407
M14 11,296	M15 9,091
M16 9,091	M17 9,091
M18 16,410	M19 10,409
M20 7,523	M21 7,980
M22 7,980	M23 7,980
M24 9,221	
N1 8,966	N2 10,164
N3 10,362	N4 7,800
N5 7,800	N6 7,800
N7 7,800	N8 7,800
N9 7,800	N10 9,003
N11 9,071	N12 7,800
N13 8,036	N14 7,800
N15 7,800	N16 8,398
N17 9,378	N18 10,374
N19 11,027	O1 11,117
O2 13,110	

O3 8,962	O4 8,947
O5 8,832	O6 8,816
O7 11,559	O8 10,143
O9 8,809	O10 8,809
O11 8,303	O12 10,525
O13 13,358	
P1 12,621	P1A 0.234AC LS
P2 9,331	P3 9,196
P4 9,196	P5 9,196
P6 9,196	P7 9,196
P8 9,196	P9 9,196
P10 9,196	P11 9,196
P12 9,196	P13 9,196
P14 9,196	P15 9,196
P16 9,196	P17 9,196
P18 9,196	P19 9,196
P20 9,196	P21 9,196
P22 9,196	P23 9,196
P24 9,196	P25 9,196
P26 9,196	P27 9,196
P28 9,196	P29 9,196
P30 9,196	P31 9,196
P32 9,196	P33 9,196
P34 9,196	P35 9,196
P36 9,196	P37 9,196
P38 9,196	P39 9,196
P40 9,196	P41 9,196
P42 9,196	P43 9,196
P44 9,196	P45 9,196
P46 9,196	P47 9,196
P48 9,196	P49 9,196
P50 9,196	P51 9,196
P52 9,196	P53 9,196
P54 9,196	P55 9,196
P56 9,196	P57 9,196
P58 9,196	P59 9,196
P60 9,196	P61 9,196
P62 9,196	P63 9,196
P64 9,196	P65 9,196
P66 9,196	P67 9,196
P68 9,196	P69 9,196
P70 9,196	P71 9,196
P72 9,196	P73 9,196
P74 9,196	P75 9,196
P76 9,196	P77 9,196
P78 9,196	P79 9,196
P80 9,196	P81 9,196
P82 9,196	P83 9,196
P84 9,196	P85 9,196
P86 9,196	P87 9,196
P88 9,196	P89 9,196
P90 9,196	P91 9,196
P92 9,196	P93 9,196
P94 9,196	P95 9,196
P96 9,196	P97 9,196
P98 9,196	P99 9,196
P100 9,196	

Q1 11,327	Q1A 5.762AC DE/WWE
Q2 9,196	Q2A 34.756AC DE/WWE
Q3 9,196	Q4 9,196
Q5 9,196	Q6 9,196
Q7 9,196	Q8 9,196
Q9 9,196	Q10 9,196
Q11 9,196	Q12 9,196
Q13 9,196	Q14 9,196
Q15 9,196	Q16 9,196
Q17 9,196	Q18 9,196
Q19 9,196	Q20 9,196
Q21 9,196	Q22 9,196
Q23 9,196	Q24 9,196
Q25 9,196	Q26 9,196
Q27 9,196	Q28 9,196
Q29 9,196	Q30 9,196
Q31 9,196	Q32 9,196
Q33 9,196	Q34 9,196
Q35 9,196	Q36 9,196
Q37 9,196	Q38 9,196
Q39 9,196	Q40 9,196
Q41 9,196	Q42 9,196
Q43 9,196	Q44 9,196
Q45 9,196	Q46 9,196
Q47 9,196	Q48 9,196
Q49 9,196	Q50 9,196
Q51 9,196	Q52 9,196
Q53 9,196	Q54 9,196
Q55 9,196	Q56 9,196
Q57 9,196	Q58 9,196
Q59 9,196	Q60 9,196
Q61 9,196	Q62 9,196
Q63 9,196	Q64 9,196
Q65 9,196	Q66 9,196
Q67 9,196	Q68 9,196
Q69 9,196	Q70 9,196
Q71 9,196	Q72 9,196
Q73 9,196	Q74 9,196
Q75 9,196	Q76 9,196
Q77 9,196	Q78 9,196
Q79 9,196	Q80 9,196
Q81 9,196	Q82 9,196
Q83 9,196	Q84 9,196
Q85 9,196	Q86 9,196
Q87 9,196	Q88 9,196
Q89 9,196	Q90 9,196
Q91 9,196	Q92 9,196
Q93 9,196	Q94 9,196
Q95 9,196	Q96 9,196
Q97 9,196	Q98 9,196
Q99 9,196	

R1 11,010	R1A 0.114AC LS
R2 12,272	R2A 2.719AC PARKLAND
R3 8,984	R4 8,984
R5 8,984	R6 8,984
R7 8,984	R8 8,984
R9 8,984	R10 8,984
R11 8,984	R12 8,984
R13 8,984	R14 8,984
R15 8,984	R16 8,984
R17 8,984	R18 8,984
R19 8,984	R20 8,984
R21 8,984	R22 8,984
R23 8,984	R24 8,984
R25 8,984	R26 8,984
R27 8,984	R28 8,984
R29 8,984	R30 8,984
R31 8,984	R32 8,984
R33 8,984	R34 8,984
R35 8,984	R36 8,984
R37 8,984	R38 8,984
R39 8,984	R40 8,984
R41 8,984	R42 8,984
R43 8,984	R44 8,984
R45 8,984	R46 8,984
R47 8,984	R48 8,984
R49 8,984	R50 8,984
R51 8,984	R52 8,984
R53 8,984	R54 8,984
R55 8,984	R56 8,984
R57 8,984	R58 8,984
R59 8,984	R60 8,984
R61 8,984	R62 8,984
R63 8,984	R64 8,984
R65 8,984	R66 8,984
R67 8,984	R68 8,984
R69 8,984	R70 8,984
R71 8,984	R72 8,984
R73 8,984	R74 8,984
R75 8,984	R76 8,984
R77 8,984	R78 8,984
R79 8,984	R80 8,984
R81 8,984	R82 8,984
R83 8,984	R84 8,984
R85 8,984	R86 8,984
R87 8,984	R88 8,984
R89 8,984	R90 8,984
R91 8,984	R92 8,984
R93 8,984	R94 8,984
R95 8,984	R96 8,984
R97 8,984	R98 8,984
R99 8,984	

S1 9,465	S2 7,781
S3 8,026	S4 8,036
S5 8,036	S5A 0.125AC GL
S6 8,107	S7 8,029
S8 7,905	S9 7,800
S10 7,800	S11 8,966
S12 8,966	S13 7,800
S14 10,079	S15 10,418
S16 10,437	S17 9,908
S18 8,460	S19 13,359
S20 10,723	S21 14,589
S22 11,676	S23 7,244
S24 10,014	S25 9,520
S26 9,082	S27 7,800
S28 7,800	S29 7,800
S30 7,800	S31 7,800
S32 7,800	S33 7,800
S34 7,800	S35 7,800
S36 7,800	S37 7,800
S38 7,800	S39 7,800
S40 7,800	S41 7,800
S42 7,800	S43 7,800
S44 7,800	S45 7,800
S46 7,800	S47 7,800
S48 7,800	S49 7,800
S50 7,800	S51 7,800
S52 7,800	S53 7,800
S54 7,800	S55 7,800
S56 7,800	S57 7,800
S58 7,800	S59 7,800
S60 7,800	S61 7,800
S62 7,800	S63 7,800
S64 7,800	S65 7,800
S66 7,800	S67 7,800
S68 7,800	S69 7,800
S70 7,800	S71 7,800
S72 7,800	S73 7,800
S74 7,800	S75 7,800
S76 7,800	S77 7,800
S78 7,800	S79 7,800
S80 7,800	S81 7,80



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 SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
- A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH CITY CODES AND REGULATIONS.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:
WATER: JONAH S.U.D.
WASTEWATER: JONAH S.U.D.
ELECTRIC: ONCOR
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 4851C0502E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THIS SUBDIVISION WILL BE ZONED SF-1 SINGLE FAMILY-STANDARD LOT.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, 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.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS
- LOTS 1-15, BLOCK A ARE PROHIBITED FROM ACCESSING COUNTY ROAD 132
- PARKING WILL ONLY BE ALLOWED ON ONE SIDE OF THE STREETS WITH ROAD WIDTH THAT ARE 30 FEET WIDE. "FIRE LANE TOW AWAY ZONE" SIGNAGE SHALL BE POSTED ON THE OTHER SIDE OF THE STREET. ROUND ROCK SUBDIVISION CODE - 2018 IFC APPENDIX D SEC. D103.6.2

STREET NAME	ROW WIDTH	LENGTH
BEAR OAK STREET	55'	1050'
BLUEJACK WAY	50'	421'
BOSCO ROAD	55'	863'
CAPELLA WAY	55'	782'
CAPONI FISH LANE	55'	886'
CASOLA COVE	55'	552'
CONA WAY	55'	886'
CONTRADA GRACE LANE	55'	886'
CUPA MONTE ROAD	55'	532'
FOGGIA COVE	55'	573'
GIORGIO MORODER ROAD	60'	2946'
MASCIA LANE	315'	315'
MILANO RIVER ROAD	55'	2285'
MONTEFORTE ROAD	55'	990'
OTELLO WAY	55'	1001'
OTTAVIANO WAY	55'	2412'
PALLANO ROAD	55'	406'
PANICO ROAD	55'	801'
SANTO SPIRIT ROAD	55'	663'
SARNELLA WAY	55'	768'
SAVANO ROAD	55'	490'
TORRE MILETO WAY	55'	759'
TROPEANA LANE	55'	248'
VALLEJO ROAD	55'	315'
VICO ROAD	55'	682'
COUNTY ROAD 133	136'	2756'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.
C1	115.05'	71.10'	092°42'57"	N36°10'20"W 102.91'
C2	39.27'	25.00'	090°00'00"	N52°58'58"E 35.36'
C3	172.32'	330.00'	029°55'07"	S82°59'26"W 170.37'
C4	121.75'	236.44'	029°30'10"	N82°46'58"E 120.41'
C5	140.99'	270.00'	029°55'07"	N82°59'26"E 139.39'
C6	39.27'	25.00'	090°00'00"	S37°03'01"E 35.36'
C7	36.69'	75.00'	028°01'36"	S82°49'49"W 36.32'
C8	12.23'	25.00'	028°01'34"	N82°49'48"E 12.11'
C9	18.70'	363.56'	002°58'49"	N69°30'17"E 18.70'

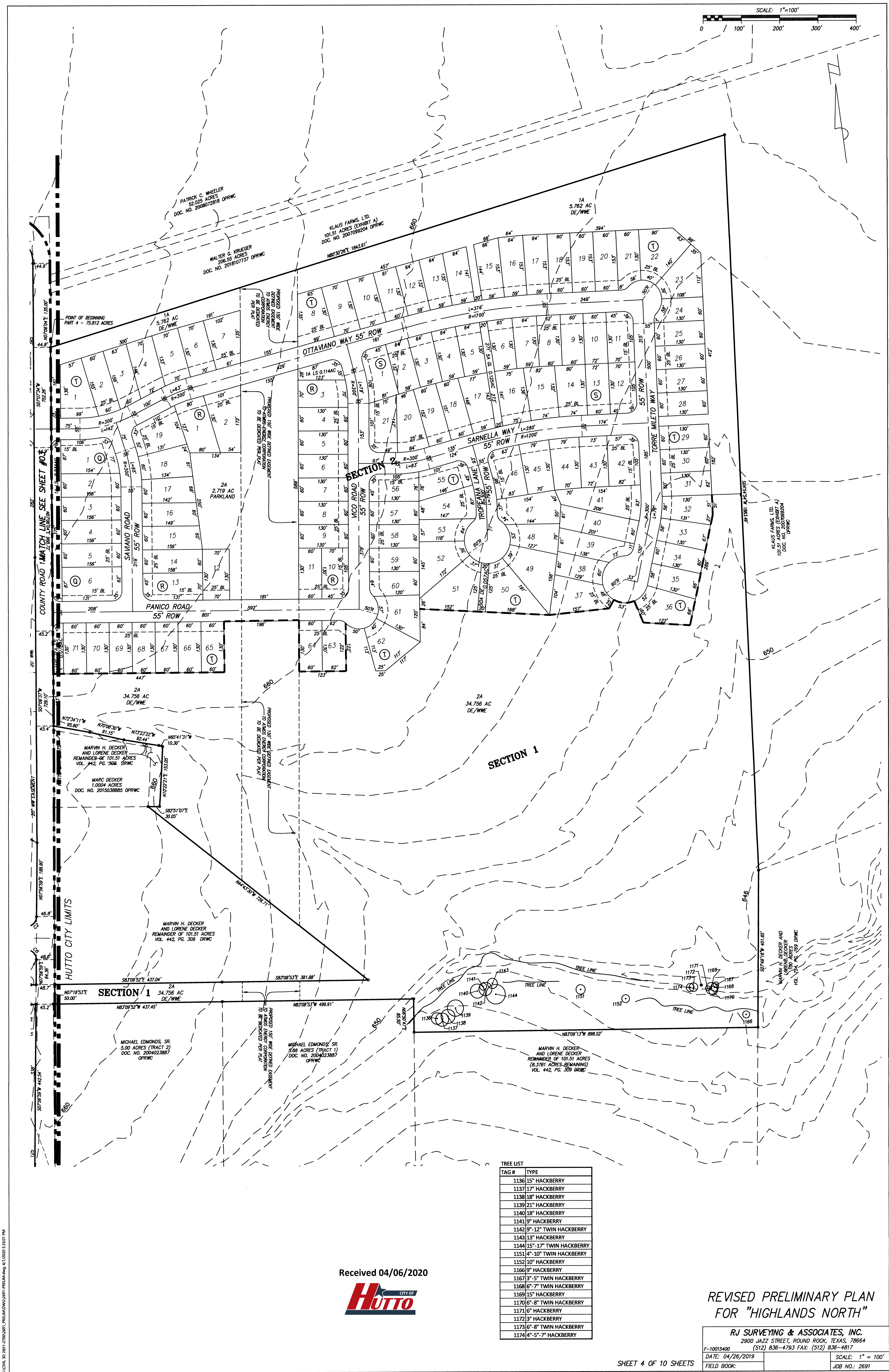
Received 04/06/2020



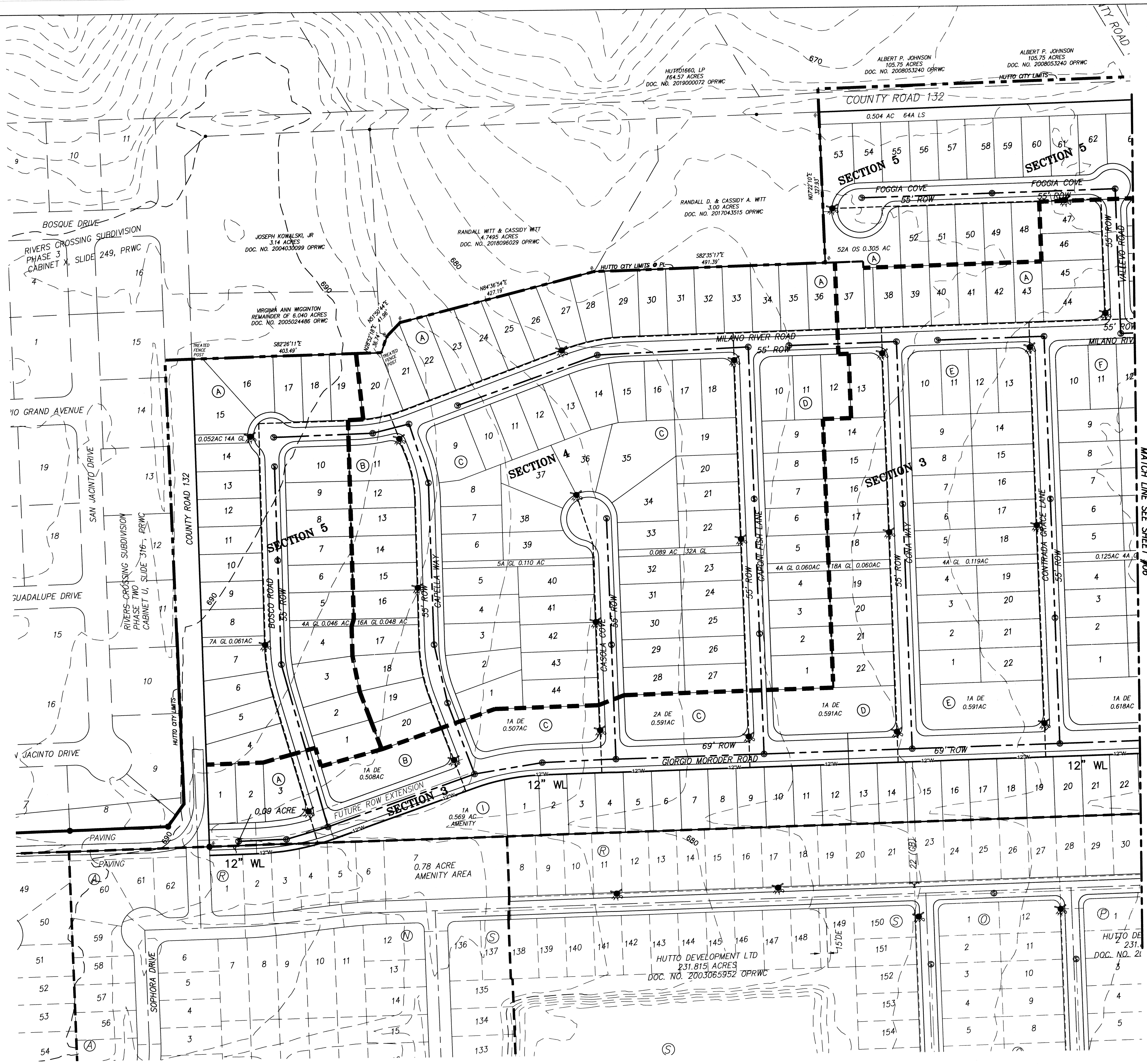
REVISED PRELIMINARY PLAN
FOR "HIGHLANDS NORTH"

RJ SURVEYING & ASSOCIATES, INC.	
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664	
(512) 836-4793 FAX: (512) 836-4817	
F-10015400	DATE: 04/26/2019
FIELD BOOK:	SCALE: 1" = 100'
	JOB NO.: 2691

SHEET 3 OF 10 SHEETS



R:\CIVIL 3D 2651-2700\2691\BASES\2691-W WW PRELIM.DWG



SCALE
0 50 100 150 200

LEGEND

- ⊕ = WASTEWATER MANHOLE
- ⊗ = FIRE HYDRANT
- W = 12" WATER LINE
- - - W = 8" WATER LINE
- - - WW = WW LINE

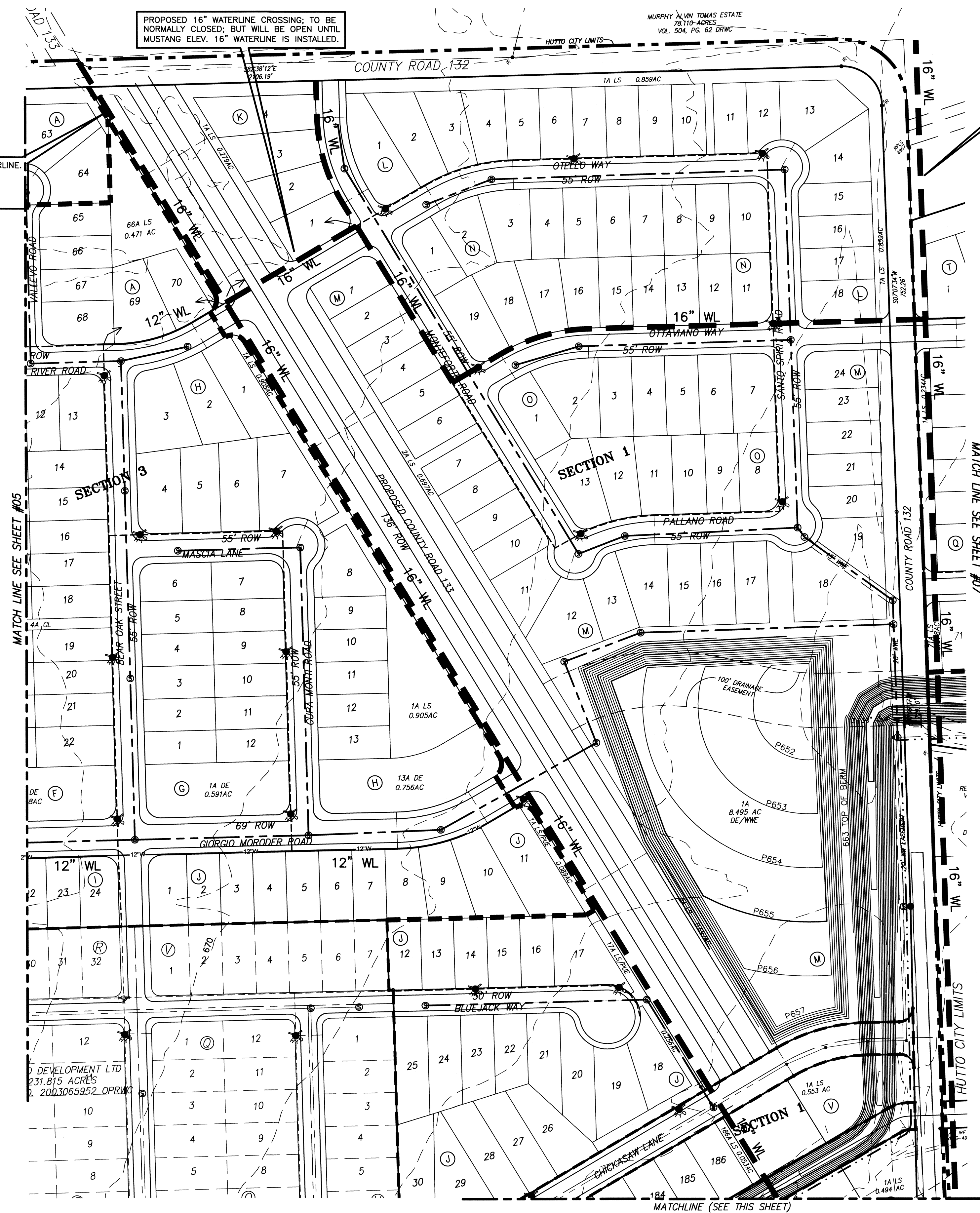
Received 04/06/2020



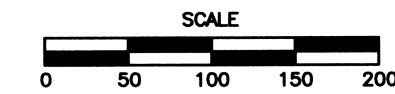
HIGHLANDS NORTH

PRELIMINARY PLAN
WATER & WASTEWATER LAYOUT
DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

R:\CIVIL 3D 2651-2700\2691\BASES\2691-W WW PRELIM.DWG

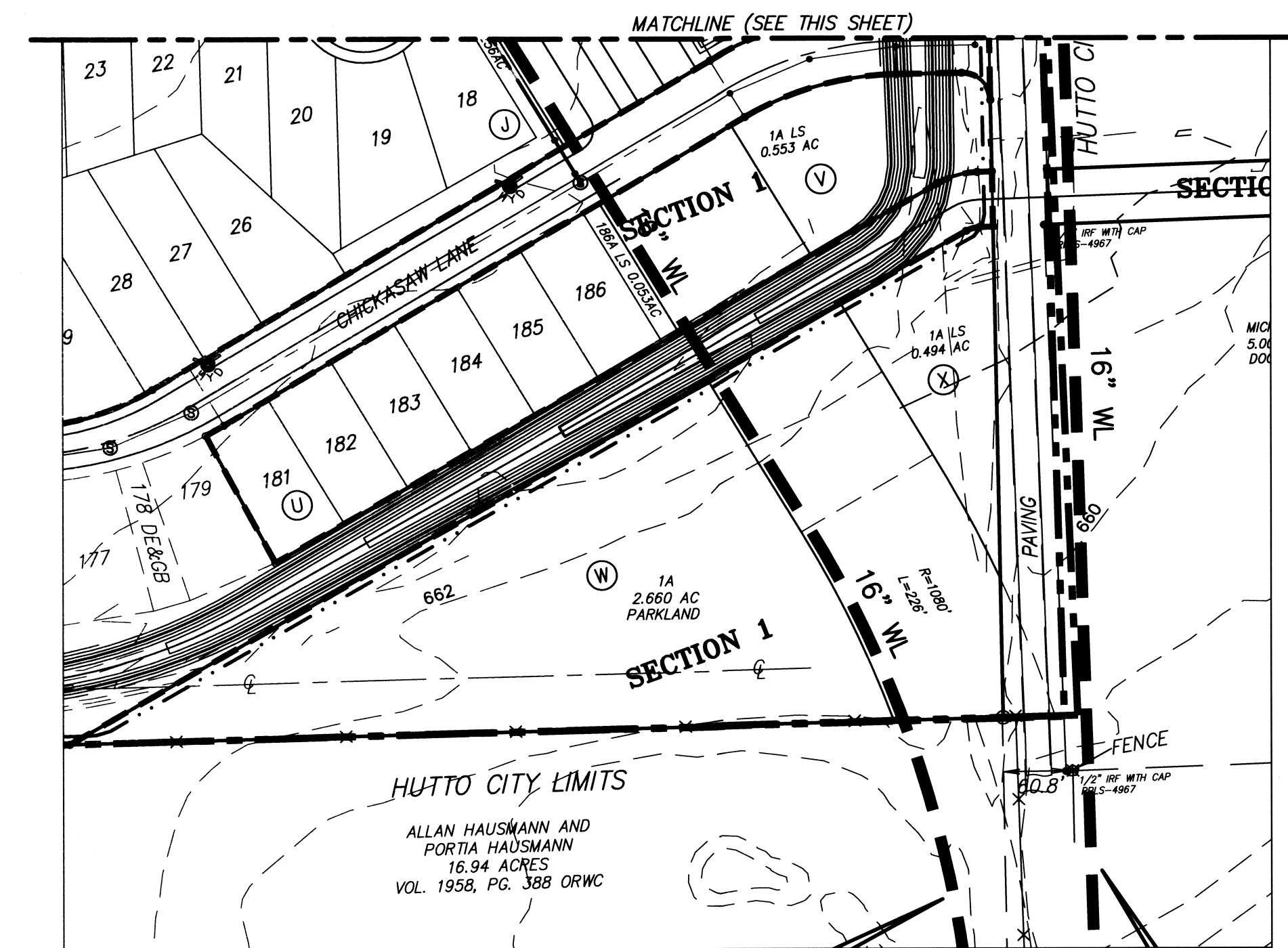


PROPOSED 16" WATERLINE; SERVED
OUT OF MUSTANG ELEV.



LEGEND

- ⊙ = WASTEWATER MANHOLE
- ⋈ = FIRE HYDRANT
- 12" WL = 12" WATER LINE
- 8" WL = 8" WATER LINE
- WW LINE = WASTEWATER LINE
- FM BY OTHERS = FORCE MAIN BY OTHERS



PROPOSED 16" WATERLINE; SERVED
OUT OF MUSTANG ELEV.

Received 04/06/2020



HIGHLANDS NORTH

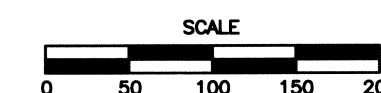
PRELIMINARY PLAN WATER & WASTEWATER LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

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

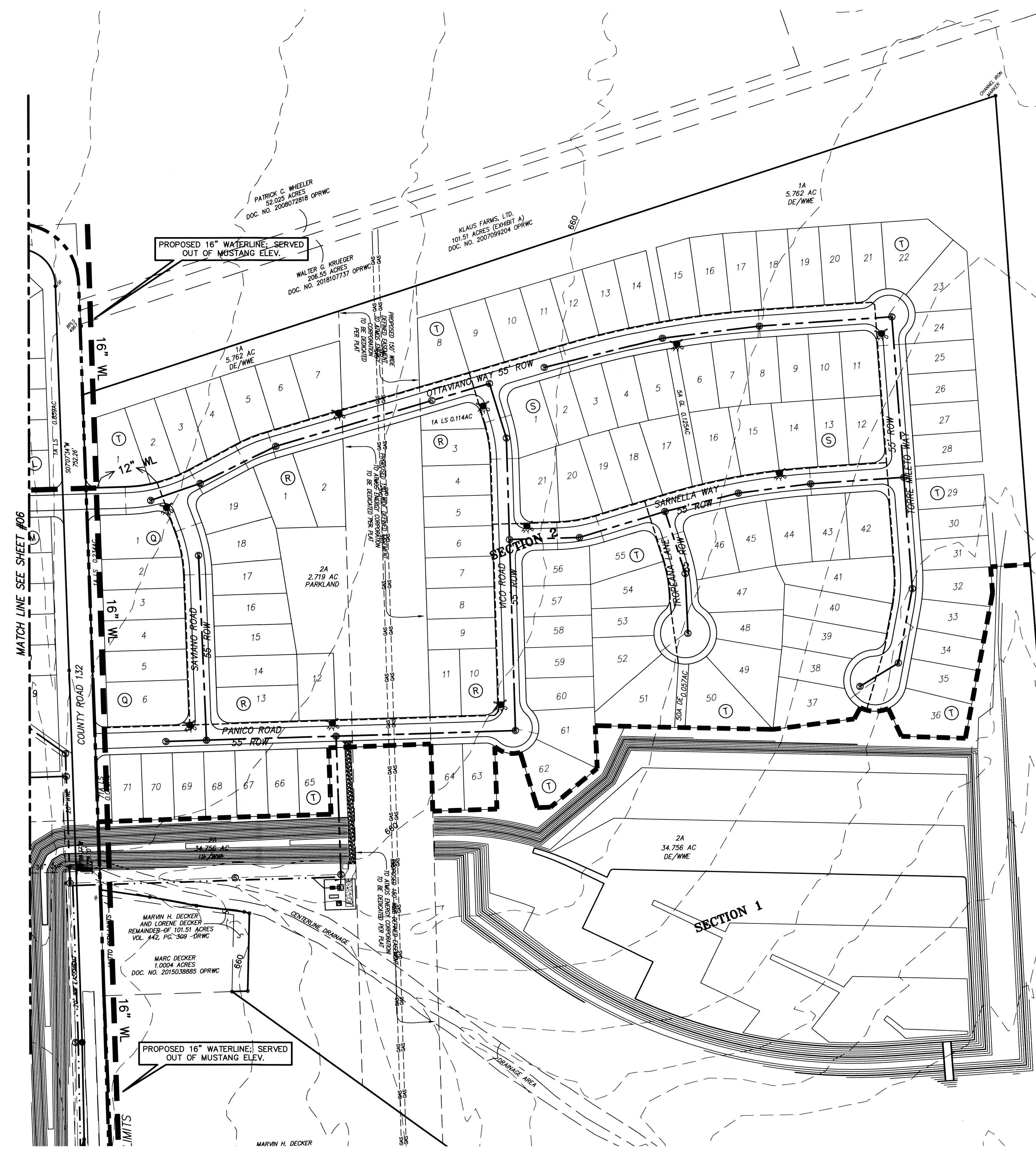
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 6 OF 10 SHEETS F-10015400



LEGEND

- ⊙ = WASTEWATER MANHOLE
- ⋈ = FIRE HYDRANT
- 12" WL = 12" WATER LINE
- 6" WL = 6" WATER LINE
- - - WW LINE = WASTE WATER LINE
- ... FORCE MAIN BY OTHERS



Received 04/06/2020

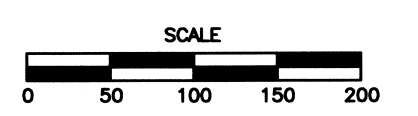
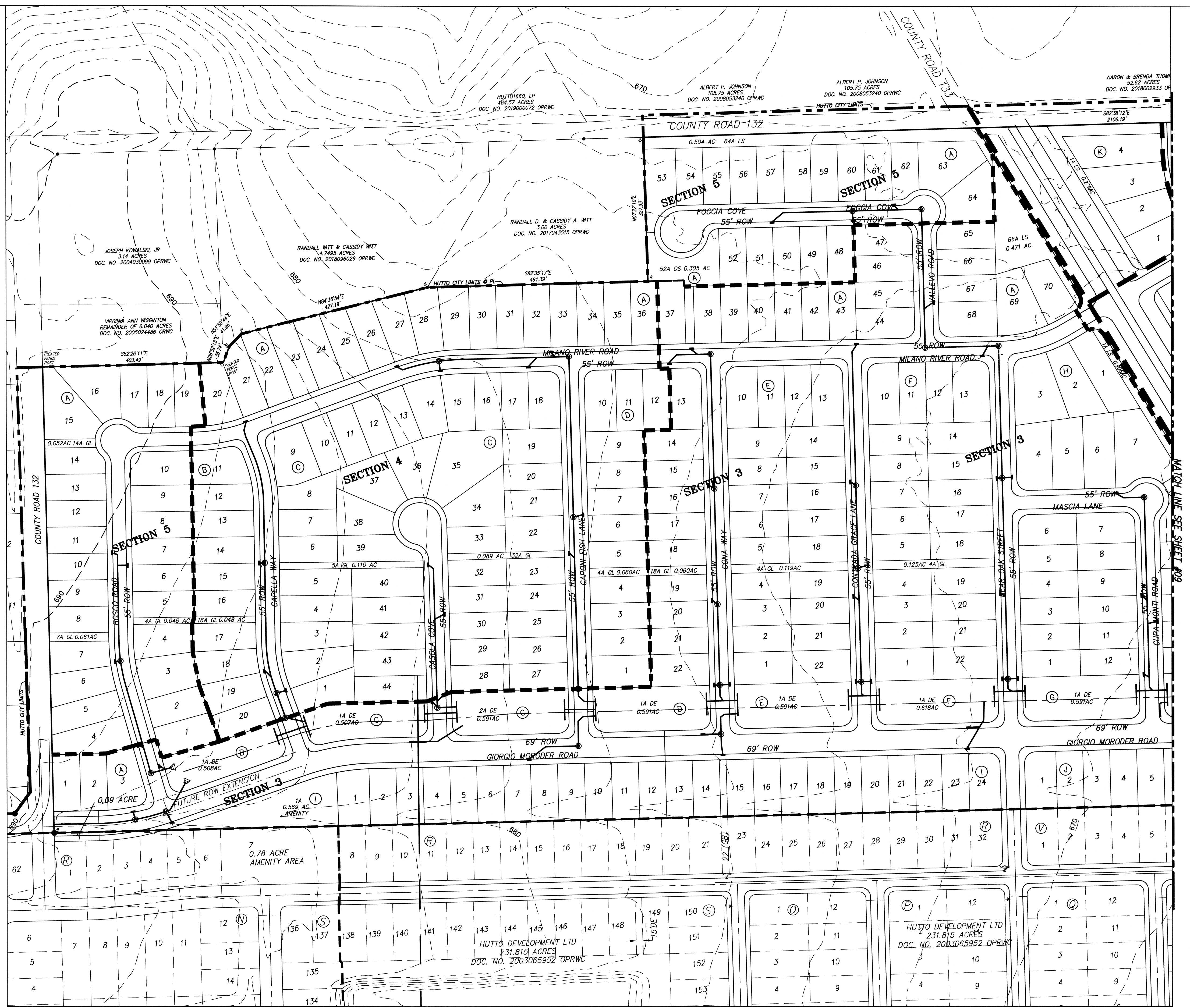


HIGHLANDS NORTH

PRELIMINARY PLAN
WATER & WASTEWATER LAYOUT
DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

R:\CIVIL 3D 2651-2700\2691\BASES\2691-W WW PRELIM.DWG

R:\CIVIL 3D 2651-2700\2691\BASES\2691-W WW PRELIM.DWG



LEGEND

- ⊙ = STORM SEWER MANHOLE
- = CURB INLET



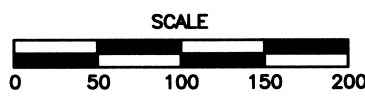
Received 04/06/2020



HIGHLANDS NORTH

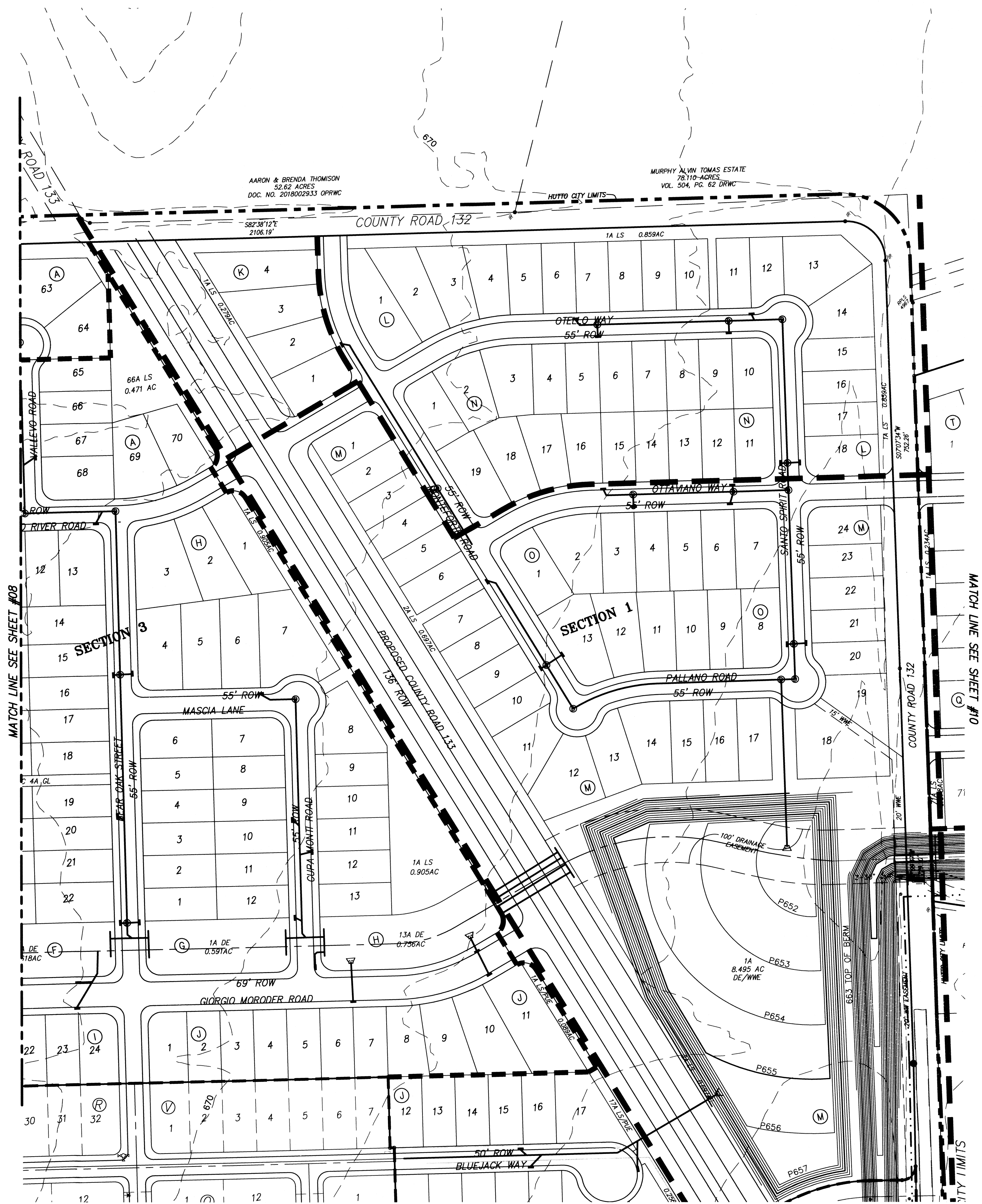
**PRELIMINARY PLAN
DRAINAGE LAYOUT**

DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



LEGEND

- ① - STORM SEWER MANHOLE
- CURB INLET



Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN
DRAINAGE LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

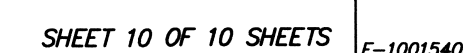
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 9 OF 10 SHEETS F-10015400



(D) - STORM SEWER MANHOLE
 ■ - CURB INLET



HIGHLANDS NORTH

PRELIMINARY PLAN
DRAINAGE LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Consideration and possible action on a resolution approving the proposed Mustang Creek Phase 4 Final Plat, 27.290 acres, more or less, of land, 107 residential lots, located on FM 1660 North. (Ashley Lumpkin)

Meeting: City Council - 21 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

AIR-20-137 The proposed Mustang Creek Phase 4 Final Plat is approximately 27.290 acres of land, with 107 residential lots. This phase is at the northeast corner of the development, south of CR 118.

Current Zoning:

The subject property is zoned Single-Family Residential (SF-1).

Surrounding Zoning:

North: Single-Family Residential (Hutto ISD New High School)

East: Extra-Territorial Jurisdiction (ETJ with a Development Agreement)

South: Extra-Territorial Jurisdiction (Residential)

West: Planned Unit Development (RSI PUD)

Summary of Request:

The proposed Final Plat is comprised of 108 Single-Family Lots, 9 open space lots, 6 greenlink lots, and 4 landscape lots with a total acreage of 27.290. All of the lots are 50 feet in width. There are no 60 foot wide lots in this section.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between the ISD Development and this development and adds a needed collector roadway that runs east-west off of FM 1660 North.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously and the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

[\(Res\)MustangCreekPh4FP\(Complete\)](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "MUSTANG CREEK PHASE 4 FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "Mustang Creek Phase 4 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

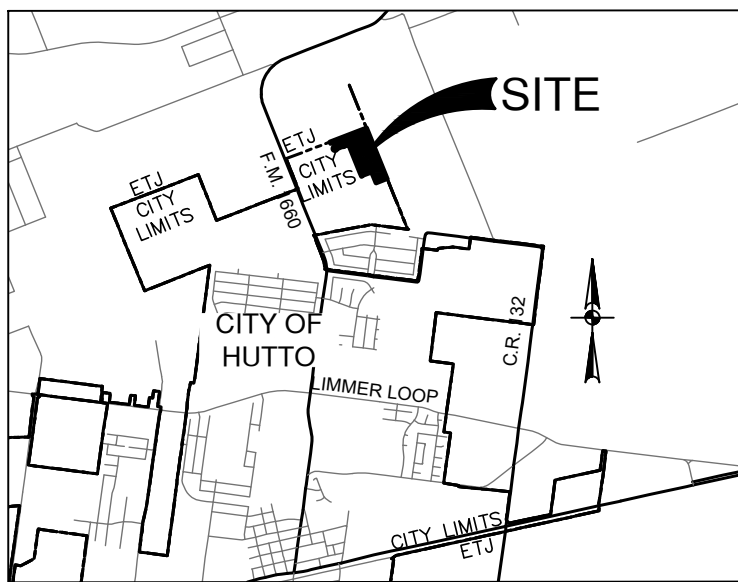
CONSIDERED and RESOLVED on this the **21st** day of the month **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

City Secretary



LOCATION MAP
SCALE: 1" = 5,000'

FINAL PLAT OF MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.,
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX 78750
(512) 345-4663 P

ACREAGE: 27.290 ACRES
LOTS ACREAGE: 19.618 ACRES
ROW ACREAGE: 7.672 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: 7
SINGLE FAMILY LOTS: 107
OPEN SPACE/PRIVATE DE LOTS: 9
GREENLINK: 6
LANDSCAPE: 4
TOTAL LOTS: 126

PLAT PREPARATION DATE: FEBRUARY 21, 2020
SUBMITTAL DATE: MARCH 23, 2020

NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988

TOTAL LINEAR FEET OF NEW STREETS: 4730 LF

SWEETWATER CREEK LANE: 1442 LF
MULBERRY CREEK LANE: 1128 LF
FORT CLARK SPRINGS DRIVE: 1077 LF
AUSTIN BAYOU DRIVE: 700 LF
PINE ISLAND BAYOU DRIVE: 192 LF
ATTOYAC BAYOU DRIVE: 191 LF



SCALE: 1" = 100'

LEGEND

- BL BUILDING SETBACK LINE
- DOC. NO. DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- DE DRAINAGE EASEMENT
- OSL OPEN SPACE LOT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- PVT PRIVATE
- WW WASTEWATER
- ESMT EASEMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- 5' SIDEWALK

P.O.B.

HUTTO, 1660, LP
A REMNANT PORTION OF
A CALLED 169.99 ACRE TRACT
DOC. NO. 2019000072 (O.P.R.)

JOHN DYKES SURVEY
ABSTRACT NO. 186

CONTINENTAL HOMES OF TEXAS, L.P.,
THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT
DOC. NO. 2019098376 (O.P.R.)

HUTTO ISD,
A CALLED 65.00 ACRE TRACT
DOC. NO. 2009044814 (O.P.R.)
N68°33'50"E ~ 1189.71'

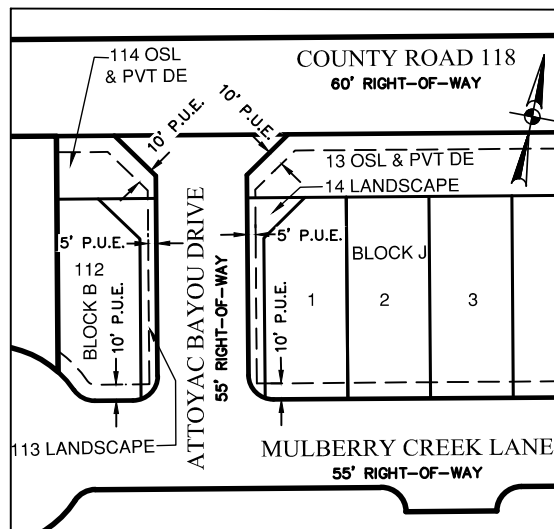
COUNTY ROAD 118
120' RIGHT-OF-WAY DEDICATION

SEE DETAIL "B" IN THIS SHEET FOR P.U.E.

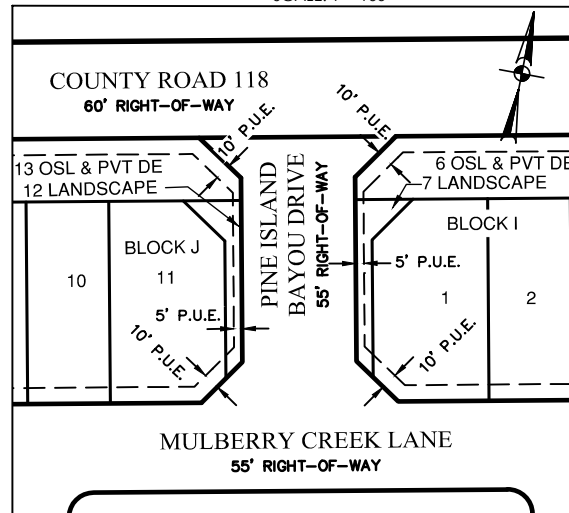
OWNER: HOWARD SLADEK
A CALLED 27.63 ACRE TRACT
VOL. 866, PG. 661 (D.R.)

GUERRERO MAVERICK LLC,
A CALLED 50.27 ACRE TRACT
DOC. NO. 2019117600 (O.P.R.)

DETAIL "A"
SCALE: 1" = 100'



DETAIL "B"
SCALE: 1" = 100'



Received 04/21/2020



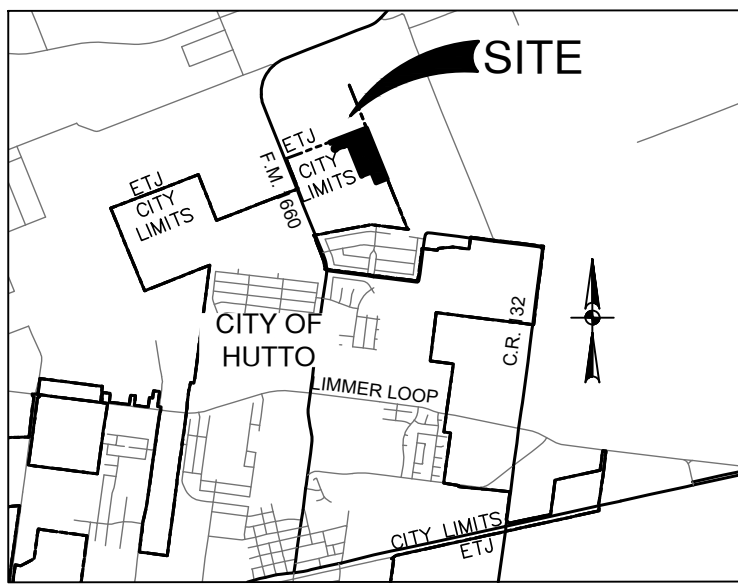
MATCHLINE - SHEET 2 OF 4

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 1 OF 4



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



LOCATION MAP
SCALE: 1" = 5,000'

BLOCK B	
LOT #	AREA (SQ. FT.)
112	5,790
113	1,516
114	2,028
141	3,750
142	7,452
143	6,250
183	1,875
184	6,250
185	6,250
186	6,250
187	6,250
188	6,250
189	6,250
190	6,250
191	6,250
192	7,452
193	14,880

BLOCK K	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	1,875
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	7,452
19	24,851

BLOCK N	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	1,875
11	14,250
39	6,250
40	7,452

BLOCK I	
LOT #	AREA (SQ. FT.)
1	8,325
2	6,250
3	6,250
4	6,250
5	6,938
6	15,007
7	1,363

BLOCK L	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	1,875
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	7,452
19	26,550
20	7,452
21	6,250
22	6,250
23	6,250
24	6,250
25	6,250
26	6,250
27	6,250
28	1,875
29	6,250
30	6,250
31	6,250
32	6,250
33	6,250
34	6,250
35	6,250
36	6,250
37	7,452

BLOCK J	
LOT #	AREA (SQ. FT.)
1	5,936
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	8,325
12	1,363
13	22,385
14	1,516

BLOCK M	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	1,875
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	7,452
19	26,550

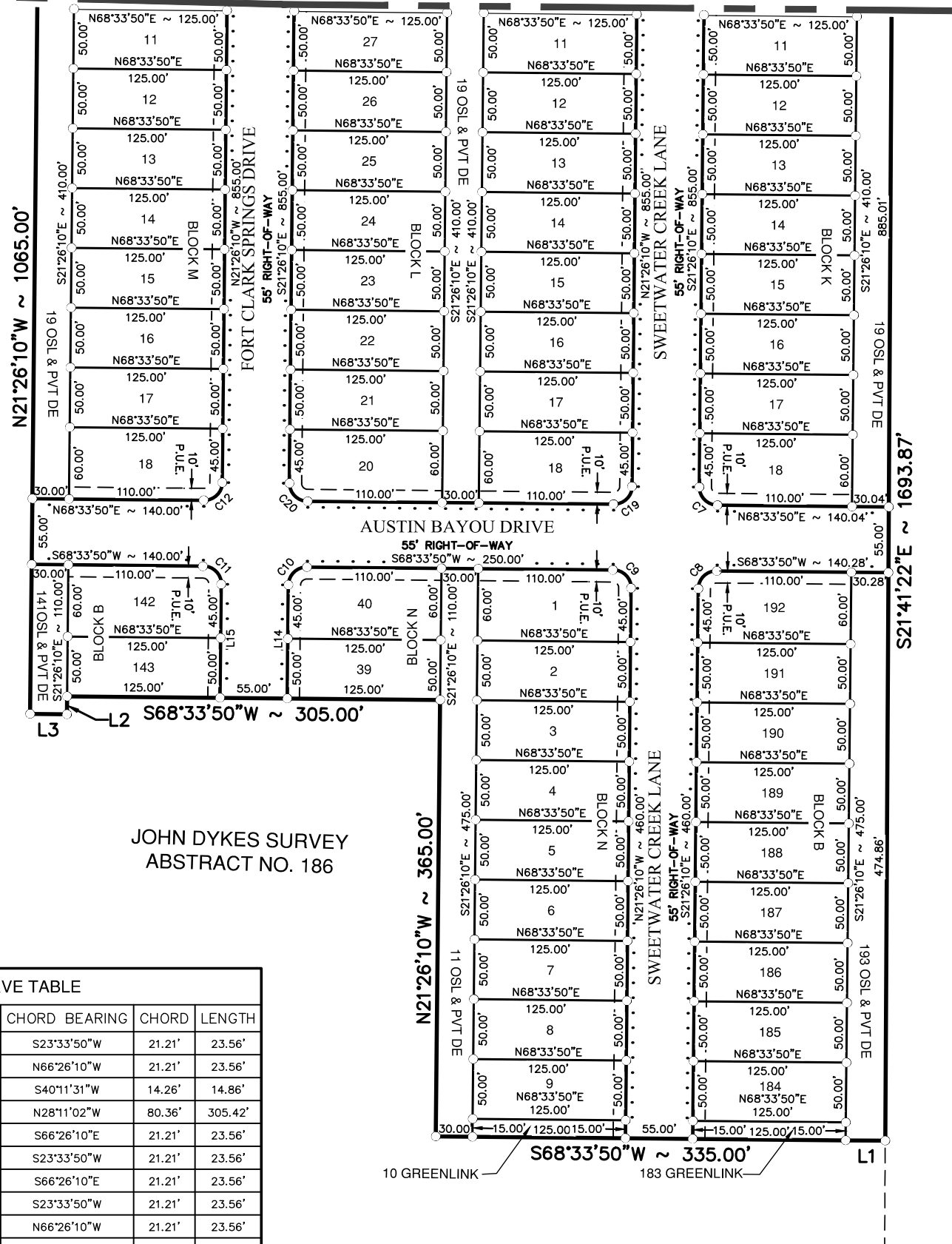
* DESIGNATES GREENLINK LOTS
** DESIGNATES OPEN SPACE LOTS AND PRIVATE DRAINAGE EASEMENT, AND LANDSCAPE LOTS

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

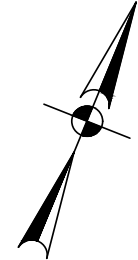
A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

MATCHLINE - SHEET 1 OF 4

CONTINENTAL HOMES OF TEXAS, L.P.,
THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT
DOC. NO. 2019098376 (O.P.R.)



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C2	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C3	15.00'	056°44'37"	S40°11'31"W	14.26'	14.86'
C4	62.50'	279°59'30"	N28°11'02"W	80.36'	305.42'
C5	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C6	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C7	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C8	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C9	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C10	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C11	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C12	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C13	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C14	62.50'	013°29'43"	S61°26'25"E	14.69'	14.72'
C15	15.00'	056°44'38"	S83°03'53"E	14.26'	14.86'
C16	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C17	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C18	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C19	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C20	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C21	15.00'	070°31'44"	N13°49'41"E	17.32'	18.46'
C22	15.00'	019°28'16"	N58°49'41"E	5.07'	5.10'
C23	15.00'	070°31'44"	S56°42'02"E	17.32'	18.46'
C24	15.00'	019°28'16"	N78°17'58"E	5.07'	5.10'



SCALE: 1" = 100'

LEGEND

- BL BUILDING SETBACK LINE
- DOC. NO. DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- DE DRAINAGE EASEMENT
- OSL OPEN SPACE LOT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- PVT PRIVATE
- WW WASTEWATER EASEMENT
- ESMT EASEMENT
- (SURVEYOR) FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- 5' SIDEWALK

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S68°18'38"W	32.38'
L2	S21°26'10"E	15.00'
L3	S68°33'50"W	30.00'
L4	S68°33'49"W	110.00'
L5	S68°33'51"W	55.00'
L6	N21°26'10"W	145.98'
L7	S68°33'50"W	105.32'
L8	N21°26'10"W	60.00'
L9	S23°33'50"W	35.36'
L10	N23°33'50"E	35.36'
L11	N66°26'10"W	35.36'
L12	S23°33'50"W	35.36'
L13	S66°26'10"E	35.36'
L14	S21°26'10"E	95.00'
L15	N21°26'10"W	95.00'
L16	N68°33'50"E	23.02'
L17	N66°26'10"W	35.36'
L18	N66°26'10"W	35.36'
L19	S68°33'50"W	35.00'
L20	S23°33'50"W	35.36'
L21	S66°26'10"E	35.36'
L22	S23°33'50"W	35.36'

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 2 OF 4

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

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 UDC REQUIREMENTS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- SIDEWALKS SHALL BE 5' IN WIDTH.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- UTILITY NOTES:
 - WITHIN CCN
 - WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - OUTSIDE CCN
 - WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- FLOODPLAIN NOTES:
 - ULTIMATE FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCLOSED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - EXISTING FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 4849C0510F, EFFECTIVE DATE 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE MUSTANG CREEK – FLOOD STUDY DATED MARCH 18, 2019 BY PAPE–DAWSON ENGINEERS.
- 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 HOMEOWNERS' ASSOCIATION.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
- ALL GREENLINK AND OPEN SPACE/PRIVATE DRAINAGE EASEMENT LOTS WILL BE MAINTAINED BY THE H.O.A.
- ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE H.O.A.
- SURVEY REFERENCE:

ELEVATIONS ARE BASED ON NAVD88 (GEOID03).
BEARINGS BASED ON N.A.D. 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.
SCALE FACTOR OF 0.99988, ORIGIN (0,0).
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER	JONAH SUD
WASTEWATER	CITY OF HUTTO
ELECTRIC	ONCOR
GAS (NATURAL)	ATMOS
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THIS SUBDIVISION WILL BE ZONED: SF–1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- RIPARIAN SETBACK VARIANCE TO CITY OF HUTTO UDC SEC. 10.403.4.03 HAS BEEN GRANTED WITH THE PRELIMINARY PLAN IN ACCORDANCE WITH THE MUSTANG CREEK DEVELOPMENT AGREEMENT.

FIELD NOTES
FOR

A 27.290 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY TEXAS. SAID 27.290 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983, (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a ½" iron rod with yellow cap marked "Pape–Dawson" found for the northeast corner of the Remnant Portion of a called 169.99 acre tract recorded, conveyed to Hutto 1660, LP, recorded in Document No. 2019000072 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Remnant Portion of a 153.340 acre tract, also being a point in the the south boundary line of a called 65.00 acre tract conveyed to Hutto ISD recorded in Document No. 2009044814 of the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 68°33'50" E, with the north line of said Remnant Portion of a 153.340 acre tract, same being the south boundary line of said 65.00 acre tract, a distance of 1189.71 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for the northeast corner of said Remnant Portion of a 153.340 acre tract, same being a southeast corner of said 65.00 acre tract, also being a point in the west line of a called 27.63 acre tract conveyed to Howard Sladek recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas for the northeast corner hereof;

THENCE S 21°41'22" E, with the east line of said Remnant Portion of a 153.240 acre tract, same being in part the west line of said 27.63 acre tract, and being in part the west line of a called 50.27 acre tract conveyed to Guerrero Maverick LLC, recorded in Document No. 2019117600 of the Official Public Records of Williamson County, Texas, a distance of 1693.87 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for the southeast corner hereof,

THENCE departing the west boundary line of said 50.27 acre tract, through the interior of said Remnant Portion of a 153.240 acre tract the following thirteen (13) courses and distances:

- S 68°18'38" E, a distance of 32.38 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 335.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- N 21°26'10" W, a distance of 365.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 305.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 21°26'10" E, a distance of 15.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 30.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- N 21°26'10" W, a distance of 1065.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'49" W, a distance of 110.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point of tangent curvature hereof,
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°33'50" W, 21.21 feet, for an arc length of 23.56 feet ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,
- S 68°33'51" W, a distance of 55.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangent curvature hereof,
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 89°59'55", a chord bearing and distance of S 66°26'10" W, 21.21 feet, for an arc length of 23.56 feet ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- S 68°33'50" E, a distance of 172.52 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangent curvature hereof, and
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 56°44'37", a chord bearing and distance of S 40°11'31" W, 14.26 feet, for an arc length of 14.86 feet ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,

THENCE in part through the interior of said Remnant Portion of a 153.340 acre tract, same being in part the east line of said Remnant Portion of a 169.99 acre tract, along the arc of the curve to the right, having a radius of 80.36 feet, a central angle of 279°59'30", a chord bearing and distance of N 28°11'02" W, 80.36 feet, for an arc length of 305.42 feet ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,

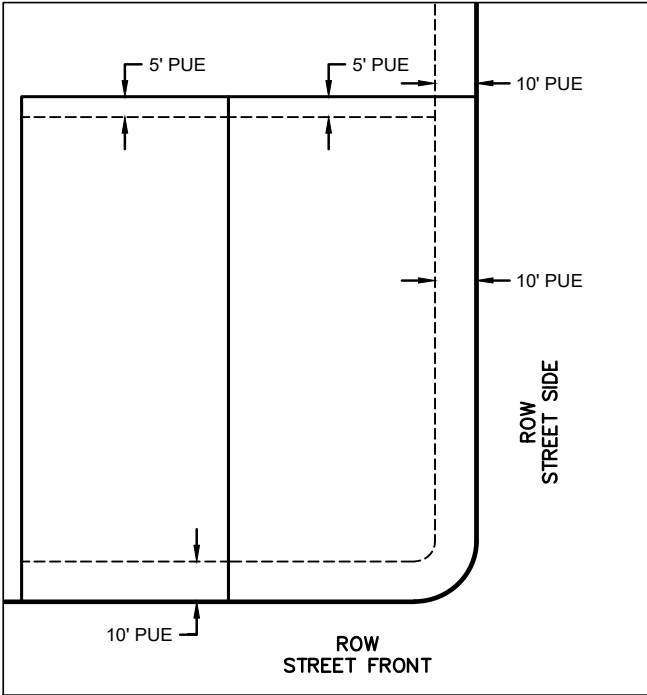
THENCE N 21°26'10" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 145.98 to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,

THENCE S 68°33'50" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 105.32 to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point in the west boundary line of said Remnant Portion of a 153.340 acre tract, same being a point in the east boundary line of said Remnant Portion of a 169.99 acre tract hereof,

THENCE N 21°26'10" W, with the west boundary line of said Remnant Portion of a 153.340 acre tract, same being the east boundary line of said Remnant Portion of a 169.99 acre tract hereof, a distance of 60.00 feet to the POINT OF BEGINNING and containing 27.290 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape–Dawson Engineers, Inc. under Job No. 51048–04.

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

Received 04/21/2020



PUBLIC UTILITY EASEMENT (PUE) DETAIL

SCALE: 1" = 40'

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 4

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE CERTAIN 153.340 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 27.290 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, RIGHT-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 MUSTANG CREEK, PHASE 4.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2020.

CONTINENTAL HOME OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____
ADIB KHOURY, ASSISTANT SECRETARY

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB KHOURY, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

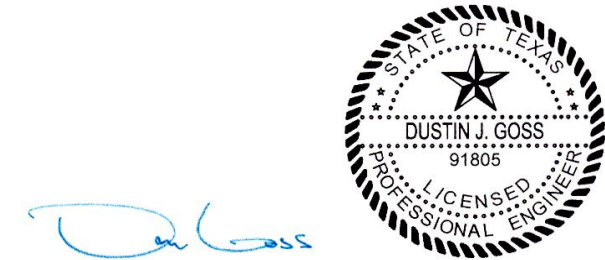
NOTARY PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MUSTANG CREEK, PHASE 4) 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 17TH DAY OF APRIL, 2020.

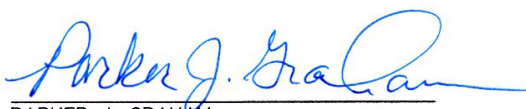


DUSTIN GOSS
REGISTERED PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

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 MARCH 30, 2020

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 17TH DAY OF APRIL, 2020.


PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801



APPROVAL
CITY OF HUTTO

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

DOUG GAUL, MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

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

ASHBY GRUNDMAN _____ DATE _____
DIRECTOR OF DEVELOPMENT SERVICES

WATER DISTRICT APPROVAL

THIS SUBDIVISION IS IN ACCORDANCE WITH THE TERMS OF THE NON-STANDARD SERVICE AGREEMENT BETWEEN JONAH WATER SPECIAL UTILITY DISTRICT AND CONTINENTAL HOMES OF TEXAS, L.P.

BILL BROWN, JONAH WATER SUD _____ 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 04/21/2020



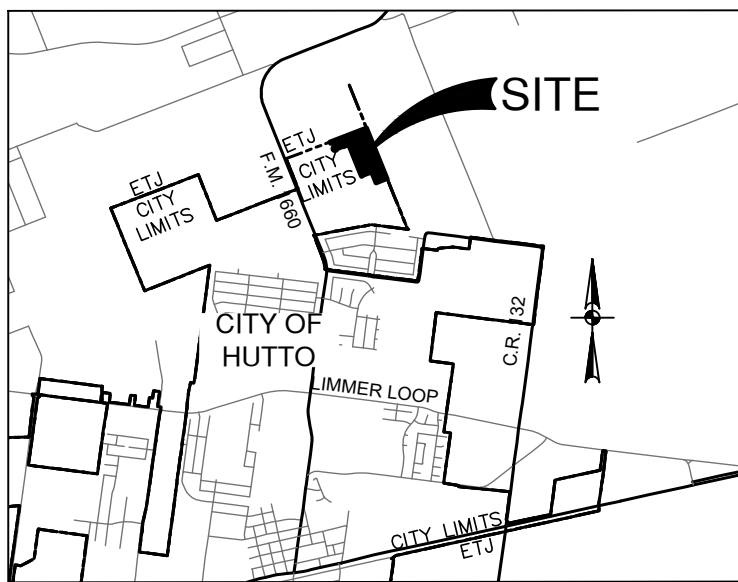
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 4 OF 4



LOCATION MAP
SCALE: 1" = 5,000'

FINAL PLAT OF MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.,
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX 78750
(512) 345-4663 P

ACREAGE: 27.290 ACRES
LOTS ACREAGE: 19.618 ACRES
ROW ACREAGE: 7.672 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: 7
SINGLE FAMILY LOTS: 107
OPEN SPACE/PRIVATE DE LOTS: 9
GREENLINK: 6
LANDSCAPE: 4
TOTAL LOTS: 126

PLAT PREPARATION DATE: FEBRUARY 21, 2020
SUBMITTAL DATE: MARCH 23, 2020

NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988

TOTAL LINEAR FEET OF NEW STREETS: 4730 LF

SWEETWATER CREEK LANE: 1442 LF
MULBERRY CREEK LANE: 1128 LF
FORT CLARK SPRINGS DRIVE: 1077 LF
AUSTIN BAYOU DRIVE: 700 LF
PINE ISLAND BAYOU DRIVE: 192 LF
ATTOYAC BAYOU DRIVE: 191 LF



SCALE: 1" = 100'

LEGEND

BL	BUILDING SETBACK LINE
DOC. NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
DE	DRAINAGE EASEMENT
OSL	OPEN SPACE LOT
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
WW	WASTEWATER
ESMT	EASEMENT
(SURVEYOR)	● FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
	○ SET 1/2" IRON ROD (PD)
	 5' SIDEWALK

P.O.B.

HUTTO 1660, LP
A REMNANT PORTION OF
A CALLED 169.99 ACRE TRACT
DOC. NO. 2019000072 (O.P.R.)

JOHN DYKES SURVEY
ABSTRACT NO. 186

CONTINENTAL HOMES OF TEXAS, L.P.,
THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT
DOC. NO. 2019098376 (O.P.R.)

HUTTO ISD,
A CALLED 65.00 ACRE TRACT
DOC. NO. 2009044814 (O.P.R.)
N68°33'50"E ~ 1189.71'

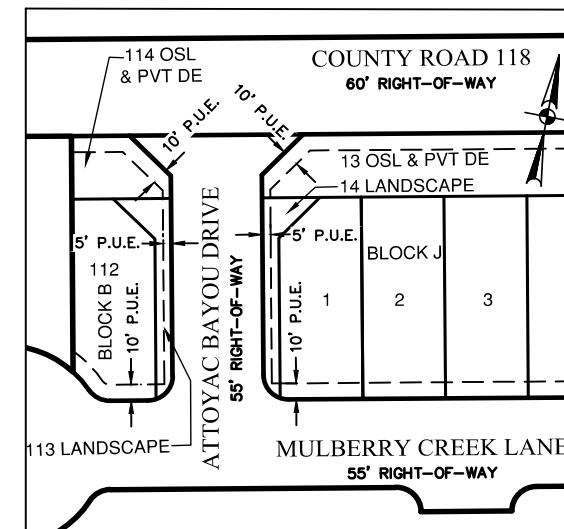
120' RIGHT-OF-WAY DEDICATION

SEE DETAIL "B" IN THIS
SHEET FOR P.U.E.

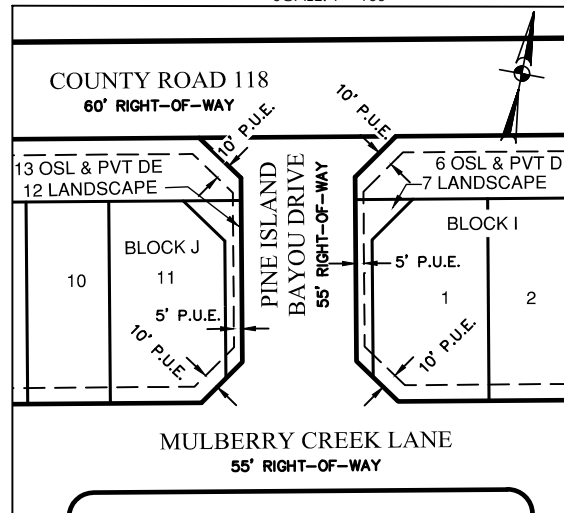
OWNER: HOWARD SLADEK
A CALLED 27.63 ACRE
TRACT
VOL. 866, PG. 661 (D.R.)

GUERRERO MAVERICK LLC,
A CALLED 50.27 ACRE
TRACT
DOC. NO. 2019117600
(O.P.R.)

DETAIL "A"
SCALE: 1" = 100'



DETAIL "B"
SCALE: 1" = 100'



MATCHLINE - SHEET 2 OF 4

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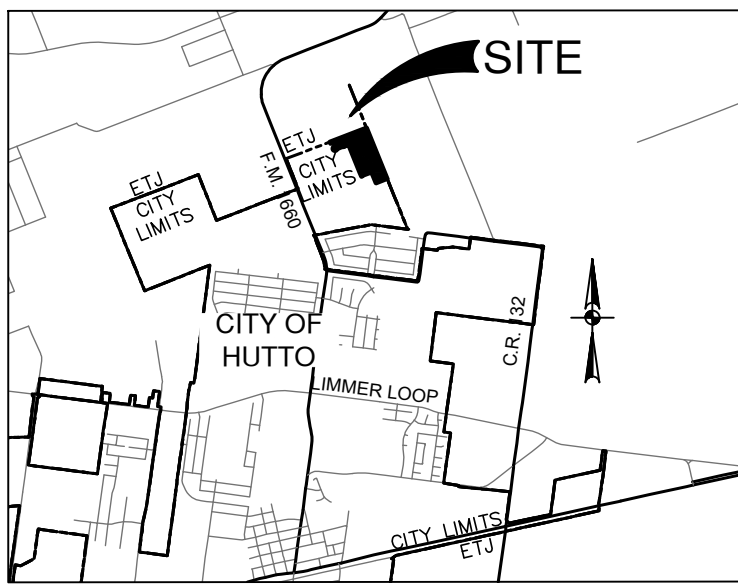


DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 1 OF 4



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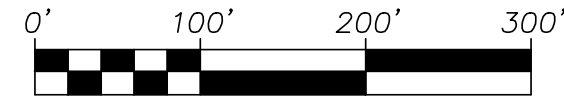


LOCATION MAP
SCALE: 1" = 5,000'

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

MATCHLINE - SHEET 1 OF 4



SCALE: 1" = 100'

LEGEND

BL	BUILDING SETBACK LINE
DOC. NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
DR	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
DE	DRAINAGE EASEMENT
OSL	OPEN SPACE LOT
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
WW	WASTEWATER
ESMT	EASEMENT
(SURVEYOR)	FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
.....	5' SIDEWALK

BLOCK B	
LOT #	AREA (SQ. FT.)
112	5,790
** 113	1,516
** 114	2,028
** 141	3,750
** 142	7,452
** 143	6,250
* 183	1,875
184	6,250
185	6,250
186	6,250
187	6,250
188	6,250
189	6,250
190	6,250
191	6,250
192	7,452
** 193	14,880

BLOCK I	
LOT #	AREA (SQ. FT.)
1	8,325
2	6,250
3	6,250
4	6,250
5	6,938
** 6	15,007
** 7	1,363

BLOCK J	
LOT #	AREA (SQ. FT.)
1	5,936
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	8,325
** 12	1,363
** 13	22,385
** 14	1,516

BLOCK L	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	1,875
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	7,452
* 19	24,851

BLOCK K	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
* 10	1,875
** 11	6,250
** 12	6,250
** 13	6,250
** 14	6,250
** 15	6,250
** 16	6,250
** 17	6,250
** 18	7,452
** 19	24,851

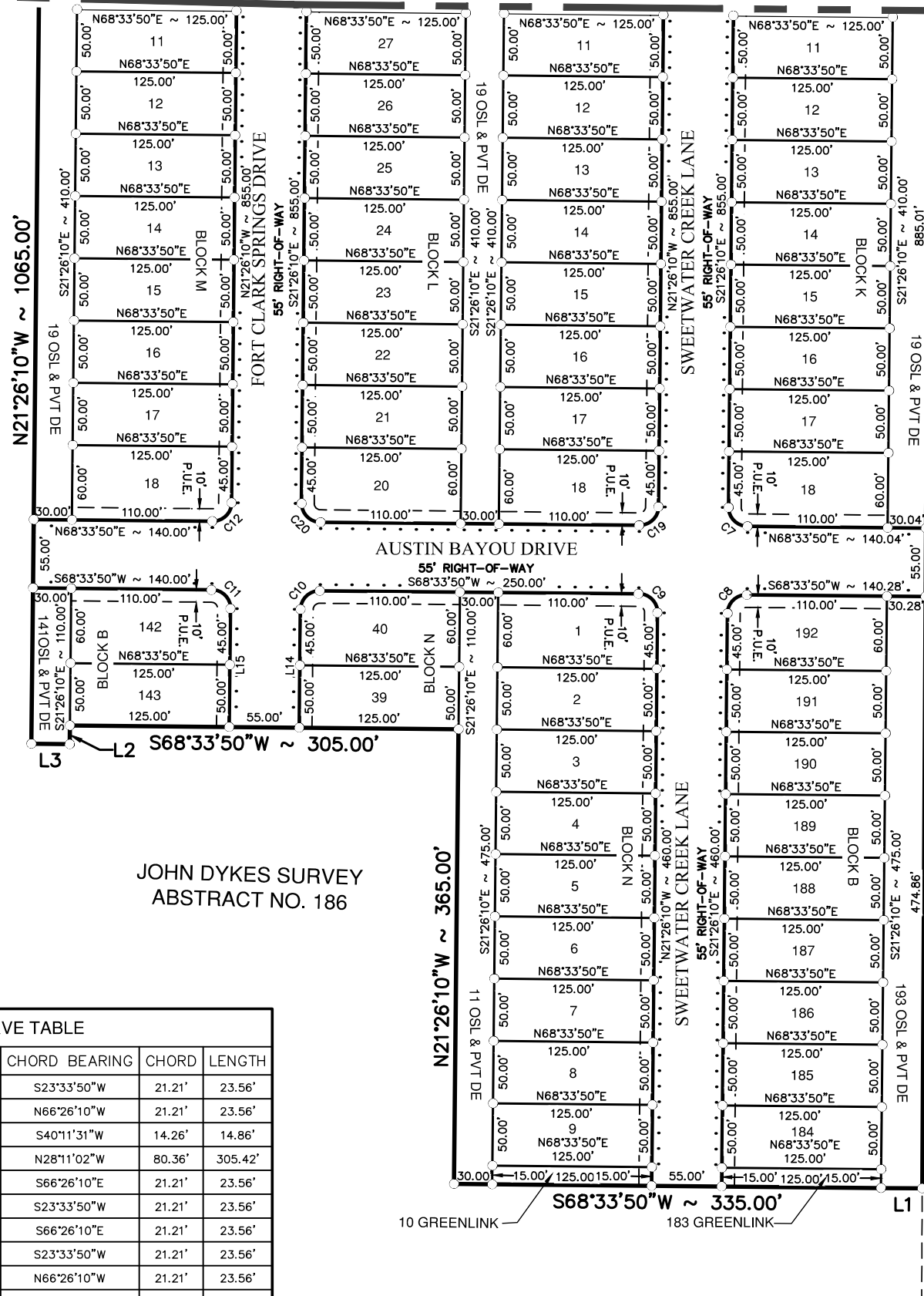
BLOCK N	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
* 10	1,875
** 11	14,250
** 39	6,250
** 40	7,452

* DESIGNATES GREENLINK LOTS
** DESIGNATES OPEN SPACE LOTS AND PRIVATE DRAINAGE EASEMENT, AND LANDSCAPE LOTS

BLOCK M	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	1,875
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	7,452
19	26,550

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C2	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C3	15.00'	056°44'37"	S40°11'31"W	14.26'	14.86'
C4	62.50'	279°59'30"	N28°11'02"W	80.36'	305.42'
C5	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C6	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C7	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C8	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C9	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C10	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C11	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C12	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C13	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C14	62.50'	013°29'43"	S61°26'25"E	14.69'	14.72'
C15	15.00'	056°44'38"	S83°03'53"E	14.26'	14.86'
C16	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C17	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C18	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C19	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C20	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C21	15.00'	070°31'44"	N13°49'41"E	17.32'	18.46'
C22	15.00'	019°28'16"	N58°49'41"E	5.07'	5.10'
C23	15.00'	070°31'44"	S56°42'02"E	17.32'	18.46'
C24	15.00'	019°28'16"	N78°17'58"E	5.07'	5.10'

CONTINENTAL HOMES OF TEXAS, L.P.,
THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT
DOC. NO. 2019098376 (O.P.R.)



GUERRERO MAVERICK LLC,
A CALLED 153.340 ACRE TRACT
DOC. NO. 2019117600
(O.P.R.)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S68°18'38"W	32.38'
L2	S21°26'10"E	15.00'
L3	S68°33'50"W	30.00'
L4	S68°33'49"W	110.00'
L5	S68°33'51"W	55.00'
L6	N21°26'10"W	145.98'
L7	S68°33'50"W	105.32'
L8	N21°26'10"W	60.00'
L9	S23°33'50"W	35.36'
L10	N23°33'50"E	35.36'
L11	N66°26'10"W	35.36'
L12	S23°33'50"W	35.36'
L13	S66°26'10"E	35.36'
L14	S21°26'10"E	95.00'
L15	N21°26'10"W	95.00'
L16	N68°33'50"E	23.02'
L17	N66°26'10"W	35.36'
L18	N66°26'10"W	35.36'
L19	S68°33'50"W	35.00'
L20	S23°33'50"W	35.36'
L21	S66°26'10"E	35.36'
L22	S23°33'50"W	35.36'

Received 04/21/2020



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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: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 2 OF 4

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

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 UDC REQUIREMENTS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- SIDEWALKS SHALL BE 5' IN WIDTH.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- UTILITY NOTES:
 - WITHIN CCGN
 - WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - OUTSIDE CCGN
 - WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- FLOODPLAIN NOTES:
 - ULTIMATE FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCLOSED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - EXISTING FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 4849C0510F, EFFECTIVE DATE 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE MUSTANG CREEK – FLOOD STUDY DATED MARCH 18, 2019 BY PAPE–DAWSON ENGINEERS.
- 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 HOMEOWNERS' ASSOCIATION.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
- ALL GREENLINK AND OPEN SPACE/PRIVATE DRAINAGE EASEMENT LOTS WILL BE MAINTAINED BY THE H.O.A.
- ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE H.O.A.
- SURVEY REFERENCE:

ELEVATIONS ARE BASED ON NAVD88 (GEOID03).

BEARINGS BASED ON N.A.D. 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

SCALE FACTOR OF 0.99988, ORIGIN (0,0).
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER	JONAH SUD
WASTEWATER	CITY OF HUTTO
ELECTRIC	ONCOR
GAS (NATURAL)	ATMOS
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THIS SUBDIVISION WILL BE ZONED: SF–1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- RIPARIAN SETBACK VARIANCE TO CITY OF HUTTO UDC SEC. 10.403.4.03 HAS BEEN GRANTED WITH THE PRELIMINARY PLAN IN ACCORDANCE WITH THE MUSTANG CREEK DEVELOPMENT AGREEMENT.

FIELD NOTES
FOR

A 27.290 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY TEXAS. SAID 27.290 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983, (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/4" iron rod with yellow cap marked "Pape–Dawson" found for the northeast corner of the Remnant Portion of a called 169.99 acre tract recorded, conveyed to Hutto 1660, LP, recorded in Document No. 2019000072 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Remnant Portion of a 153.340 acre tract, also being a point in the the south boundary line of a called 65.00 acre tract conveyed to Hutto ISD recorded in Document No. 2009044814 of the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 68°33'50" E, with the north line of said Remnant Portion of a 153.340 acre tract, same being the south boundary line of said 65.00 acre tract, a distance of 1189.71 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for the northeast corner of said Remnant Portion of a 153.340 acre tract, same being a southeast corner of said 65.00 acre tract, also being a point in the west line of a called 27.63 acre tract conveyed to Howard Sladek recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas for the northeast corner hereof;

THENCE S 21°41'22" E, with the east line of said Remnant Portion of a 153.240 acre tract, same being in part the west line of said 27.63 acre tract, and being in part the west line of a called 50.27 acre tract conveyed to Guerrero Maverick LLC, recorded in Document No. 2019117600 of the Official Public Records of Williamson County, Texas, a distance of 1693.87 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for the southeast corner hereof,

THENCE departing the west boundary line of said 50.27 acre tract, through the interior of said Remnant Portion of a 153.240 acre tract the following thirteen (13) courses and distances:

- S 68°18'38" E, a distance of 32.38 feet to a 1/4" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 335.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- N 21°26'10" W, a distance of 365.00 feet to a 1/4" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 305.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 21°26'10" E, a distance of 15.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 30.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- N 21°26'10" W, a distance of 1065.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'49" W, a distance of 110.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point of tangent curvature hereof,
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°33'50" W, 21.21 feet, for an arc length of 23.56 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,
- S 68°33'51" W, a distance of 55.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangent curvature hereof,
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 89°59'55", a chord bearing and distance of S 66°26'10" W, 21.21 feet, for an arc length of 23.56 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- S 68°33'50" E, a distance of 172.52 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangent curvature hereof, and
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 56°44'37", a chord bearing and distance of S 40°11'31" W, 14.26 feet, for an arc length of 14.86 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,

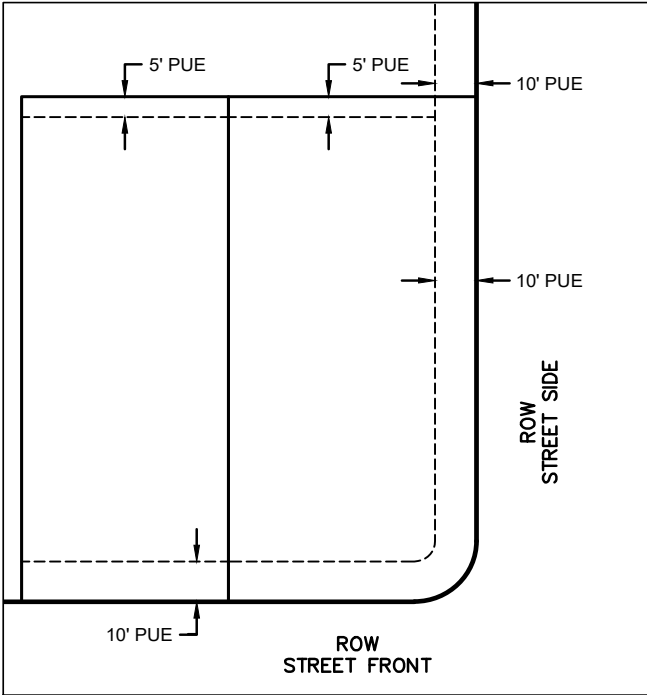
THENCE in part through the interior of said Remnant Portion of a 153.340 acre tract, same being in part the east line of said Remnant Portion of a 169.99 acre tract, along the arc of the curve to the right, having a radius of 80.36 feet, a central angle of 279°59'30", a chord bearing and distance of N 28°11'02" W, 80.36 feet, for an arc length of 305.42 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,

THENCE N 21°26'10" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 145.98 to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,

THENCE S 68°33'50" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 105.32 to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point in the west boundary line of said Remnant Portion of a 153.340 acre tract, same being a point in the east boundary line of said Remnant Portion of a 169.99 acre tract hereof,

THENCE N 21°26'10" W, with the west boundary line of said Remnant Portion of a 153.340 acre tract, same being the east boundary line of said Remnant Portion of a 169.99 acre tract hereof, a distance of 60.00 feet to the POINT OF BEGINNING and containing 27.290 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape–Dawson Engineers, Inc. under Job No. 51048–04.

Received 04/21/2020



PUBLIC UTILITY EASEMENT (PUE) DETAIL

SCALE: 1" = 40'

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 3 OF 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

THAT CONTINENTAL HOES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE CERTAIN 153.340 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 27.290 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, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB KHOURY, 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 _____, 2020.

City Council

AGENDA ITEM REPORT



To:

Subject: Consideration and possible action on an Ordinance of the City of Hutto, Texas amending Article 1.02, City Council, Division 1. Generally, of the Hutto City Code by adding Section 1.02.001, Investigations by City Council; providing for penalties and an effective date. (Second Reading)

Meeting: City Council - 21 May 2020

Department: City Secretary

Staff Contact: Holly Nagy City Secretary

BACKGROUND INFORMATION:

1st Reading: May 7, 2020

2nd Reading: May 21, 2020

ORDINANCE NO. O-2020-014

**ORDINANCE OF CITY OF HUTTO, TEXAS, AMENDING
ARTICLE 1.02 CITY COUNCIL, DIVISION 1. GENERALLY,
OF THE HUTTO CITY CODE BY ADDING SECTION
1.02.001 INVESTIGATIONS BY CITY COUNCIL; AND
PROVIDING FOR PENALTIES, SEVERABILITY,
PUBLICATION, REPEALING AND EFFECTIVE DATE**

WHEREAS, Article III, Section 3.16, Investigative Body, of the Hutto City Charter gives the City Council the power to investigate and inquire into the official conduct of any department, agency, office, officer or employee of the City; and

WHEREAS, the City Council of the City of Hutto, Texas desires to amend the Hutto City Code to add a section for investigations by the City Council.

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

SECTION I

That the findings set forth, above, are incorporated into the body of this Order as if fully set forth, herein.

SECTION II

That the Code of Ordinances of the City of Hutto, is hereby amended by amending Article 1.02 City Council, Division 1. Generally, by adding section 1.02.001 entitled “Investigations by City Council,” to read as follows:

Section 1.02.001 Investigations by the City Council

(a) Definitions. In this section:

- (1) “Privileged” includes information that a federal or Texas statute or rule makes confidential.
- (2) “Evidence” means relevant information in any form.
- (3) The terms “investigation” and “inquiry” are synonymous.
- (4) “Documents” and “Papers” include electronically stored information.
- (5) “Motion” of a Council member means a motion or objection that has been seconded by another Council member.
- (6) “Subpoena” means a subpoena issued by or on behalf of the City Council for testimony or things, and includes any attachments, exhibits, schedules, or other

documents or matters that may be served with a subpoena or incorporated by reference into a subpoena.

- (b) The City Council under Hutto City Charter Section 3.16 has the power to inquire into and investigate the official conduct of any department, agency, office, officer, or employee of the City and for that purpose has the power to administer oaths, subpoena witnesses, and compel the production of books, papers, and other evidence material to the inquiry. References to any law or rule in this Section refer to such version or successor of the referenced law or rule as it exists when it would be relevant to conduct under this Section. This Section among other things, adopts procedures applicable to those inquiries and investigations, and sets penalties for failure to comply with such subpoenas.
- (c) Subpoenas shall conform in form substantially to the form of subpoenas prescribed by the Texas Rules of Civil Procedure, except that they shall be issued in the name of the Hutto City Council and signed by the Mayor, City Manager, or City Secretary on behalf of the City Council. No deviation of form will render the City subpoena defective or unenforceable except to the extent that the deviation renders the City subpoena unintelligible to a person of normal intelligence, and any defect in the form of subpoena, and any other matter rendering a portion of any City subpoena unenforceable will not affect the validity and enforceability of any remaining portion of such subpoena.
- (d) Witnesses and custodians of evidence who are subject to a City subpoena are entitled to fees as provided by the Civil Practice and Remedies Code, except that no fees are due until completion of the witness or custodian's performance as required by such subpoena, and no fees are due to the extent that the witness has a duty to appear and testify or to produce documents or things under another law or contract, except as may be provided in such other law or contract.
- (e) Subpoenas shall be served by any means permitted by the Texas Rules of Civil Procedure or by U.S. first class certified mail or by commercial express delivery service upon agents described in subsection (e) (iii) below. The City Council or the City Manager, if authorized by the City Council, may authorize alternative means of service that a court could authorize under the Texas Rules of Civil Procedure upon finding by the City Council that the factual predicates as provided by the Texas Rules of Civil Procedure for using such alternative means exist. However, no defect in service will affect the enforceability of any subpoena if the subject thereof received actual or constructive notice of the subpoena sufficient to enable compliance therewith or to put the subject on notice of the existence of the subpoena such that further inquiry into the full facts respecting the subpoena would have been reasonable under the circumstances.
 - (1) Any individual over 18 years of age may serve a subpoena.
 - (2) Subpoenas should not be served more than 100 miles from Hutto City Hall except that service is permitted as follows:
 - (A) Anywhere they may be found upon an individual permanently residing in the City;
 - (B) Anywhere they may be found upon a business entity whose principle place of business in the City;

- (C) Anywhere they may be found upon any agent designated by contract or law as an agent to receive service of process for any individual or entity who has contracted with the City, has provided goods or services to the City, or has received anything of value from the City, if the subpoena relates in whole or in part to such individual's or entity's dealings with the City. [[1]]
- (f) In addition to any other remedies and penalties, any individual or entity who shall be duly served with a subpoena for testimony, documents, and/or other things who shall fail or refuse timely to obey all of the terms and conditions of the subpoena or subpoena duces tecum, including, without limitation, refusing to be sworn or affirm under penalty of perjury, shall be deemed guilty of criminal contempt against the authority of City Council and such contempt is hereby declared to be an ordinance violation; and, upon conviction therefore, such person shall be punished as provided in this section.
- (g) In addition to constituting any offense under state law, is an offense and violation of the City Code for any person to intentionally or knowingly impede, disrupt or interfere with any investigation or inquiry under this Section, including, any proceeding of the City Council under this Section, the service of or obedience to any subpoena issued under this Section, and any compelled or voluntary production of documents or things, or oral statements whether or not under oath in any proceeding under this Section, or to destroy, alter, or conceal any evidence, document, information, or thing relevant to an inquiry under this Section, to suborn false statements or perjury in a proceeding under this Section.
- (h) The Municipal Court of the City shall have the power to hear and determine alleged violations of this Section, and upon the conviction of anyone thereunder shall punish all such guilty persons as allowed by Hutto City Code Section 1.01.009, General penalty for violations of code.
- (i) In addition to any other remedies and penalties, the Municipal Court of the City and any justice court, county court or county judge exercising trial jurisdiction, county court at law, or state district court sitting in Williamson County, Texas, is hereby granted jurisdiction and is authorized to hear, determine, and adjudicate proceedings to enforce a subpoena issued under this Section. Such court may, in addition to any remedy authorized by law or equity, modify a subpoena as necessary to comply with constitutional, statutory or other legal requirements, and/or order compliance with such subpoena as issued or to coerce compliance with the court's compliance order through civil contempt.
- (j) Investigations and inquiries conducted under this Section will comply with the Texas Open Meetings Act and other Charter provisions, ordinances, resolutions, directives, and policies respecting the conduct of City Council meetings.
- (k) The City Attorney will provide legal advice respecting investigations and inquiries under this Section.
- (l) Investigations and inquiries under this section are commenced by majority vote of the City Council upon a properly posted action agenda item, either to commence an investigation or inquiry into any matter permitted by this Section, or to authorize the issuance of one or more subpoenas relating to any matter into which an investigation or inquiry is permitted by this Section. A City Council vote to issue a subpoena under this Section also includes

the opening of an investigation or inquiry under this Section, regardless of whether the motion on subpoena authorization so provides.

- (m) The Mayor presides over Investigations and inquiries under this Section, administers oaths to witnesses, and rules on questions of privilege, and whether to exclude information as privileged, irrelevant, redundant, or inherently unreliable. However, any Councilmember may ask for a vote on any evidentiary ruling and the majority vote of the City Council will determine the ruling. The rules of evidence do not apply to any investigation or inquiry under this Section except that the Texas Rules of Evidence and judicial caselaw respecting privileges apply. The City Council may disregard untrustworthy evidence and may weigh conflicting evidence.
- (n) The Mayor, any Councilmember, and the City Attorney may question witnesses in any inquiry or investigation under this Section.
- (o) No formalities are required for concluding an investigation or inquiry under this Section.
- (p) At or after the conclusion of any investigation or inquiry, at a properly posted City Council meeting, City Council may but is not required to direct that a summary or report of the investigation prepared by the City Attorney or City Manager, and may but is not required to approve, disapprove, modify, or adopt such summary or report, in whole or in part. The City Council, City Manager, or City Attorney may refer any or all of the information or matters obtained through an investigation or inquiry under this Section to any other governmental officer or body.
- (q) There is no authority to “seal” or make confidential any information or matter obtain in an inquiry or investigation except as permitted or required by the Texas Open Meetings Act and the Texas Public Information Act, Texas Government Code chapters 551 and 552.
- (r) No officer or employee of the City will be required to answer questions relevant to their asserting their right against self-incrimination under the United States and Texas constitutions without the approval of the City Attorney.
- (s) The City Council has the discretion to permit members of the public having a concrete interest in the subject of an investigation to submit questions in writing for the City Attorney to propound to a witness. The City Attorney has discretion not to ask improper questions, subject to being overruled by a majority of the City Council on motion of any Council member.
- (t) Any testifying witness at an inquiry or investigation under this section has the right to consult with an attorney in confidence during such questioning, and to reasonable recesses to permit such consultation, but the Mayor may limit the timing or duration of such recesses within reason, subject to being overruled by a majority of the City Council on motion of any Council member.

SECTION III Severability Clause

If any subsection, sentence, clause, phrase, or word of this Ordinance or any application of it to any person, structure, gathering, or circumstance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, then such decision will not affect the validity of the

remaining portions or applications of this Ordinance and those provisions or applications shall remain in full force and effect.

SECTION IV Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION V Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VI Open Meetings Clause

The 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 hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VII Effective Date

This ordinance shall take effect and be in force from and after the date of the second publication of the ordinance in the official newspaper of the City of Hutto.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Stacy Schmitt, City Secretary

(SEAL)

READ and **APPROVED** on first reading on the **7th** day of **May**, 2020, at a meeting of the City Council of the City of Hutto, Texas at which a quorum was present and for which due notice was given pursuant to Section 551.00, et. seq., of the Texas Government Code.

READ and **APPROVED** on second reading on the **21st** day of **May**, 2020, at a meeting of the City Council of the City of Hutto, Texas at which a quorum was present and for which due notice was given pursuant to Section 551.00, et. seq., of the Texas Government Code.

City Council

AGENDA ITEM REPORT



To:

Subject: Amend Disaster Ordinance

Meeting: City Council - 21 May 2020

Department: Legal

Staff Contact: Dottie Palumbo City Attorney

BACKGROUND INFORMATION:

To update citizens and remain in compliance with the Governor's Orders regarding the open meetings requirements.

City Council

AGENDA ITEM REPORT



To:

Subject: Consideration and possible action on an Ordinance to amend section 2.04.002- Police Department.

Meeting: City Council - 21 May 2020

Department: Assistant City Manager

Staff Contact: Byron Frankland

BACKGROUND INFORMATION:

Section 2.04.002 Police Department is currently in direct conflict with the City's Charter. This proposed Ordinance will amend the conflict.

ATTACHMENTS:

[Ordinance Amending Section 2.04.002 Police Department2](#)

ORDINANCE NO. O-_____

AN ORDINANCE AMENDING CHAPTER 2: ADMINISTRATION AND PERSONNEL, OF THE CITY OF HUTTO'S CODE OF ORDINANCES, TO AMEND ARTICLE 2.04 POLICE, SECTION 2.04.002 POLICE DEPARTMENT TO BE IN COMPLIANCE WITH THE CHARTER; AND PROVIDING FOR EFFECTIVE DATE, PUBLICATION, SEVERABILITY, REPEAL, OPEN MEETINGS CLAUSE AND ENACTMENT.

WHEREAS, the City has determined that Section 2.04.002 Police Department is in direct conflict with the City's Charter; and

WHEREAS, the City has determined that the ordinance is no longer effective and should be amended; and

WHEREAS, the City Council of the City of Hutto, Texas, finds it to be in the best interest of the public safety, health and general welfare of the City to amend Section 2.04.002.

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

SECTION I.

The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION II.

That the Code of Ordinances of the City of Hutto, is hereby amended to read as follows:

(c) Chief of police. The position of chief of police is hereby declared to be an appointive office of the city, and such office shall be filled by the city ~~council~~ manager. The chief of police shall hold his office at ~~the will and pleasure of the city council~~ and shall receive such compensation as the city ~~council manager may from time to time determine by resolution~~ shall determine in the adopted or amended budget. The chief of police shall be the chief police officer of the city and, as such, shall have responsibility of the administration of the department and supervision over the other members of the police department pursuant to such policies, procedures and guidelines as may be established from time to time by resolution of the city council.

SECTION III. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION IV. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION V. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VI. Open Meetings Clause

The 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 hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VII. Effective Date

This ordinance shall take effect and be in force from and after the date of the second publication of the ordinance in the official newspaper of the City of Hutto.

City Charter Sec. 3.13, Ordinances in General, the requirements for reading on two separate days was dispensed with by affirmative vote of all the City Council members present. Motion made by _____ to dispense with second reading. Motion seconded by _____. (Record the vote)

Adopted by the City Council for the City of Hutto, Texas, on first reading on the ____ day of _____, 2020.

THE CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

By: _____
Stacy Schmitt, City Secretary

(SEAL)

ORDINANCE NO. O-_____

AN ORDINANCE AMENDING CHAPTER 2: ADMINISTRATION AND PERSONNEL, OF THE CITY OF HUTTO'S CODE OF ORDINANCES, TO AMEND ARTICLE 2.04 POLICE, SECTION 2.04.002 POLICE DEPARTMENT TO BE IN COMPLIANCE WITH THE CHARTER; AND PROVIDING FOR EFFECTIVE DATE, PUBLICATION, SEVERABILITY, REPEAL, OPEN MEETINGS CLAUSE AND ENACTMENT.

WHEREAS, the City has determined that Section 2.04.002 Police Department is in direct conflict with the City's Charter; and

WHEREAS, the City has determined that the ordinance is no longer effective and should be amended; and

WHEREAS, the City Council of the City of Hutto, Texas, finds it to be in the best interest of the public safety, health and general welfare of the City to amend Section 2.04.002.

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

SECTION I.

The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION II.

That the Code of Ordinances of the City of Hutto, is hereby amended to read as follows:

(c) Chief of police. The position of chief of police is hereby declared to be an appointive office of the city, and such office shall be filled by the city ~~council~~ manager. The chief of police shall hold his office at ~~the will and pleasure of the city council~~ and shall receive such compensation as the city ~~council manager may from time to time determine by resolution~~ shall determine in the adopted or amended budget. The chief of police shall be the chief police officer of the city and, as such, shall have responsibility of the administration of the department and supervision over the other members of the police department pursuant to such policies, procedures and guidelines as may be established from time to time by resolution of the city council.

SECTION III. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION IV. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION V. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VI. Open Meetings Clause

The 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 hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VII. Effective Date

This ordinance shall take effect and be in force from and after the date of the second publication of the ordinance in the official newspaper of the City of Hutto.

City Charter Sec. 3.13, Ordinances in General, the requirements for reading on two separate days was dispensed with by affirmative vote of all the City Council members present. Motion made by _____ to dispense with second reading. Motion seconded by _____. (Record the vote)

Adopted by the City Council for the City of Hutto, Texas, on first reading on the ____ day of _____, 2020.

THE CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

By: _____
Stacy Schmitt, City Secretary

(SEAL)

City Council

AGENDA ITEM REPORT



To:

Subject: Consideration and possible action to approve an Ordinance adopting an adjournment time for City Council meetings.

Meeting: City Council - 21 May 2020

Department:

Staff Contact:

ORDINANCE NO. O-_____

AN ORDINANCE AMENDING CHAPTER 1: GENERAL PROVISIONS, OF THE CITY OF HUTTO'S CODE OF ORDINANCES, TO AMEND ARTICLE 1.02 CITY COUNCIL, DIVISION 2 MEETINGS, SECTION 1.02.031 DATE AND TIME OF MEETINGS TO INCLUDE AN ADJOURNMENT TIME; AND PROVIDING FOR EFFECTIVE DATE, PUBLICATION, SEVERABILITY, REPEAL, OPEN MEETINGS CLAUSE AND ENACTMENT.

WHEREAS, the City has determined that Section 1.02.031 Date and time of regular meetings is in direct conflict with the City's Charter; and

WHEREAS, the City has determined that the ordinance should include a time for adjournment and should be amended; and

WHEREAS, the City Council of the City of Hutto, Texas, finds it to be in the best interest of the public safety, health and general welfare of the City to amend Section 2.04.002.

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

SECTION I.

The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

SECTION II.

That the Code of Ordinances of the City of Hutto, is hereby amended to read as follows:

The city council regular meetings dates shall be set for the first and third Thursday of every month to begin at 7:00 p.m. and adjourn at 11:00 p.m.

SECTION III. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION IV. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION V. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VI. Open Meetings Clause

The 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 hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VII. Effective Date

This ordinance shall take effect and be in force from and after the date of the second publication of the ordinance in the official newspaper of the City of Hutto.

City Charter Sec. 3.13, Ordinances in General, the requirements for reading on two separate days was dispensed with by affirmative vote of all the City Council members present. Motion made by _____ to dispense with second reading. Motion seconded by _____. (Record the vote)

Adopted by the City Council for the City of Hutto, Texas, on first reading on the ____ day of _____, 2020.

THE CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

By: _____
Stacy Schmitt, City Secretary

(SEAL)

City Council

AGENDA ITEM REPORT



To: City Council

Subject: Public hearing, consideration and possible action to adopt a resolution of the City of Hutto, Texas, authorizing and creating the Durango Farms Public Improvement District within the City of Hutto pursuant to Chapter 372 Texas Local Government Code (Jessica Geray).

Meeting: City Council - 21 May 2020

Department: Economic Development

Staff Contact: Jessica Geray

BACKGROUND INFORMATION:

AIR-20-130 - This item is related to the Durango Farms development, approximately 105 acres of land located on FM 1660 North. The following actions have taken place related to the proposed development,

- Development Agreement - approved by City Council August 1, 2019
- Voluntary Annexation – approved by City Council September 19, 2019
- Planned Unit Development Zoning - approved by the City Council on October 17, 2019.
- Preliminary Plat - approved by the City Council on November 7, 2019.

A Public Improvement District allows for qualified public improvements, as defined in Chapter 372 of the Texas Local Government Code, to be funded through the levying of assessments on the property within the District. The City has received a petition by the landowners requesting a Public Improvement District (PID) be created on their property to design, acquire, and construct up to \$15,000,000.00 of authorized improvements as allowed by statute and accepted by the City Council.

This agenda item seeks to establish the boundaries of the PID only and does not levy any assessments on the property. The next steps will include further analysis of the financials in combination with the Service and Assessment Plan which lays out the project budget, descriptions of proposed improvements, method and amount of assessment. No assessments are levied on the property within the PID boundary until there are two additional public hearings and Council approves an ordinance setting the levy.

Staff has identified the special benefit of this project to be a Community Benefit fee of \$2,000,000.00 which can be used to construct the Lakeside Estates Lift Station Decommissioning Interceptor and the donation of parkland above and beyond the requirements by the Unified Development Code. These items need to be incorporated into an amendment to the development agreement. The applicant will also establish a Homeowners Association to do restrictive covenants for aesthetic requirements for the homes.

FINANCIAL IMPACT:

If approved this resolution only establishes the PID Boundary. No assessments on the property are levied until City Council holds two public hearings and approves an ordinance to set the levy.

All costs associated with the analyzing the suitability of the proposed PID and drafting of documents are covered either through the development fee submitted by the applicant or through the PID itself.

RECOMMENDATION:

Staff recommends only the public hearing occur at this meeting and that it be adjourned until such time as the amended development agreement can also be brought back.

ATTACHMENTS:

[Resolution](#)

[Petition](#)

[Existing Development Agreement](#)

CITY OF HUTTO

RESOLUTION NO. - _____

RESOLUTION OF THE CITY OF HUTTO, TEXAS, AUTHORIZING AND CREATING THE DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF HUTTO PURSUANT TO CHAPTER 372 TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City (the “City Council”) of Hutto, Texas (the “City”) has received a petition (the “Petition”) requesting creation of a public improvement district (the “District”) under Chapter 372 of the Texas Local Government Code (the “Act”), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Williamson County) in the proposed District and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the proposed District are described in as Exhibit A attached hereto, said area for the District being within the boundaries and/or the extraterritorial jurisdiction of the City; and

WHEREAS, the petition for the District initially identified the District name to be “Durango Downs” but the District is now to be referred to as “Durango Farms”; and

WHEREAS, after providing all notices required by the Act, the City conducted a public hearing on the advisability of the improvements and services described in the Petition.

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

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

SECTION 2: The Petition submitted to the City was filed with the City Secretary and complies with Subchapter A of the Act.

SECTION 3. Notice was provided to the property owners and notice in the newspaper as required by law. Pursuant to the requirements of the Act, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing, hereby finds and declares:

- (a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements described in the Petition and this Resolution.

The Authorized Improvements will promote the interests of the City and will confer a special benefit on the District.

- (b) General Nature of the Proposed Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking facilities, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) - (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) - (vii) above, including costs of establishing, administering and operating the District.
- (c) Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements is \$15,000,000.00 (including issuance and other financing costs).
- (d) Proposed District Boundaries. The District is proposed to include approximately 105 acres of land generally located in Hutto, Williamson County, Texas, and being more fully described in Exhibit A attached hereto.
- (e) Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.
- (f) Proposed Apportionment of Cost between the District and the City. Approval and creation of the District will not obligate the City to provide any funds to finance the Public Improvements. All of the costs of the Public Improvements will be paid from assessments levied on the property within the District and from other funds available to the Owner
- (g) Management of the District. The District shall be managed by the City. The City may contract with a consultant or third-party administrator, who shall, from time to time, advise the City regarding certain operations of the District.

- (h) Advisory Body. The District shall be currently managed without the creation of an advisory body. The City Council reserves the right to appoint an advisory body in the future.

SECTION 4. The Durango Farms Public Improvement District is hereby authorized and created as a Public Improvement District under the Act in accordance with the findings as to the advisability of the Authorized Improvements contained in this Resolution.

SECTION 5. The City's staff is directed to give notice of the authorization for the establishment of the Durango Farms Public Improvement District by publishing a copy of this Resolution once in a newspaper of general circulation within the City. Such authorization shall take effect and the Durango Farms Public Improvement District shall be deemed to be established effective upon the publication of such notice. The Durango Farms Public Improvement District shall exist until dissolved or terminated as provided by law.

SECTION 6. This Resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

[Signature page follows]

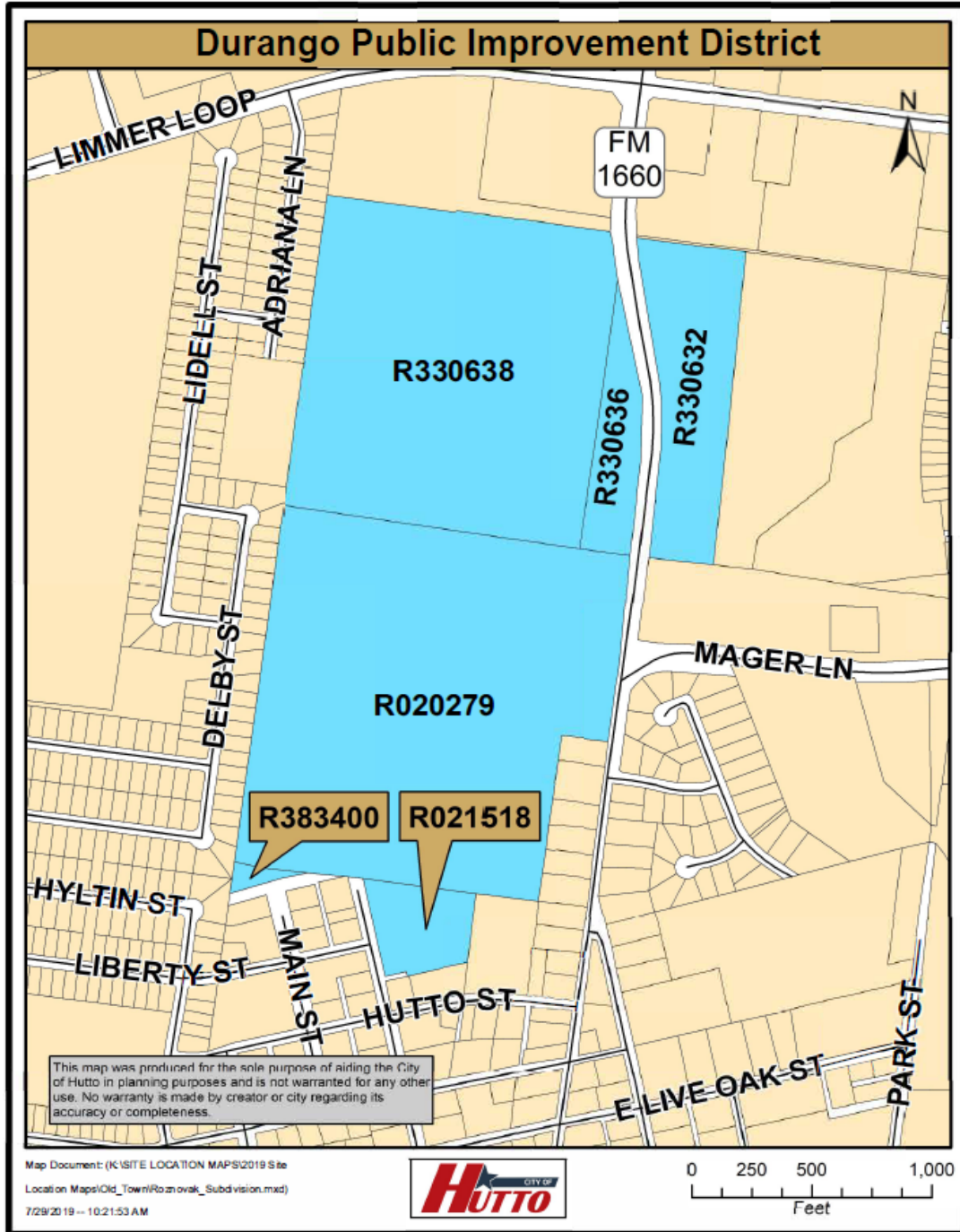
PASSED & APPROVED by the **CITY COUNCIL** of the **CITY OF HUTTO** on the ____ day
of _____, 2020 on vote of ____ AYES; ____ NAYS; ____ ABSTENTIONS.

MAYOR
CITY OF HUTTO

ATTEST:

CITY SECRETARY
CITY OF HUTTO

**EXHIBIT A
BOUNDARIES**



"EXHIBIT __"

DESCRIPTION OF 94.560 ACRES OF LAND IN THE J. SHELTON SURVEY, ABSTRACT NO. 560, THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 96.99 ACRE TRACT DESIGNATED AS TRACT ONE AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 94.560 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of the said 96.99 acre tract, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, same being the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the easterly southeast corner of the said 201.06 acre tract, crossing the said 96.99 acre tract, with the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

1. with the arc of a curve to the left, having a radius of 1,186.28 feet, an arc distance of 167.73 feet, and a chord which bears S 05°38'19" E, a distance of 167.59 feet to a calculated point-of-tangency, from which a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found bears S 84°08'53" W, a distance of 0.45 feet,
2. S 09°45'32" E, a distance of 467.63 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-curvature,
3. with the arc of a curve to the right, having a radius of 1,106.28 feet, an arc distance of 335.98 feet, and a chord which bears S 01°06'29" E, a distance of 334.69 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-tangency,
4. S 07°51'42" W, a distance of 790.50 feet to a 3/4-inch iron rod found at an angle point, and
5. S 07°39'43" W, a distance of 421.01 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found in the west line of the said 3.722 acre tract, in the north line of a certain called 0.51 acre tract described in the deed to Nadine Carole Johnson and Dennis Johnson of record in Document No. 2006083936, Official Public Records of Williamson County, Texas, for a southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 1433" found in the west right-of-way line of said F.M. 1660 at the northeast corner of the said 0.51 acre tract bears S 82°31'24" E, a distance of 21.83 feet;

THENCE N 82°16'34" W, leaving the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, crossing the said 96.99 acre tract, with the north line of the said 0.51 acre tract, and with a south line of the tract described herein, a distance of 179.38 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at the northwest corner of the said 0.51 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 07°29'25" W, continuing across the said 96.99 acre tract, with the west line of the said 0.51 acre tract, with the east line of the tract described herein, a distance of 114.42 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 1433" found at a re-entrant corner of the said 96.99 acre tract, at the southwest corner of the said 0.51 acre tract, same being the northwest corner of a certain called 4/5ths of an acre described in the special warranty deed with life estate to Robert W. Kaderka and wife, Bonnie Kaderka of record in Document No. 2015074295, Official Public Records of Williamson County, Texas, for an angle point in the east line of the tract described herein;

THENCE S 07°42'22" W, with the east line of the said 96.99 acre tract, with the west line of the said 4/5ths of an acre tract, and with the west line of a certain called 0.51 acre tract described in the deed to Bruce Craig Cunningham of record in Volume 1954, Page 227, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 180.55 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point;

Williamson County, Texas
J. Shelton Survey, Abstract No. 560
E. Thomason Survey, Abstract No. 844
W.J. Brown Survey, Abstract No. 105

94.560 Acres
Page 2 of 3

THENCE S 06°40'19" W, with the east line of the said 96.99 acre tract, with the west line of the said 0.51 acre tract, and with the west line of a certain called 0.484 acre tract described in the deed to Marla Dawn Burns of record in Document No. 9722814, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 200.68 feet to a ½-inch iron rod found in the north line of a certain called 0.480 acre tract described in the deed to John A. Drummond, Sr. of record in Document No. 9662944, Official Public Records of Williamson County, Texas, at the southwest corner of the said 0.484 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 81°53'59" W, with the north line of the said 0.480 acre tract and a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 10.57 feet to a fence corner post found at a re-entrant corner;

THENCE S 08°03'45" W, with the west line of the said 0.480 acre tract and the west line of a certain called 0.59 acre tract described in the deed to Jonathan M. Wagner and Marci H. Wagner of record in Document No. 2016117309, Official Public Records of Williamson County, Texas, with the east line of the said 96.99 acre tract, with the east line of the tract described herein, a distance of 223.01 feet to a concrete monument found in the north line of a certain called 2.47 acre tract described in the deed to Charles E. Holland and Deborah D. Holland of record in Volume 868, Page 561, Deed Records of Williamson County, Texas, at the southwest corner of the said 0.59 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 82°23'05" W, with the north line of the said 2.47 acre tract, with a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 242.61 feet to a 3/8-inch iron rod found at the northwest corner of the said 2.47 acre tract, at the northeast corner of Block 4, Hutto and Metcalfe Addition, a subdivision according to the plat of record in Book 66, Page 148, Deed Records of Williamson County, Texas, and as shown on the Revised Map of City of Hutto of record in Cabinet A, Slide 221, Plat Records of Williamson County, Texas, for a re-entrant corner of the tract described herein;

THENCE S 07°38'01" W, with the west line of the said 2.47 acre tract and an east line of the said 96.99 acre tract, with the east line of said Block 4 and Block 3, said Hutto and Metcalfe Addition, with an east line of the tract described herein, a distance of 298.64 feet to a ½-inch iron rod found at the southeast corner of said Block 3, Hutto and Metcalfe Addition, and the northeast corner of a certain called 0.659 acre tract described in the deed to Dennis O. Johnson and Nadine C. Johnson of record in Document No. 2001074832, Official Public Records of Williamson County, Texas, for the southerly southeast corner of the tract described herein;

THENCE S 77°34'56" W, crossing the said 96.99 acre tract, with the north line of the said 0.659 acre tract, with the south line of the tract described herein, a distance of 253.79 feet to a ¾-inch iron rod found at the northwest corner of the said 0.659 acre tract, and the northeast corner of Lot 2, Block 2, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein,

THENCE S 77°37'39" W, continuing across the said 96.99 acre tract, with the north line of said Lot 2, Block 2, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 91.78 feet to a concrete monument found in a west line of the said 96.99 acre tract, at the intersection of the south line of an alley and the east right-of-way line of East Street, a 60-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, at the northwest corner of said Lot 2, Block 2, Hutto and Metcalfe Addition, for the southerly southwest corner of the tract described herein;

THENCE N 12°28'30" W, with the east right-of-way line of said East Street, the west line of the said 96.99 acre tract, with the west line of Lot 6, Block 2, and the west line of Block 5, said Hutto and Metcalfe Addition, with a west line of the tract described herein, a distance of 439.34 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at the northeast terminus of said East Street, at the northwest corner of said Block 5, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE N 82°21'12" W, with the south line of the said 96.99 acre tract, with the north terminus of said East Street, with the northeast terminus of Capitol Street, a 50-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, with the south line of the tract describe herein, a distance of 220.17 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point in the north right-of-way line of said Capitol Street, at the east corner of Block 9, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE S 76°41'29" W, with the south line of the said 96.99 acre tract, with the north right-of-way line of said Capitol Street, with the south line of Block 9 and Block 13, said Hutto and Metcalfe Addition, a distance of 350.53 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 4, Block F, Hutto Square Section 1, a subdivision according to the plat of record in Cabinet W, Slides 263-267, Plat Records of Williamson County, Texas, at a southwest corner of the said 96.99 acre tract, for a southwest corner of the tract described herein;

LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

Williamson County, Texas
J. Shelton Survey, Abstract No. 560
E. Thomason Survey, Abstract No. 844
W.J. Brown Survey, Abstract No. 105

94.560 Acres
Page 3 of 3

THENCE with the west line of the said 96.99 acre tract, the east line of said Hutto Square Section 1, the east line of Hutto Square Section 2, a subdivision according to the plat of record in Cabinet Y, Slides 154-157, Plat Records of Williamson County, Texas, with the east line of Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138-139, Plat Records of Williamson County, Texas, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°40'21" E, a distance of 55.89 feet to a ½-inch iron rod with a plastic cap stamped "4391" found at the north corner of Lot 4, the east corner of Lot 5, southeast corner of Lot 39, and the south corner of Lot 40, Block F, said Hutto Square Section 1, for an angle point of the tract described herein,
2. N 07°38'18" E, a distance of 655.93 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 48, Block F, said Hutto Square Section 2, for an angle point of the tract described herein,
3. N 07°46'41" E, a distance of 230.55 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 4391" found at the northeast corner of Lot 51 and the southeast corner of Lot 52, Block F, said Hutto Square Section 2, for an angle point of the tract described herein, and
4. N 07°46'30" E, a distance of 2,059.60 feet to a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract, for the northwest corner of the tract described herein;

THENCE S 82°15'43" E, with the north line of the said 96.99 acre tract and a south line of the said 201.06 acre tract, with the north line of the tract described herein, a distance of 1,222.52 feet to the **POINT OF BEGINNING** and containing 94.560 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

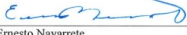
THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of April, 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 03rd day of May 2019 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

"EXHIBIT ____"

DESCRIPTION OF 10.554 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 11.10 ACRE TRACT DESIGNATED AS TRACT TWO AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.554 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of a certain called 96.99 acre tract designated as Tract One and described in said deed to Jerry E. Roznovak and wife, Hilda Roznovak of record in Volume 443, Page 472, Deed Records of Williamson County, Texas, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, and the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, from which a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138 and 139, Plat Records of Williamson County, Texas, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract bears N 82°15'43" W, a distance of 1,222.52 feet;

THENCE S 82°15'43" E, crossing the said F.M. 1660 right-of-way, a distance of 97.80 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east right-of-way line of said F.M. 1660, in the north line of the said 11.10 acre tract, at the northeast corner of the said 3.722 acre tract and the southeast corner of a certain called 1.529 acre tract described in the deed to the State of Texas of record in Volume 476, Page 603, Deed Records of Williamson County, Texas, in the south line of a certain called 135 acre tract described in the deed to Janet Lynn Barnard, Trustee for the Janet Lynn Barnard Family 1984 Trust of record in Volume 1126, Page 800, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 65.234 acre tract conveyed to CMSAL-2 L.L.C. of record in Document No. 2011084930, Official Public Records of Williamson County, Texas, and described in Document No. 1999014821, Official Public Records of Williamson County, Texas, for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found in the east right-of-way line of said F.M. 1660, in the east line of the said 1.529 acre tract, and the west line of a certain called 28.449 acre tract described in the deed to North Town Commons, LLC of record in Document No. 2007062953, Official Public Records of Williamson County, Texas, bears N 03°15'10" W, a distance of 192.32 feet, and from which a ½-inch iron rod found bears N 02°00'51" W, a distance of 10.60 feet;

THENCE S 82°15'43" E, with the north line of the said 11.10 acre tract and the south line of the said 135 acre tract, with the south line of the said 65.234 acre tract, with the north line of the tract described herein, a distance of 498.95 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the northeast corner of the said 11.10 acre tract, at a re-entrant corner of the said 135 acre tract, in the south line of the said 65.234 acre tract, for the northeast corner of the tract described herein;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 135 acre tract, with the east line of the tract described herein, at a distance of 9.91 feet, passing a ½-inch iron rod with a plastic cap stamped "PAPE DAWSON" found, and continuing for a total distance of 17.36 feet to a calculated point for a southeast corner of the tract described herein, from which a ½-inch iron rod found bears N 74°00'05" E, a distance of 0.23 feet;

THENCE leaving the west line of the said 135 acre tract, crossing the said 11.10 acre tract, with a south, east, and north line of the tract described herein, the following three (3) courses and distances:

1. N 82°21'59" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
2. S 07°38'01" W, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner, and
3. S 82°21'59" E, a distance of 50.00 feet to a calculated point in the east line of the said 11.10 acre tract and west line of a certain called 72.025 acre tract described in the deed to Mager Meadows, LP of record in Document No. 2004018146, Official Public Records of Williamson County, Texas, for a northeast corner of the tract described herein, from which a ½-inch iron rod found bears S 61°01'59" E, a distance of 0.33 feet;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 72.025 acre tract, with the east line of the tract described herein, a distance of 1,292.44 feet to a ½-inch iron rod found in the north line of a certain called

Williamson County, Texas
E. Thomason Survey, Abstract No. 844
Canutillo Colony Ditch Company Survey, Abstract No. 693

10.554 Acres
Page 2 of 2

9.862 acre tract described in the deed to Herbert L. Prewitt and wife, Connie E. Prewitt of record in Volume 876, Page 655, Deed Records of Williamson County, Texas, at the southwest corner of the said 72.025 acre tract and the southeast corner of the said 11.10 acre tract, for the southeast corner of the tract described herein;

THENCE N 82°26'32" W, with the south line of the said 11.10 acre tract and the north line of the said 9.862 acre tract, with the south line of the tract described herein, at a distance of 2.07 feet, passing a concrete monument found 0.12 feet north of the line, and continuing for a total distance of 285.57 feet to a 5/8-inch iron rod found in the east right-of-way line of said F.M. 1660, and the south line of the said 11.10 acre tract, at a southeast corner of the said 3.722 acre tract and the northeast corner of a certain called 0.311 acre tract described in the deed to the State of Texas of record in Volume 476, Page 612, Deed Records of Williamson County, Texas, at the northwest corner of the said 9.862 acre tract, for the southwest corner of the tract described herein;

THENCE crossing the said 11.10 acre tract, with the east right-of-way line of said F.M. 1660, with the east line of the said 3.722 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°21'46" E, a distance of 421.34 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point,
2. N 07°33'54" E, a distance of 324.41 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point,
3. N 13°27'20" W, a distance of 513.66 feet to a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at an angle point, and
4. N 03°15'10" W, a distance of 138.59 feet to the **POINT OF BEGINNING** and containing 10.554 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of April and May, 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of May 2019 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO FINANCE
IMPROVEMENTS TO DURANGO DOWNS DEVELOPMENT

THE STATE OF TEXAS §
 §
CITY OF HUTTO §

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF HUTTO

The undersigned petitioners (the "*Petitioners*"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "*Act*"), request that the City of Hutto create a public improvement district (the "*District*") in the territory described in Exhibit A attached hereto (the "*Land*") within the City of Hutto, Texas (the "*City*"), and in support of this petition the Petitioners would present the following:

Section 1. Standing of Petitioners. In compliance with the requirements of Texas Local Government Code, Section 372.005(b), as determined by the current tax roll of the Williamson County Appraisal District, the Petitioners constitute: (i) the owners of taxable real property representing more than 50% of the appraised value of real property liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under such proposal. The Petitioners also include the intended successors in interest to certain owners of taxable real property within the area proposed for the District, and who will be responsible for the assessments against the property within the District.

Section 2. General Nature of the Proposed Construction and Maintenance of the Public Improvements. The general nature of the proposed public improvements are: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking facilities, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District.

Section 3. Estimated Cost and Terms of the Proposed Construction of the Public Improvements. The estimated cost of the proposed construction is \$15,000,000.00 (including issuance and other financing costs).

Section 4. Boundaries. The proposed boundaries of the District are described on Exhibit A attached hereto.

Section 5. Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) the assessments to be collected each year, and

(iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

Section 8. Advisory Board. An advisory board may be established by the City Council of the City (the "*City Council*") and recommend an improvement plan to the City Council.

The signers of this petition request the establishment for the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

[Signature on following page]

PETITIONERS:

By: Jerry Wayne Roznovak
Name: Jerry Wayne Roznovak

By: Nadine Carole Johnson
Name: Nadine Carole Johnson

EXHIBIT A
PROPERTY DESCRIPTION

"EXHIBIT __"

DESCRIPTION OF 94.560 ACRES OF LAND IN THE J. SHELTON SURVEY, ABSTRACT NO. 560, THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 96.99 ACRE TRACT DESIGNATED AS TRACT ONE AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 94.560 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of the said 96.99 acre tract, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie H. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, same being the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, for the northeast corner and POINT OF BEGINNING of the tract described herein;

THENCE leaving the easterly southeast corner of the said 201.06 acre tract, crossing the said 96.99 acre tract, with the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

1. with the arc of a curve to the left, having a radius of 1,186.28 feet, an arc distance of 167.73 feet, and a chord which bears S 05°38'19" E, a distance of 167.59 feet to a calculated point-of-tangency, from which a destroyed Texas Department of Transportation (TXDOT) Type-I concrete right-of-way monument found bears S 84°08'51" W, a distance of 0.45 feet,
2. S 09°45'32" E, a distance of 467.63 feet to a Texas Department of Transportation (TXDOT) Type-I concrete right-of-way monument found at a point-of-curvature,
3. with the arc of a curve to the right, having a radius of 1,106.28 feet, an arc distance of 335.98 feet, and a chord which bears S 01°06'29" E, a distance of 334.69 feet to a Texas Department of Transportation (TXDOT) Type-I concrete right-of-way monument found at a point-of-tangency,
4. S 07°51'42" W, a distance of 790.50 feet to a 3/4-inch iron rod found at an angle point, and
5. S 07°39'43" W, a distance of 421.01 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found in the west line of the said 3.722 acre tract, in the north line of a certain called 0.51 acre tract described in the deed to Nadine Carole Johnson and Dennis Johnson of record in Document No. 200608193A, Official Public Records of Williamson County, Texas, for a southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 1433" found in the west right-of-way line of said F.M. 1660 at the northeast corner of the said 0.51 acre tract bears S 82°31'24" E, a distance of 21.83 feet;

THENCE N 82°16'34" W, leaving the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, crossing the said 96.99 acre tract, with the north line of the said 0.51 acre tract, and with a south line of the tract described herein, a distance of 179.38 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at the northwest corner of the said 0.51 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 07°29'25" W, continuing across the said 96.99 acre tract, with the west line of the said 0.51 acre tract, with the east line of the tract described herein, a distance of 114.42 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 1433" found at a re-entrant corner of the said 96.99 acre tract, at the southwest corner of the said 0.51 acre tract, same being the northeast corner of a certain called 4/5ths of an acre described in the special warranty deed with life estate to Robert W. Kaderka and wife, Bonnie Kaderka of record in Document No. 2015074295, Official Public Records of Williamson County, Texas, for an angle point in the east line of the tract described herein;

THENCE S 07°42'22" W, with the east line of the said 96.99 acre tract, with the west line of the said 4/5ths of an acre tract, and with the west line of a certain called 0.51 acre tract described in the deed to Bruce Craig Cunningham of record in Volume 1954, Page 227, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 180.55 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point;

Williamson County, Texas
J. Shelton Survey, Abstract No. 560
E. Thomsen Survey, Abstract No. 844
W.J. Brown Survey, Abstract No. 103

94.360 Acres
Page 2 of 3

THENCE S 06°40'19" W, with the east line of the said 96.99 acre tract, with the west line of the said 0.51 acre tract, and with the west line of a certain called 0.484 acre tract described in the deed to Marla Dawn Flores of record in Document No. 9722814, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 200.68 feet to a 1/4-inch iron rod found in the north line of a certain called 0.480 acre tract described in the deed to John A. Drummond, Sr. of record in Document No. 9665944, Official Public Records of Williamson County, Texas, at the southwest corner of the said 0.484 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 81°33'59" W, with the north line of the said 0.480 acre tract and a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 10.57 feet to a fence corner post found at a re-entrant corner;

THENCE S 08°03'45" W, with the west line of the said 0.480 acre tract and the west line of a certain called 0.59 acre tract described in the deed to Jonathan M. Wagner and Marci H. Wagner of record in Document No. 2016117309, Official Public Records of Williamson County, Texas, with the east line of the said 96.99 acre tract, with the east line of the tract described herein, a distance of 223.01 feet to a concrete monument found in the north line of a certain called 2.47 acre tract described in the deed to Charles E. Holland and Deborah D. Holland of record in Volume 868, Page 561, Deed Records of Williamson County, Texas, at the southwest corner of the said 0.59 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 82°23'03" W, with the north line of the said 2.47 acre tract, with a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 242.61 feet to a 3/8-inch iron rod found at the northwest corner of the said 2.47 acre tract, at the northeast corner of Block 4, Hutto and Metcalfe Addition, a subdivision according to the plat of record in Book 66, Page 148, Deed Records of Williamson County, Texas, and as shown on the Revised Map of City of Hutto of record in Cabinet A, Slide 221, Plat Records of Williamson County, Texas, for a re-entrant corner of the tract described herein;

THENCE S 07°38'01" W, with the west line of the said 2.47 acre tract and an east line of the said 96.99 acre tract, with the east line of said Block 4 and Block 3, said Hutto and Metcalfe Addition, with an east line of the tract described herein, a distance of 298.64 feet to a 1/4-inch iron rod found at the southeast corner of said Block 3, Hutto and Metcalfe Addition, and the northeast corner of a certain called 0.639 acre tract described in the deed to Dennis O. Johnson and Nadine C. Johnson of record in Document No. 2001074832, Official Public Records of Williamson County, Texas, for the southerly southeast corner of the tract described herein;

THENCE S 77°34'56" W, crossing the said 96.99 acre tract, with the north line of the said 0.639 acre tract, with the south line of the tract described herein, a distance of 253.79 feet to a 1/4-inch iron rod found at the northwest corner of the said 0.639 acre tract, and the northeast corner of Lot 2, Block 2, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE S 77°37'39" W, continuing across the said 96.99 acre tract, with the north line of said Lot 2, Block 2, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 91.78 feet to a concrete monument found in a west line of the said 96.99 acre tract, at the intersection of the south line of an alley and the east right-of-way line of East Street, a 50-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, at the northwest corner of said Lot 2, Block 2, Hutto and Metcalfe Addition, for the southerly southwest corner of the tract described herein;

THENCE N 12°28'30" W, with the east right-of-way line of said East Street, the west line of the said 96.99 acre tract, with the west line of Lot 6, Block 2, and the west line of Block 5, said Hutto and Metcalfe Addition, with a west line of the tract described herein, a distance of 439.34 feet to a 1/4-inch iron rod with a plastic cap stamped "RJ Survey" found at the northeast terminus of said East Street, at the northwest corner of said Block 5, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE N 82°21'12" W, with the south line of the said 96.99 acre tract, with the north terminus of said East Street, with the northeast terminus of Capitol Street, a 50-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, with the south line of the tract described herein, a distance of 220.17 feet to a 1/4-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point in the north right-of-way line of said Capitol Street, at the east corner of Block 9, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE S 76°41'29" W, with the south line of the said 96.99 acre tract, with the north right-of-way line of said Capitol Street, with the south line of Block 9 and Block 13, said Hutto and Metcalfe Addition, a distance of 350.53 feet to a 1/4-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 4, Block F, Hutto Square Section 1, a subdivision according to the plat of record in Cabinet W, Slides 263-267, Plat Records of Williamson County, Texas, at a southwest corner of the said 96.99 acre tract, for a southwest corner of the tract described herein;

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TBPE Firm No. 16384 | TBPLS Firm No. 10194101

Williamson County, Texas
J. Shelton Survey, Abstract No. 560
E. Thomson Survey, Abstract No. 844
W.J. Broom Survey, Abstract No. 105

94.560 Acres
Page 3 of 3

THENCE with the west line of the said 96.99 acre tract, the east line of said Hutto Square Section 1, the east line of Hutto Square Section 2, a subdivision according to the plat of record in Cabinet V, Slides 154-157, Plat Records of Williamson County, Texas, with the east line of Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138-139, Plat Records of Williamson County, Texas, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°40'21" E, a distance of 55.89 feet to a 1/4-inch iron rod with a plastic cap stamped "4391" found at the north corner of Lot 4, the east corner of Lot 5, southeast corner of Lot 39, and the south corner of Lot 40, Block F, said Hutto Square Section 1, for an angle point of the tract described herein,
2. N 07°38'18" E, a distance of 655.93 feet to a 1/4-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 48, Block F, said Hutto Square Section 2, for an angle point of the tract described herein,
3. N 07°46'41" E, a distance of 230.35 feet to a 1/4-inch iron rod with a plastic cap stamped "RPLS 4391" found at the northeast corner of Lot 51 and the southeast corner of Lot 52, Block F, said Hutto Square Section 2, for an angle point of the tract described herein, and
4. N 07°46'30" E, a distance of 2,059.60 feet to a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract, for the northwest corner of the tract described herein;

THENCE S 82°15'43" E, with the north line of the said 96.99 acre tract and a south line of the said 201.06 acre tract, with the north line of the tract described herein, a distance of 1,222.52 feet to the POINT OF BEGINNING and containing 94.560 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of April, 2019.

WITNESS MY HAND AND SEAL, at Austin, Travis County, Texas, this 03rd day of May 2019 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 - State of Texas



LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

"EXHIBIT __"

DESCRIPTION OF 10.554 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 11.10 ACRE TRACT DESIGNATED AS TRACT TWO AND DESCRIBED IN THE DEED TO JERRY B. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.554 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of a certain called 96.99 acre tract designated as Tract One and described in said deed to Jerry B. Roznovak and wife, Hilda Roznovak of record in Volume 443, Page 472, Deed Records of Williamson County, Texas, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie D. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 603, Deed Records of Williamson County, Texas, and the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, from which a concrete monument found in the east line of Lot 91, Block F, said Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Shides 138 and 139, Plat Records of Williamson County, Texas, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract bears N 82°15'43" W, a distance of 1,222.52 feet;

THENCE S 82°15'43" E, crossing the said F.M. 1660 right-of-way, a distance of 97.80 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set in the east right-of-way line of said F.M. 1660, in the north line of the said 11.10 acre tract, at the northeast corner of the said 3.722 acre tract and the southeast corner of a certain called 1.529 acre tract described in the deed to the State of Texas of record in Volume 476, Page 603, Deed Records of Williamson County, Texas, in the south line of a certain called 135 acre tract described in the deed to Janet Lynn Barnard, Trustee for the Janet Lynn Barnard Family 1984 Trust of record in Volume 1126, Page 800, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 65.234 acre tract conveyed to CMSAL-2 L.L.C. of record in Document No. 2011084930, Official Public Records of Williamson County, Texas, and described in Document No. 1999014821, Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING of the tract described herein, from which a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found in the east right-of-way line of said F.M. 1660, in the east line of the said 1.529 acre tract, and the west line of a certain called 28.449 acre tract described in the deed to North Town Commons, LLC of record in Document No. 2007062953, Official Public Records of Williamson County, Texas, bears N 03°15'10" W, a distance of 192.32 feet, and from which a 1/2-inch iron rod found bears N 02°00'51" W, a distance of 10.60 feet;

THENCE S 82°15'43" E, with the north line of the said 11.10 acre tract and the south line of the said 135 acre tract, with the south line of the said 65.234 acre tract, with the north line of the tract described herein, a distance of 498.95 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for the northeast corner of the said 11.10 acre tract, at a re-entrant corner of the said 135 acre tract, in the south line of the said 65.234 acre tract, for the northeast corner of the tract described herein;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 135 acre tract, with the east line of the tract described herein, at a distance of 9.91 feet, passing a 1/2-inch iron rod with a plastic cap stamped "PAPE DAWSON" found, and continuing for a total distance of 17.36 feet to a calculated point for a southeast corner of the tract described herein, from which a 1/2-inch iron rod found bears N 74°00'05" E, a distance of 0.23 feet;

THENCE leaving the west line of the said 135 acre tract, crossing the said 11.10 acre tract, with a south, east, and north line of the tract described herein, the following three (3) courses and distances:

1. N 82°15'59" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
2. S 07°38'01" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner, and
3. S 82°21'59" E, a distance of 50.00 feet to a calculated point in the east line of the said 11.10 acre tract and west line of a certain called 72.025 acre tract described in the deed to Mager Meadows, LP of record in Document No. 2004018146, Official Public Records of Williamson County, Texas, for a northeast corner of the tract described herein, from which a 1/2-inch iron rod found bears S 61°01'59" E, a distance of 0.33 feet;

THENCE S 07°38'01" W, with the east line of the said 11.10 acre tract and the west line of the said 72.025 acre tract, with the east line of the tract described herein, a distance of 1,292.44 feet to a 1/2-inch iron rod found in the north line of a certain called

Williamson County, Texas
E. Thomason Survey, Abstract No. 844
Canutillo Colony Ditch Company Survey, Abstract No. 693

10.554 Acres
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9.862 acre tract described in the deed to Herbert L. Prewitt and wife, Connie R. Prewitt of record in Volume 876, Page 655, Deed Records of Williamson County, Texas, at the southwest corner of the said 72.025 acre tract and the southeast corner of the said 11.10 acre tract, for the southeast corner of the tract described herein;

THENCE N 82°26'32" W, with the south line of the said 11.10 acre tract and the north line of the said 9.862 acre tract, with the south line of the tract described herein, at a distance of 2.07 feet, passing a concrete monument found 0.12 feet north of the line, and continuing for a total distance of 283.57 feet to a 5/8-inch iron rod found in the east right-of-way line of said F.M. 1660, and the south line of the said 11.10 acre tract, at a southeast corner of the said 3.722 acre tract and the northeast corner of a certain called 0.311 acre tract described in the deed to the State of Texas of record in Volume 476, Page 612, Deed Records of Williamson County, Texas, at the northwest corner of the said 9.862 acre tract, for the southwest corner of the tract described herein;

THENCE crossing the said 11.10 acre tract, with the east right-of-way line of said F.M. 1660, with the east line of the said 3.722 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 07°21'46" E, a distance of 421.34 feet to a destroyed Texas Department of Transportation (TXDOT) Type-I concrete right-of-way monument found at an angle point,
2. N 07°33'54" E, a distance of 324.41 feet to a destroyed Texas Department of Transportation (TXDOT) Type-I concrete right-of-way monument found at an angle point,
3. N 13°27'20" W, a distance of 513.66 feet to a destroyed Texas Department of Transportation (TXDOT) Type-I concrete right-of-way monument found at an angle point, and
4. N 03°15'10" W, a distance of 138.59 feet to the POINT OF BEGINNING and containing 10.554 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

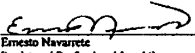
THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of April and May, 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of May 2019 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 - State of Texas



LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TDPLS Firm No. 10194101

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into to be effective as of the 3rd day of October, 2019 (the "Effective Date"), by and between the **City of Hutto, Texas** (the "City"), a home rule city organized under the laws of the State of Texas, and **Jerry Wayne Roznovak and Nadine Carole Johnson** (collectively the "Owner"). The City and the Owner are, collectively, the "Parties" to this Agreement.

RECITALS

WHEREAS, Owner owns that certain tract of land containing approximately 94.560 acres currently in the Hutto ETJ (the "Property") as described and shown on Exhibit A; and

WHEREAS, Owner intends to develop the Property into a high quality mixed-use development that includes single-family residential, multi-family residential and commercial developments (the "Project"), that will serve present and future residents of the City; and

WHEREAS, the Project is anticipated to add significant property tax base and increased property tax revenues in the City; and

WHEREAS, the Owner has advised the City that one or more agreements with the City would be necessary to defray a portion of the costs to be incurred by the Owner as a consequence of developing and constructing the Project; and

WHEREAS, the City may use its discretion to create a Public Improvement District ("PID") to provide utility, roadway, drainage, parks and related infrastructure to support the Project in a financially feasible manner in accordance with Chapter 372 of the Texas Local Government Code and all other applicable state law; and

WHEREAS, the City and the Owner desire to set forth in this Agreement certain terms and conditions for the planning, design, construction, development, and financing of the Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I **PURPOSE AND INTERPRETATION**

1.01 Objectives. The Owner is proposing to develop a residential subdivision, including multi-family and commercial, near downtown Hutto. Hutto continues to have a need for quality, residential development that complements the economic and strategic goals of the City. The City believes that the development of the Project will provide needed, high quality housing for existing and future residents.

1.02 Concept and Structure. Development of the Property will be substantially similar to the Concept Plan attached hereto as Exhibit B. The Owner will be responsible for the development and construction of the Project, except as set forth herein. The City will provide financing and economic incentive agreements that are generally described in **Article VI**.

1.03 Interpretation. In this Agreement, unless a clear contrary intention appears;

- (a) the singular number includes the plural number and vice versa;
- (b) reference to any Party includes such Party's successors and assigns but, if applicable, only if such successors and assigns are permitted by this Agreement, and reference to a Party in a particular capacity excludes such Party in any other capacity or individually;
- (d) reference to any agreement, document or instrument means such agreement, document or instrument as amended or modified and in effect from time to time in accordance with the terms thereof;
- (e) "hereunder," "hereof," "hereto," and words of similar import shall be deemed references to this Agreement as a whole and not to any particular article, section or other provision thereof;
- (f) "including" (and with correlative meaning "include") means including without limiting the generality of any description preceding such term; and
- (g) reference to any constitutional, statutory or regulatory provision means such provision as it exists on the Effective Date and any amendatory provision thereof or supplemental provision thereto.

1.04 Legal Representation of the Parties. This Agreement was negotiated by the Parties hereto with the benefit of legal representation and any rules of construction or interpretation otherwise requiring this Agreement to be construed or interpreted against any Party shall not apply.

ARTICLE II **DEFINITIONS**

2.01 Definitions. All capitalized terms used in this Agreement shall have the meanings ascribed to them in this **Article II**, or as otherwise provided herein.

"**Agreement**" means this Development Agreement by and between the City and the Owner.

"**City**" means the City of Hutto, Texas.

"**City Council**" means the City Council of the City of Hutto.

"**Concept Plan**" means the concept plan attached hereto as Exhibit B, as such concept plan may be modified and changed from time to time as set forth in this Agreement. The Parties acknowledge and agree that the Concept Plan is for illustrative purposes only and is only a general representation of the design.

"**Owner**" means Jerry Wayne Roznovak and Nadine Carole Johnson, and their successors and assigns that specifically assume the rights and obligations of this Agreement.

"**Effective Date**" means the date set forth in the opening paragraph on page 1.

"**Parties**" means the City and the Owner.

"**Party**" means the City or the Owner.

"**Project**" means the Project as described in **Article IV**.

"**Property**" means the real property described and shown on **Exhibit A**.

"**Public Improvements**" has the meaning ascribed to it in **Section 5.02**.

"**State**" means the State of Texas.

ARTICLE III **ANNEXATION and ZONING**

3.01 Annexation. As of the Effective Date, the Property has not been annexed, but is in the City's extraterritorial jurisdiction (ETJ). The Property is subject to an Annexation Development Agreement dated September 24, 2007, and recorded as Doc. 2008074342, Official Public Records of Williamson County, Texas. Owner and City hereby agree to the annexation of the Property into City's corporate city limits, and intend that this Agreement provide for the annexation of the Property for all purposes and shall constitute Owner's request for annexation. Notwithstanding, City agrees that annexation shall not occur unless and until the PID described in Article VI is created.

Further, notwithstanding that the Project may be phased (as set forth below), Owner agrees that all Property will be annexed in one proceeding. City agrees that phases not under active development may remain in agricultural use for purposes of ad valorem tax purposes (although all such Property shall be subject to the ordinances and jurisdiction of the City once annexed.)

3.02 Zoning. Because the Property has not been annexed, it has not yet been zoned. The Parties agree that they will work together in good faith to zone the Property consistent with the Concept Plan. The Property shall be zoned contemporaneous with annexation.

3.03 Chapter 245 Permit. This Agreement shall constitute the first (Permit) in a series of applications for the purpose of vesting as contemplated in Chapter 245 of the Texas Local Government Code (subject to the exemptions as set forth therein), as authorized by Section 212.172(g) of the Texas Local Government Code. All aesthetic requirements of the zoning district, as outlined in the Unified Development Code or Planned Unit Development, as adopted and amended, shall be followed in a manner consistent with HB 2439.

ARTICLE IV **THE PROJECT**

4.01 General Description. The Project will be planned, developed and constructed on the Property by the Owner in phases as determined by Owner in accordance with market conditions

and otherwise in accordance with any permits and approvals from any applicable governmental authorities.

4.02 Development. The Owner intends to construct improvements to real property and additions to personal property within the Property as contemplated by the Concept Plan. However, the parties agree and acknowledge that the actual construction shall be dictated by the ultimate zoning of the Property, platting of the Property, site development permits issued for the Property, submittal of a Traffic Impact Analysis for the Property and associated fees, and other development permits issued for the Property. The Project will be permitted and constructed in accordance with City ordinances and regulations, except as may be specifically set forth in this Agreement.

4.03 Owner Additional Contributions to Project. The Owner agrees to perform or allow the following:

- (a) From the PID Proceeds (defined below), pay to the City the amount of **TWO MILLION AND NO/100 DOLLARS (\$2,000,000)** for offsite wastewater improvements that will benefit the Property. Such payment shall be made within 10 days of receipt of PID Bond Proceeds. The City agrees to expend such proceeds on offsite wastewater improvements that will benefit the Property, as and when such improvements are needed in the City's discretion.
- (b) As part of the construction of the Project, install (including design and approval) at its expense (including with PID Proceeds) a traffic signal (in compliance with City codes and TXDOT regulations) at the intersection of Mager Lane and FM 1660. If the traffic signal does not meet warrants during construction of the Project, then Owner and City can agree upon a fixed amount for Owner to pay to City at such time, which amount will satisfy Owner's requirement herein, and then City agrees to use such funds to construct the traffic signal at such time as it meets warrants.
- (c) As part of the construction of the Project, install at its expense (including with PID Proceeds) a 12" and 8" waterline extension of the City's existing waterline as shown in the attached **Exhibit C**.
- (d) As part of the construction of the Project, install at its expense (including with PID Proceeds) up-graded street lights within the Project.
- (e) As part of the construction of the Project, install at its expense (including with PID Proceeds) open space, trails, and other amenities as may be finally approved and permitted by the City within the Project;
- (f) To facilitate the Project, at its expense, conduct a Traffic Impact Analysis for the Property and pay any associated fees with conducting such analysis.

4.04 City Incentives to Project. The City incentives to the Project shall include only the following:

- (b) The City agrees to allow Owner to use the Alternative Road and Trench Method for construction of the Project, as shown in the attached **Exhibit D**.
- (c) The City agrees to create a Public Improvement District (“PID”) on the Property, as more fully set forth below in **Section VI**.
- (d) The City agrees to facilitate the financing of the Public Improvements, as more fully set forth below in **Section VI**.
- (e) The City agrees to enter into a mutually agreeable license agreement to allow Owner to maintain monument signage, other subdivision entry features, and landscaping in the City right-of-way (as such may be finally approved in the site plan), and to allow the license agreement to be assigned to the homeowners’ association for the Project.
- (f) The City agrees to enter into a mutually agreeable license agreement to allow Owner to maintain the detention pond and flood area (as such may be finally approved in the site plan), and to allow the license agreement to be assigned to the homeowners’ association for the Project. The license agreement will further provide the City with a right of entry and enforcement to enforce its regulations and requirements with respect to maintaining the detention and flood areas.

ARTICLE V

PUBLIC IMPROVEMENTS

5.01 General. The Parties agree that the Project will require extension and improvements to the transportation and utility facilities, and the installation of Public Improvements, to adequately serve and develop the Project. Owner will construct all Public Improvements and other infrastructure necessary to serve the Project in accordance with City ordinances and regulations, except as set forth herein. City will accept such Public Improvements in accordance with City ordinances and regulations.

5.02 Public Improvements. The term “Public Improvements” shall mean those certain infrastructure improvements required for the Project as finally approved and permitted, including any improvements or facility together with its associated public site, right-of-way or easement necessary to provide transportation, drainage, public utilities, or similar essential public services and facilities, for which the City will ultimately assume the responsibility for maintenance and operation of ownership, or both. This term also includes the following: drainage facilities, streets and other rights-of-way, potable water systems, reuse water system, sanitary sewage system, survey monuments, illumination including street lights, traffic control signs and traffic signalization, fire hydrants, sidewalks and curb ramps, street name signs, traffic control signs, street pavement markings, and open space improvements.

5.03 Water and Wastewater. The City holds the water and wastewater Certificates of Convenience and Necessity (CCN) to provide water and wastewater service to the Property. The City acknowledges that it has capacity to serve the full development of the Property (based on the

Concept Plan) with continuous and adequate water and wastewater service. In the event the City is unable or unwilling at any time to provide continuous and adequate water and wastewater service for the development of the Property contemplated by this Agreement, the City agrees that the Property may obtain water and wastewater service from an alternative provider. The City agrees that the utility rates for the development within the Property shall not exceed the utility rates of similarly situated utility users within the City.

ARTICLE VI

ECONOMIC INCENTIVES

6.01 Public Improvement District. Upon receipt of a petition to create a PID, the City shall use its best efforts to initiate and approve all necessary documents and ordinances required to effectuate this Agreement, to create the PID, and to levy assessments to finance the costs of all or a portion of the Public Improvements. The City will approve a Service and Assessment Plan ("SAP") providing for the levy of the assessments on the Property. The City will levy special PID assessments against the Property with an Assessment Ordinance based on the approved SAP. The final terms of the PID, SAP, levy, and all other required documents are subject to the approval of both the City and the Owner. To the extent that the City is in a non-recourse position on any debt, the City will support the creation of the Public Improvement District (PID) for the purposes of paying for public infrastructure to support the Project. However, in no way will the City be responsible for the debt of the Owner. The City will reimburse eligible Project Costs as defined in the Texas Local Government Code, Chapter 372, Section 372.003, which are deemed substantially complete by the City Engineer for public improvement infrastructure, with funds received by the City from the initiation of a PID assessment. Such reimbursement shall be outlined in a future Reimbursement Agreement between the Parties to reflect specific reimbursement amounts. Any municipal bonds issued for the PID must comply with and are subject to any applicable laws, and shall be pre-approved by the City Manager. The City is in no way responsible for repayment of debt on such bonds.

6.02 Financing and PID Bond Issuance. The City will issue (or facilitate issuance, through a "conduit" structure, at City's election) PID Bonds for the purposes of acquiring or constructing authorized Public Improvements within the Project (and including those items set forth in 4.03 hereof.) The Owner will prepare and the City will consider the approval of the PID Financing Agreement ("PFA"). As used herein, "PID Proceeds" shall mean proceeds generated from payment of the PID assessments, or bond proceeds generated from the sale of PID Bonds. The PID Proceeds shall be used to fund construction or acquisition of authorized Public Improvements in accordance with applicable law. The PFA, all conditions of financing, and all other required documents are subject to the approval of both the City and the Owner.

Owner agrees to include the \$2,000,000 wastewater payment (as set forth in Article 4.03(a) in the first PID Bond issuance).

ARTICLE VII
MISCELLANEOUS

7.01 Mutual Assistance. The City and the Owner will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions in order to put each other in the same economic condition contemplated by this Agreement regardless of any changes in public policy, the law, or taxes or assessments attributable to the Property.

7.02 Default; Remedies.

(a) No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure, such reasonable time determined based on the nature of the alleged failure, but in no event (a) more than ten (10) business days for a monetary default, or (b) less than 30 days or more than 90 days after written notice of the alleged failure has been given for a non-monetary default. In addition, no Party shall be in default under this Agreement if, within the applicable cure period for a non-monetary default, the Party to whom the notice was given or another Party begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

(b) If a Party is in default beyond any applicable notice and cure period, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgement Act, specific performance, mandamus, and injunctive relief. Notwithstanding the foregoing, however, no default under this Agreement shall:

(i) entitle the aggrieved Party to terminate this Agreement (except as specifically set forth in this Agreement); or

(ii) adversely affect or impair the current or future obligations of the City to provide water or wastewater service or any other service to the Property; or

(iii) entitle the aggrieved Party to seek or recover consequential monetary damages of any kind; or

(iv) reduce the term of this Agreement (except as specifically set forth in this Agreement).

(c) In the event any legal action or proceeding is commenced between the Parties to enforce provisions of this Agreement and recover damages for breach, the prevailing party in such legal action shall be entitled to recover its reasonable attorneys' fees and expenses incurred by reason of such action, to the extent allowed by law.

7.03 Undocumented Workers. The Owner certifies that it does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the term of this Agreement, the Owner is convicted of a violation under 8 U.S.C. § 1324a(f), the Owner shall repay the amount of the public subsidy provided under

this Agreement as required by law. Pursuant to Section 2264.101, Texas Government Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.

7.04 Binding Effect. This Agreement shall be binding on and inure to the benefit of the Parties, their respective successors and assigns.

7.05 Assignment. Owner may assign all or part of its rights and obligations to a third party without the necessity of obtaining the consent of the City. The Owner shall provide a copy of any such the assignment to the City. Nothing herein shall prevent Owner from conveying or leasing all or any portion of the Property or Project to a third party (e.g., sale of office building, ground lease of pad site; leasing of residential units or commercial space; sale of land to Owner of multifamily, etc.), and no such conveyance or lease shall be considered an Assignment of this Agreement, unless such third party expressly assumes the rights and obligations of Owner hereunder.

7.06 Amendment. This Agreement may be amended only by the mutual written agreement of the Parties. As the Parties continue work on the pre-development activities contemplated herein and prepare the various agreements referenced herein in connection with the design, development, and financing of the Project, the parties will amend this Agreement to incorporate additional details, terms and conditions and the various agreements referenced above shall be appended as exhibits to this Agreement. Amendments to this Agreement may be approved administratively by the City. A successor of portions of the Property (such as a purchaser of a lot within the subdivision) does not make such successor a "Party." Owner's rights under this Agreement must be specifically assigned to a successor in order for such successor to be a "Party."

7.07 Entire Agreement. All Parties mutually agreed to the terms of this Agreement. The Agreement shall not be construed in favor of or against one Party. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement. This Agreement contains the entire agreement between the Parties; there are no other terms, promises, conditions, or obligations other than those contained herein. This Agreement shall supersede all previous communications, representations or agreements, either oral or written.

7.08 Notice. Any notice and or statement required and permitted to be delivered shall be deemed delivered by actual delivery, by electronic mail, or by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses:

If to City: City of Hutto
 Attn: Odis Jones, City Manager
 500 W. Live Oak St.
 Hutto, TX 78634
 Attn: Odis Jones
 Phone: (512) 759-4030
 Email: Odis.Jones@HuttoTX.gov

With required copy to: City Attorney
500 W. Live Oak St.
Hutto, TX 78634

If to Owner: Jerry Wayne Roznovak
3051 CR 101
Hutto, TX 78634

Nadine Carole Johnson
P. O. Box 194
Hutto, Texas 78634

With required copy to: Mark Dietz
Dietz & Jarrard P. C.
106 Fannin Avenue East
Round Rock, Texas 78664
Email: rmarkdietz@lawdietz.com

With a required copy to: MA Partners, LLC
230 Klattenhoff Lane, Ste. 102
Hutto, Texas 78634
Attn: Wyatt Henderson and Bob Wunsch
Phone: 972-715-6450
Email: whenderson@madev.com; bob@waterstonedevelopment.com

With required copy to: Alan M. McGraw, PC
211 Round Rock Ave.
Round Rock, Texas 78664
Attn: Alan McGraw
Phone: (512) 246-1986
Email: alan@alanmcgraw.com

Any Party may designate a different address at any time upon written notice to the other Parties.

7.09 Interpretation. Each of the Parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any Party.

7.10 Applicable Law. This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas and venue shall lie in Williamson County, Texas.

7.11 Severability. In the event any provisions of this Agreement are illegal, invalid or unenforceable under present or future laws, and in that event, it is the intention of the Parties that the remainder of this Agreement shall not be affected. It is also the intention of the Parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid or

unenforceable, a provision be added to this Agreement which is legal, valid or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

7.12 Waiver. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions. Either City or Owner shall have the right to waive any requirement contained in this Agreement that is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the Party for whose benefit such requirement is intended

7.13 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

7.14 No Third Party Beneficiaries. This Agreement is not intended to confer any rights, privileges, or causes of action upon any third party.

7.15 Force Majeure. Except as otherwise provided herein, an equitable adjustment shall be made for delay or failure in performing if such delay or failure is caused, prevented, or restricted by conditions beyond that Party's reasonable control (an "Event of Force Majeure"). An Event of Force Majeure for the purposes of this Agreement shall include, but not be limited to, acts of God, fire; explosion, vandalism; storm or similar occurrences; orders or acts of military or civil authority; changes in law, rules, or regulations outside the control of the affected Party; national emergencies or insurrections; riots; acts of terrorism; or supplier failures, shortages or breach or delay; unusual weather events; a recession; and unusual delays in obtaining City approvals of plats, permits, or other development approvals required to construct and operate the Project. For purpose of this provision, a "recession" shall mean a recession consisting of two (2) consecutive quarters of negative economic growth as measured by the gross domestic product for the Dallas-Fort Worth metropolitan area according to the U.S. Department of Commerce, Bureau of Economic Analysis. Except as otherwise expressly provided herein, there shall be an equitable adjustment allowed for performance under this Agreement as the result of any Event of Force Majeure.

7.16 Exhibits. The following exhibits are attached and incorporated by reference for all purposes:

- Exhibit A:** Property Description and Depiction
- Exhibit B:** Concept Plan
- Exhibit C:** Waterline Extension
- Exhibit D:** Alternative Road and Trench

7.17 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create any partnership or joint venture among the Parties. The City, its past, present and future officers, elected officials, employees and agents of the City, do not assume any responsibilities or liabilities to any third party in connection with the development of the Project or the design, construction or operation of any portion of the Project.

7.18 Additional Compliance.

(a) Pursuant to Section 2252.152, Texas Government Code, neither the Owner nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Owner is a company currently listed by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.

7.19 Term. This Agreement shall become enforceable upon its Effective Date and shall expire 35 years after the date the City has issued the last Certificates of Occupancy for the Project, unless the Parties agree to terminate it sooner.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURES PROVIDED ON NEXT PAGE]

EXECUTED to be effective as of the Effective Date.

CITY OF HUTTO, TEXAS,
a home rule city and municipal corporation

By: Michael Donnell
Name: ASSISTANT CITY MANAGER
Title: MICHAEL SORRELL
Date: 10.3.2019

APPROVED as to form:

By: Melissa Secor
Attorney for the City of Hutto

Date: 10/3/2019

OWNER:

Jerry Wayne Roznovak
Jerry Wayne Roznovak

Nadine Carole Johnson
Nadine Carole Johnson

EXHIBIT A
Property Description and Depiction

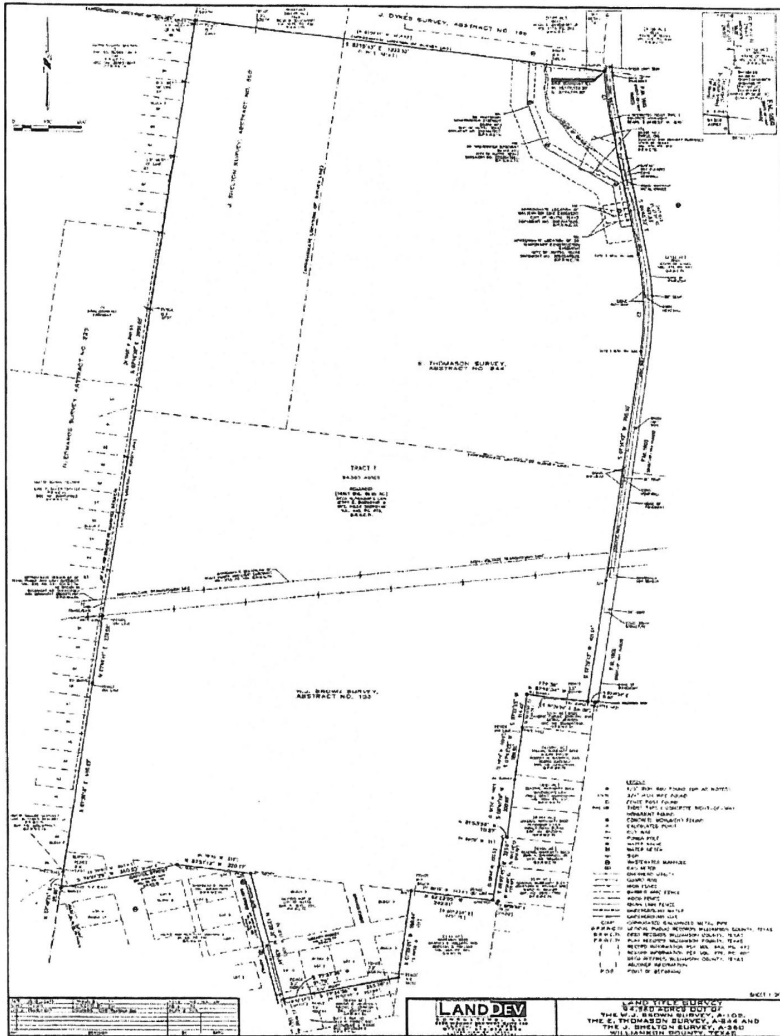


EXHIBIT B
Concept Plan

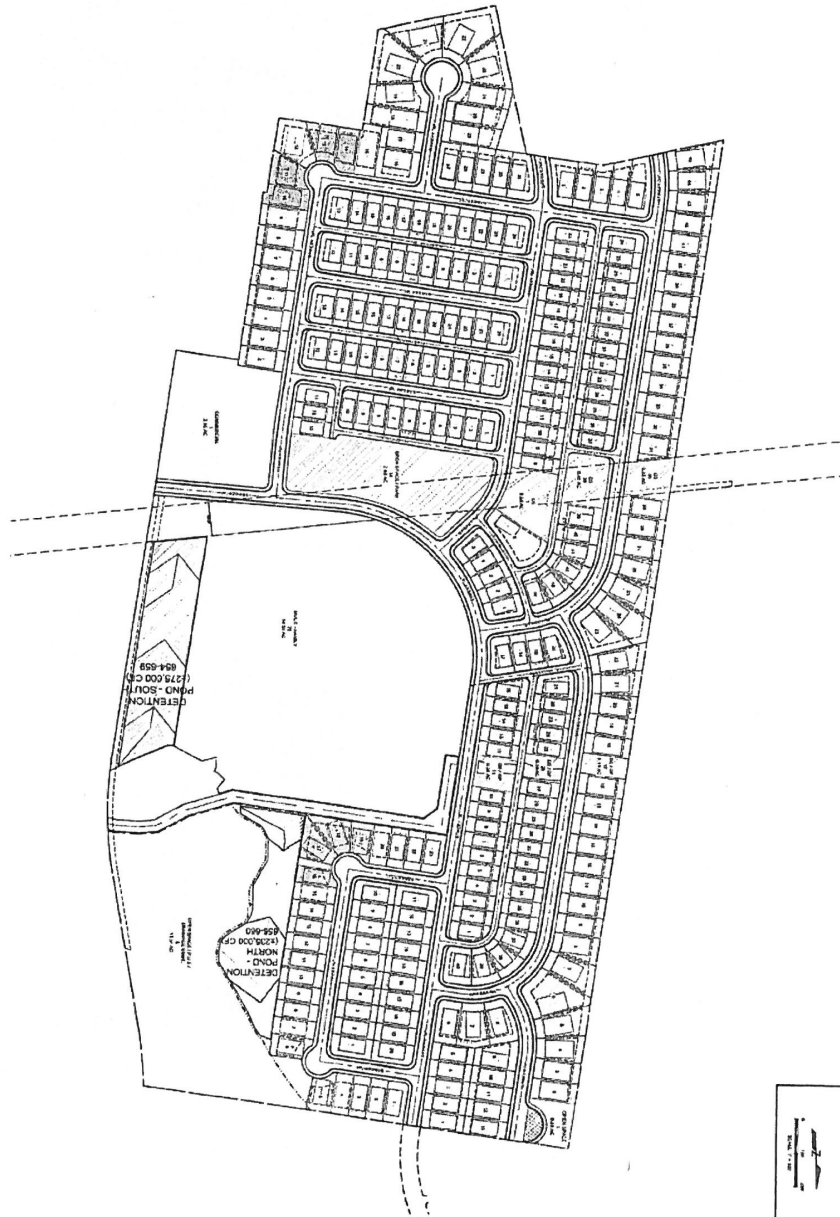


EXHIBIT C Waterline Extension

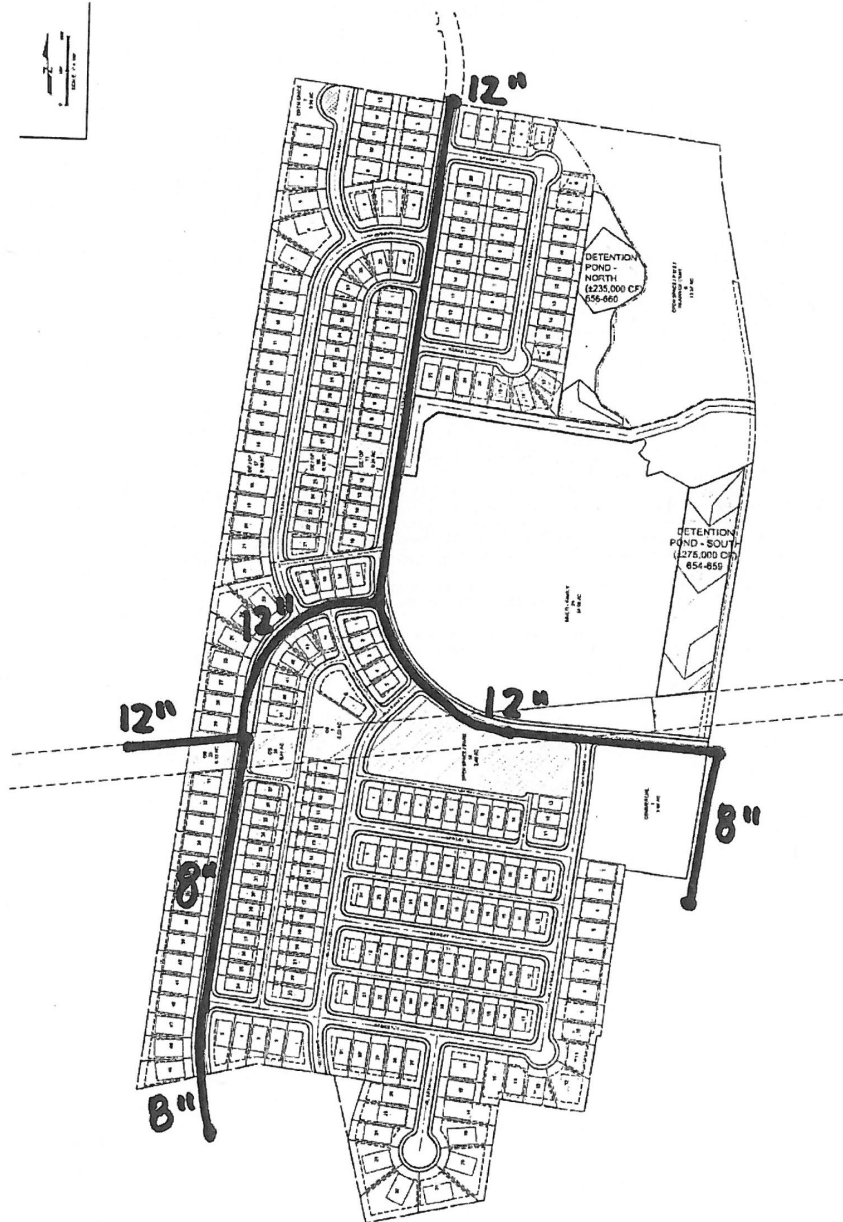


EXHIBIT D
Alternative Road and Trench
[Preliminary]

Street Classification	Subgrade Material	Hot Mix Asphaltic Concrete, in	Crushed Limestone Base, in	Lime Stabilized Subgrade, in	Geogrid
Residential Streets (preliminary)	Expansive subgrade PI > 20	2.0	9	8	X*
Residential Collectors (preliminary)	Expansive subgrade PI > 20	2.0	14	8	X*
Neighbor-hood Collectors (preliminary)	Expansive subgrade PI > 20	2.5	17	8	X*

Notes:

1. These recommendations should be considered preliminary. A geotechnical pavement study will be required to develop pavement thickness sections.
2. * - A single layer of biaxial grid meeting TxDOT standard DMS 6240 Type II should be placed below the crushed limestone base layer.
3. The surface clay must first be tested for sulfate reaction and a mix design should be completed to determine the proper lime content, lime type, mixing procedure and curing conditions required.
4. Material utilized as trench backfill should be free of trash, organics and other deleterious material. Any aggregate larger than 6 inches should also be removed. The material may be placed in accordance with the current City of Georgetown's Construction Specifications and Standards G4.05 E. Backfilling Operation Item 2.
5. The subgrade improvement should be extended 3 feet beyond the back of the curb line.
6. These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions.
7. The responsibility of assigning street classification to the streets in this project is left to the civil engineer. If pavement designs other than those listed above are desired, please contact MLA Labs, Inc.

City Council

AGENDA ITEM REPORT



To:

Subject: Consideration and possible action authorizing the City to pursue alternative funding sources to respond to and recover from the Coronavirus (COVID 19) pandemic.

Meeting: City Council - 21 May 2020

Department: Finance

Staff Contact: Misti Hancock

BACKGROUND INFORMATION:

An emergency declaration has been issued by the President of the United States and Governor of Texas for the Coronavirus (COVID-19) disease. To assist local units of government, funding through the federal government has been made available through several grant and reimbursement programs.

Reimbursement for expenses related to responding to and recovering from the COVID-19 pandemic is available through the Federal Emergency Management Agency (FEMA). Additionally, cities may apply for federal funding made available through a grant program within the Governor's Public Safety Office.

FINANCIAL IMPACT:

Pursuing available federal funding will supplement the existing City's resources. Eligible expenses incurred by the City related to COVID-19 will be reimbursed at a rate up to 75% of cost plus a 5% administrative fee through the FEMA program. Additionally, the City seeks permission to submit a grant application to the Governor's Office for Personal Protective Equipment (PPE) for each officer within the Police department.

Estimated Funding - \$50,000 - \$100,000

POLICY IMPLICATIONS:

Per the Fiscal & Budgetary policy, City Council approval is required for the City to seek grant funding. (Sec. IV, Part C, #1)

ALTERNATIVES:

City funds the unanticipated, unbudgeted COVID-19 expenses within its existing budget authorization.

ATTACHMENTS:

[Resolution_FEMA COVID](#)

[Resolution_GOV PPE COVID](#)

CITY OF HUTTO, TEXAS

RESOLUTION NO. R-2020-_____

A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT SUPPLEMENTAL FUNDING FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR EXPENSES RELATED TO THE CITY'S RESPONSE TO AND RECOVERY FROM THE CORONAVIRUS (COVID-19) PANDEMIC.

WHEREAS, the President of the United States and Governor of Texas have deemed the Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration, and;

WHEREAS, the Federal government has made supplemental funding available for the response to and recovery from COVID-19, and;

WHEREAS, the City has incurred expenses related to COVID-19 that are eligible for reimbursement and intends to comply with all federal regulations and guidelines necessary to obtain funding.

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

That the City Council hereby authorizes the City, through the Interim City Manager, to pursue COVID-19 supplemental funding made available through FEMA to reimburse the City for expenses related to responding to and recovering from the Coronavirus pandemic.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Stacy Schmitt, City Secretary

CITY OF HUTTO, TEXAS

RESOLUTION NO. R-2020-_____

**A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR
AND ACCEPT FEDERAL FUNDING THROUGH A GRANT
PROGRAM OFFERED BY THE GOVERNOR'S OFFICE TO
LOCAL GOVERNMENTS FOR THE PREPARATION AND
RESPONSE TO THE CORONAVIRUS (COVID-19) PANDEMIC.**

WHEREAS, the President of the United States and Governor of Texas have deemed the Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration, and;

WHEREAS, the Governor's Office has made federal funding from the Coronavirus Emergency Supplemental Program authorized by the federal Emergency Appropriations for Coronavirus Health Response and Agency Operations Act available to local units of governments in Texas through a grant program, and;

WHEREAS, the City has incurred expenses related to COVID-19 that are eligible for the grant program and comply with all federal and state guidelines set forth by the Governor's Office for eligibility.

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

That the City Council hereby authorizes the City, through the Interim City Manager, to pursue COVID-19 federal funding made available through the Governor's Office to reimburse the City for expenses related to responding to and recovering from the Coronavirus pandemic.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Stacy Schmitt, City Secretary

CITY OF HUTTO, TEXAS

RESOLUTION NO. R-2020-_____

**A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR
AND ACCEPT SUPPLEMENTAL FUNDING FROM THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FOR EXPENSES RELATED TO THE CITY'S RESPONSE TO
AND RECOVERY FROM THE CORONAVIRUS (COVID-19)
PANDEMIC.**

WHEREAS, the President of the United States and Governor of Texas have deemed the Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration, and;

WHEREAS, the Federal government has made supplemental funding available for the response to and recovery from COVID-19, and;

WHEREAS, the City has incurred expenses related to COVID-19 that are eligible for reimbursement and intends to comply with all federal regulations and guidelines necessary to obtain funding.

WHEREAS, the City will be eligible to receive up to 75% of expenses plus a 5% grant management fee.

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

That the City Council hereby authorizes the City, through the Interim City Manager, to pursue COVID-19 supplemental funding made available through FEMA to offset costs incurred by the City for expenses related to responding to and recovering from the Coronavirus pandemic.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Stacy Schmitt, City Secretary

CITY OF HUTTO, TEXAS

RESOLUTION NO. R-2020-_____

**A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR
AND ACCEPT FEDERAL FUNDING THROUGH A GRANT
PROGRAM OFFERED BY THE GOVERNOR'S OFFICE TO
LOCAL GOVERNMENTS FOR THE PREPARATION AND
RESPONSE TO THE CORONAVIRUS (COVID-19) PANDEMIC.**

WHEREAS, the President of the United States and Governor of Texas have deemed the Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration, and;

WHEREAS, the Governor's Public Safety Office (PSO) has made federal funding from the Coronavirus Emergency Supplemental Program authorized by the Federal Emergency Appropriations for Coronavirus Health Response and Agency Operations Act available to local units of governments in Texas through a grant program, and;

WHEREAS, the City seeks to maintain the health and safety of its police officers during this pandemic through the acquisition of personal protective equipment (ppe). The City intends to submit a grant application titled COVID-19 PPE in the amount of \$15,000 to purchase said equipment, and;

WHEREAS, funding made available through this PSO grant program does not require local match participation. The City, if awarded, will comply with all federal and state guidelines set forth by the Governor's Office. Awarded funds not utilized for the intended grant purpose will be returned to the Governor's PSO office, and;

WHEREAS, the City seeks to authorization to designate the City Manager as the authorized official to apply for, accept, reject, alter or terminate said grant application.

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

That the City Council hereby authorizes the City, through the Interim City Manager, to pursue COVID-19 federal funding made available through the Governor's Office grant program.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **May, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Stacy Schmitt, City Secretary

City Council

AGENDA ITEM REPORT



To:

Subject: Presentation of 2019 Crime Statistics

Meeting: City Council - 21 May 2020

Department: Police

Staff Contact: Paul Hall

ATTACHMENTS:

[2018 2019 Crime Stats per capita](#)



**Hutto Police Department
FY 2018-2019**

Title	Whole Number	2018 per capita	Whole Number	2019 per capita	% change per capita
Homicide	0	0	0	0	0
Burglary of a habitation	11	4.1	22	3.4	-20.5%
Burglary of building	8	3.0	16	2.4	-25%
Robbery	2	0.75	6	1.2	37.5%
Aggravated Assault	10	3.7	16	1.8	-105.5%
Sexual Assault	8	3.0	24	4.9	38.7%
Burglary of a motor vehicle	42	15.8	83	12.7	-24.4%
Criminal Mischief	34	12.8	62	8.6	-48.8%
Criminal Trespass	34	12.8	67	10.2	-25.4%
Theft	161	60.9	292	40.6	-50%
Possession of drug paraphernalia	73	27.6	163	27.9	1%
Drug Offense	157	59.3	267	34.1	-73.9%
Assault	90	34.0	181	28.2	-20.5%
Public Intoxication	28	10.5	65	11.4	7.8%
Traffic Crashes	158	59.7	400	75.1	20.5%
DWI	50	18.9	100	15.5	-21.9%
Total offense/incident reports written	1,597	604.1	3,171	488.9	-23.5%
CAD events	29587	11,414.3	32,240	10,014.5	-13.9%

Per Capita= $\frac{\text{Event number}}{\text{Population}}$ = Result * 10,000= Events per 10,000 population

2018 Population – 26,434 2019 Population – 32,194

Compiled by the Support Services Division

Page 2 of 2



**Hutto Police Department
FY 2018-2019**

Title	Whole Number	2018 per capita	Whole Number	2019 per capita	% change per capita
Homicide	0	0	0	0	0
Burglary of a habitation	11	4.1	11	3.4	-20.5%
Burglary of building	8	3.0	8	2.4	-25%
Robbery	2	0.75	4	1.2	37.5%
Aggravated Assault	10	3.7	6	1.8	-105.5%
Sexual Assault	8	3.0	16	4.9	38.7%
Burglary of a motor vehicle	42	15.8	41	12.7	-24.4%
Criminal Mischief	34	12.8	28	8.6	-48.8%
Criminal Trespass	34	12.8	33	10.2	-25.4%
Theft	161	60.9	131	40.6	-50%
Possession of drug paraphernalia	73	27.6	90	27.9	1%
Drug Offense	157	59.3	110	34.1	-73.9%
Assault	90	34.0	91	28.2	-20.5%
Public Intoxication	28	10.5	37	11.4	7.8%
Traffic Crashes	158	59.7	242	75.1	20.5%
DWI	50	18.9	50	15.5	-21.9%
Total offense/incident reports written	1,597	604.1	1,574	488.9	-23.5%
CAD events	29587	11,414.3	32,241	10,014.5	-13.9%

Per Capita= $\frac{\text{Event number}}{\text{Population}}$ = Result * 10,000= Events per 10,000 population

2018 Population – 26,434 2019 Population – 32,194

Compiled by the Support Services Division

City Council

AGENDA ITEM REPORT



To:

Subject: Approval of Amended City Council Meeting Minutes of September 19, 2019

Meeting: City Council - 21 May 2020

Department: City Secretary

Staff Contact: Holly Nagy City Secretary

BACKGROUND INFORMATION:

City Council approved on May 7, 2020 to bring back the amended minutes of the September 19, 2019 City Council meeting for approval.



**CITY COUNCIL
AMENDED MEETING
MINUTES
SEPTEMBER 19, 2019**

The Hutto City Council met in a special session on Thursday, September 19, 2019, in Council Chambers, City Hall, 500 W. Live Oak, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 6:30 p.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Patti Martinez and Councilmember Tanner Rose.

Members of staff that were present were Odis Jones, City Manager; Michel Sorrell, Assistant City Manager; Byron Frankland, Assistant City Manager; Paul Hall, Chief of Police; Michel Sorrell, Chief Financial Officer; Ashley Lumpkin, Executive Director Infrastructure & Development Services; Jessica Bullock, Director of Economic Development; Emily Parks, Assistant to the City Manager; Tony Host, Executive Director of Community Services; and Lacie Hale, City Secretary.

EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 [Litigation/Consultation with Attorney], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

- A. Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberations regarding Economic Development Negotiations, and Texas Government Code, Section 551.071, Consultation with Attorney, to discuss Project Expansion update

Executive Session was held from 6:30 pm to 7:15 pm. No action was taken in Executive Session.

INVOCATION

Invocation was given by Pastor Joe DeLeon with Crosswalk Church in Round Rock.

PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and the Texas Pledge.

CITY COUNCIL COMMENTS

Councilmember Scott Rose announced that he will be out of state for the October 3, 2019 City Council meeting.

PUBLIC COMMENT

Paul Martin asked Council to be more proactive instead of reactive.

Lucas Evans, of 3750 County Road 132 South, tipped his hat to City Manager Odis Jones regarding the quick turnaround for a new developer for the Perfect Game project. Asked Council to be more serious and proactive for climate control, not economic development.

Shraddah Jenkins, of 705 East Street, asked Council to slow down development and make sure that Hutto's growth is responsible.

Robyn Sutton, of 505 East Street, explained how Durango Farms will impact her quality of life.

Ronn McKee, of 609 Morning Dove, requested Council to hold a town hall meeting for Project Expansion.

Mike Fowler of 108 W. Live Oak Street shared that he is pro-growth and pro hippos.

Jase Lindgren of 505 East Street gave his time to Robyn Sutton. Ms. Sutton provided a list of her concerns for the Durango Farms Development.

8 CITY MANAGER COMMENTS

- A. Discussion and update on Project Expansion
No Council action was taken.

Motion: Councilmember Tanner Rose made a motion to discuss agenda items 10.E., 10.F., 10.G. and 10.I. next. Councilmember Snyder seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Mayor Pro-tem Hines made a motion to amend the motion to include all public hearings. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

10.E. Consideration of a public hearing and possible action on the second and final reading of an ordinance regarding the proposed annexation of Covered Bridge, 49.95 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on CR 138. (Ashley Lumpkin)

Public Hearing was held from 8:22 pm to 8:56 pm.

Jerica Lawyer of 106 Cassandra Drive in Lakeside Estate, shared her concerns with the development and how it will impact the schools, neighborhood, traffic, and more.

Nancy Woodcock wants to keep the unity of the consistency of the hometown Hutto, and not see it turn into a megatropolis of things growing. She objects to houses being up against her fence because of her concern with safety and privacy.

Patrick Brown of 221 St. Mary's Drive brought forth concerns from the HOA Board.

Krystal Kinsey of 203 Garcitas Creek Lane shared that her concerns are ones that are issued over and over again. She asked Council to do the road, water, and drainage studies.

Kelly Louis of 126 Dana Drive spoke in opposition of Covered Bridge.

Motion: Mayor Pro-tem Hines made a motion to approve the second and final reading of an ordinance regarding the proposed annexation of Covered Bridge, 49.95 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on CR 138. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- 10.F. Consideration of a public hearing and possible action on the second and final reading of an ordinance regarding the proposed annexation of Durango Farms, 105.2 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on FM 1660 North. (Ashley Lumpkin)**

Public Hearing was held from 9:05 pm to 9:12 pm.

Travis Allen of 103 Hutto Street thanked City Staff and the Developer for hosting a meeting. Requested a visual transition between Old Town and Durango. Shared his concerns about traffic and asked it to be consistent with the Old Town Master Plan.

Rob Peek of 700 Main Street shared his concerns on the possible impact of the Durango PUD, specifically the traffic through Old Town and the Heritage North District.

Motion: Councilmember Scott Rose made a motion to approve an ordinance regarding the proposed annexation of Durango Farms, 105.2 acres, more or less, of land, and to establish base zoning as SF-1 (Single Family Residential), located on FM 1660 North with the exception of tract R383400 and R021518 to remain OT3. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- 10.I. Consideration of a public hearing and possible action on the first reading of an ordinance regarding the proposed annexation of the Pfeiffer Tracts, 27.97 acres, more or less, of land, and to establish base zoning as B-1 (Local Business), located on FM 685. (Ashley Lumpkin)**

Public Hearing was held from 9:05 pm to 9:40 pm.

Nancy Woodcock of 2016 Dana Drive shared safety concerns and opposition for townhomes and a hotel.

Kelly Louis of 126 Dana Drive expressed her concerns for traffic on 685, height of the hotel, and the notification process for neighbors.

Krystal Kinsey of 203 Garcitas Creek Lane pointed out that Lakeside Estates is being sandwiched with these annexations. Shared traffic concerns and alternatives to help with that.

John Klein of 433 Little Lake Road expressed that waving the wooded set back requirement in the PUD is his main concern. Wildland is important to the park and residents. Doesn't believe waving this is the right thing to do.

Motion: Councilmember Scott Rose made a motion to approve a first reading of an ordinance regarding the proposed annexation of the Pfeiffer Tracts, 27.97 acres, more or less, of land, and to establish base zoning as B-1 (Local Business), located on FM 685. Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

10.G. Consideration of a public hearing and possible action on the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance for the Durango Farms Planned Unit Development (PUD), 105.2 acres, more or less, of land, located on FM 1660 North. (Ashley Lumpkin)

Public Hearing was held from 9:50 pm to 9:50 pm.

Motion: Mayor Pro-tem Hines made a motion to approve the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance for the Durango Farms Planned Unit Development (PUD), 105.2 acres, more or less, of land, located on FM 1660 North, with language added to the development agreement that the masonry wall is property of the HOA and the wood fence is property of the homeowner and to keep properties R383400 and R021518 as OT3 and named Historic only. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Nays Councilmember Mike Snyder
Councilmember Tanner Rose

Action: The motion passed with 5 ayes, 2 nays

10.H. Consideration of a public hearing and possible action on the second and final reading of an ordinance regarding the proposed annexation of the Hutto EDC Megasite, 451.355 acres, more or less, of land, and to establish base zoning as LI (Light Industrial), located on US 79 East and FM 3349. (Ashley Lumpkin)

Public Hearing was held from 10:31 pm to 10:31 pm. No one spoke.

Motion: Mayor Pro-tem Hines made a motion to approve a second and final reading of an ordinance regarding the proposed annexation of the Hutto EDC Megasite, 451.355 acres, more or less, of land, and to establish base zoning as LI (Light Industrial), located on US 79 East and FM 3349. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Mayor Pro-tem Hines made a motion to move agenda items 11A, 11.B., 11.C., 11. D., up on the agenda. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

11.A. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 3.50 acres, more or less, of land. (Ashley Lumpkin)

Motion: Mayor Pro-tem Hines made a motion to accept a resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 3.50 acres, more or less, of land. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines

Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

11.B. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 8.36 acres, more or less, of land. (Ashley Lumpkin)

Motion: Mayor Pro-tem Hines made a motion to accept a resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 8.36 acres, more or less, of land. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

11.C. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 50.8268 acres, more or less, of land, located on CR 108. (Ashley Lumpkin)

Motion: Mayor Pro-tem Hines made a motion to accept a resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 50.8268 acres, more or less, of land, located on CR 108. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

11.D. Consideration and possible action on a resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 93.341 acres, more or less, of land, located on CR 108. (Ashley Lumpkin)

Motion: Mayor Pro-tem Hines made a motion to approve resolution authorizing the execution of an annexation development agreement between the City of Hutto and No-Count LLC, for 93.341 acres, more or less, of land, located on CR 108. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

10.N. Consideration of a public hearing and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition, as amended), Chapter 6 Building Regulations: Article 6.02; Chapter 10 Fire Prevention and Protection: Article 10.02; and Chapter 24 Utilities: Article 24.05, by adopting the 2018 editions of the International Codes (I-Codes), including appendices and listed amendments as regulations for buildings and structures. (Ashley Lumpkin)

Public Hearing was held from 10:47 pm to 10:47 pm. No one spoke.

Motion: Councilmember Scott Rose made a motion to approve 10N as presented. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Councilmember Tanner Rose made a motion to dispense of the second reading of 10. N.. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

10.O. Consideration of a public hearing and possible action on the first reading of an ordinance amending the Hutto 2040 Comprehensive Plan. (Ashley Lumpkin)

Public Hearing was held from 10:47 pm to 10:47 pm. No one spoke.

Motion: Mayor Pro-tem Hines made a motion to accept the first reading of an ordinance amending the Hutto 2040 Comprehensive Plan Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Councilmember Scott Rose made a motion to dispense of the second reading. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

10.Q. Consideration of a public hearing and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 3 Section 10.303 Zoning Districts, Section 10.303.7 B-I, 10.304 Permitted Uses, 10.304.5 Residential Uses, 10.304.6 Commercial and Retail Uses, 10.304.7 Industrial Uses, 10.304.8 Institutional and Civic Uses, 10.304.9 Temporary Uses, 10.304.10

Accessory Uses, 10.306 Residential Uses, 10.307 Commercial and Retail Uses, 10.308 Industrial Uses, 10.309 Institutional and Civic Uses, 10.310 Temporary Uses, 10.311 Accessory Uses. (Ashley Lumpkin)

Public Hearing was held from 10:58 pm to 10:58 pm. No one spoke.

Motion: Mayor Pro-tem Hines made a motion to accept the first reading of an ordinance amending with language added clarifying signage, for the second reading. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

8.B. Budget and Tax Rate Review and Discussion. (Michel Sorrell)
No Council action was taken.

9 CONSENT AGENDA ITEMS

- A. Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 9B Final Plat, 43.5315 acres, more or less, of land, 124 residential lots, located at Knowles Drive and Simmental Loop. (Ashley Lumpkin)
- B. Consideration and possible action on a resolution approving the proposed RSI Hutto Phase 1 Final Plat, 78.777 acres, more or less, of land, 116 residential lots, 6 townhome lots, 3 condominium lots, located on CR 119 at Duke Reynolds Parkway. (Ashley Lumpkin)
- C. Consideration and possible action approving the minutes of the September 5, 2019 Regular City Council Meeting

Motion: Mayor Pro-tem Hines made a motion to remove items 9.D., 9.E., and 9.F. from the consent agenda. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Councilmember Tanner Rose made a motion to approve the three remaining agenda items, 9.A., 9.B., and 9.C. as presented on the consent agenda. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- 9.D. **Consideration and possible action on a resolution authorizing the City Manager to purchase a four new trucks (2 for Public Works and 2 for Parks and Recreation) at an amount not to exceed \$185,000.**

Motion: Councilmember Scott Rose made a motion to approve a resolution authorizing the City Manager to purchase a four new trucks (2 for Public Works and 2 for Parks and Recreation) at an amount not to exceed \$185,000. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- 9.E. **Consideration and possible action on a resolution authorizing the City Manager to purchase three lawn mowers for Parks and Recreation at an amount not to exceed \$83,428.56**

Motion: Councilmember Martinez made a motion to accept resolution authorizing the City Manager to purchase three lawn mowers for Parks and Recreation at an amount not to exceed \$83,428.56. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Nay Councilmember Mike Snyder

Action: The motion passed with 6 ayes, 1 nays

9.F. Consideration and possible action on a resolution to authorize the City Manager to procure materials for completion of Schneider Boulevard.

Motion: Councilmember Tanner Rose made a motion to resolution to authorize the City Manager to procure materials for completion of Schneider Boulevard minus the sidewalk material to be relocated. Mayor Pro-tem Hine seconded the motion.

Vote:

Ayes	Mayor Doug Gaul
	Mayor Pro-tem Tom Hines
	Councilmember Scott Rose
	Councilmember Mike Snyder
	Councilmember Peter Gordon
	Councilmember Patti Martinez
	Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

10 ORDINANCES

A. Consideration and possible action on the second reading of an ordinance making appropriations for the support of the City of Hutto Fiscal Year October 1, 2019 through September 30, 2020, and adopting the annual budget of the City of Hutto for Fiscal Year 2019-2020 (Michel Sorrell)

Motion: Mayor Pro Tem Hines made a motion to accept the ordinance as written. Councilmember Scott Rose seconded the motion.

Vote:

Ayes	Mayor Doug Gaul
	Mayor Pro-tem Tom Hines
	Councilmember Scott Rose *
	Councilmember Peter Gordon
	Councilmember Patti Martinez
Nays	Councilmember Mike Snyder
	Councilmember Tanner Rose *

Action: The motion passed with 5 ayes, 2 nays

Edited to reflect accurate voting record

B. Consideration and possible action on the second reading of an ordinance levying Ad Valorem taxes for the use and support of the municipal government for the City of Hutto for the Tax Year 2019.

Motion: Mayor Pro Tem Hines moved the property tax rate be increased by the adoption of a tax rate \$0.631351, which is effectively a 30.6% increase in the tax rate. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Scott Rose *

Nays Councilmember Tanner Rose *
Councilmember Mike Snyder

Action: The motion passed with 5 ayes, 2 nays

Edited to reflect accurate voting record

C. Consideration and possible action on the second reading of an ordinance ratifying an Ad Valorem tax increase for the 2019-2020 Fiscal Year for the use and support of the municipal government for the City of Hutto for the Tax Year 2019. (Michel Sorrell)

Motion: Mayor Pro Tem Hines moved the property tax rate be increased by the adoption of a tax rate \$0.631351, which is effectively a 30.6% increase in the tax rate. Councilmember Scott Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Scott Rose *

Nays Councilmember Tanner Rose *
Councilmember Mike Snyder

Action: The motion passed with 5 ayes, 2 nays

Edited to reflect accurate voting record

D. Consideration and possible action on the second reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type B Fiscal Year 2019-2020 Budget. (Michel Sorrell)

Motion: Mayor Pro-tem Hines made a motion to accept the second reading of an ordinance concerning the adoption of the Hutto Economic Development Corporation - Type B Fiscal Year 2019-2020 Budget. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder

Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

J. Consideration and possible action on the second and final reading of the Chandler Corner Subdivision, 26.303 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located at the southwest corner of Chandler Road and FM 1660 North. (Ashley Lumpkin)

Motion: Councilmember Scott Rose moved the accept the second and final reading of the Chandler Corner Subdivision, 26.303 acres, more or less, of land, and to establish base zoning as AG, located at the southwest corner of Chandler Road and FM 1660 North.. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

K. Consideration and possible action on the second and final reading of the an ordinance regarding the annexation of the Fritz Tract, 5.9753 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located on CR 132. (Ashley Lumpkin)

Motion: Councilmember Scott Rose motioned to accept the second and final reading of the an ordinance regarding the annexation of the Fritz Tract, 5.9753 acres, more or less, of land, and to establish base zoning as AG, located on CR 132. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- L. Consideration and possible action on the second and final reading of an ordinance regarding the annexation of the M. Moore Family Farms Tracts, 528.774 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located on CR 132 and also on Limmer Loop. (Ashley Lumpkin)**

Motion: Councilmember Scott Rose made a motion to accept the second and final reading of an ordinance regarding the annexation of the M. Moore Family Farms Tracts, 528.774 acres, more or less, of land, and to establish base zoning as AG, located on CR 132 and also on Limmer Loop. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- M. Consideration and possible action on the second and final reading of an ordinance regarding the annexation of the TK Industrial Park, 35.51 acres, more or less, of land, and to establish base zoning as AG (Agriculture), located on CR 108. (Ashley Lumpkin)**

Motion: Councilmember Scott Rose made a motion to accept the second and final reading of an ordinance regarding the annexation of the TK Industrial Park, 35.51 acres, more or less, of land, and to establish base zoning as AG, located on CR 108. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- P. Consideration and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 10 Section 10.202.2: Definitions, Section 10.605.3 and 10.605.10 General Provisions. (Ashley Lumpkin)**

Motion: Councilmember Scott Rose made a motion to accept the the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 16, Article 16.02 Unified Development Code Chapter 10 Section 10.202.2: Definitions, Section 10.605.3 and 10.605.10 General Provisions Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Councilmember Scott Rose made a motion to dispense the second reading. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

R. Consideration and possible action on the first reading of an ordinance regarding the boundary lines for the Library Advisory Board.

Motion: Councilmember Snyder made a motion to table 10R to the next meeting. Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

- S. **Consideration and possible action on the second and final reading of an ordinance approving a negotiated settlement between the Atmos Cities steering Committee (ACSC) and Atmos Energy Corporation, Mid-Tex Division regarding the company's rate review mechanism. (Michel Sorrell)**

Motion: Councilmember Tanner Rose made a motion to accept the second and final reading of an ordinance approving a negotiated settlement between the Atmos Cities steering Committee (ACSC) and Atmos Energy Corporation, Mid-Tex Division regarding the company's rate review mechanism. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

12 **OTHER BUSINESS**

- A. **Consideration of and possible appointments to City Boards and Commissions. (Lacie Hale)**

Motion: Mayor Gaul made a motion to appoint Randall Clark to the Zoning Board of Adjustment. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

Motion: Councilmember Martinez made a motion to appoint Abel Landin to the Ethics Review Commission. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez

Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

B. Consideration and possible action regarding ordinance 07-001-00 on financial disclosures.

Motion: Councilmember Gordon made a motion to table 12.B. to the next regularly scheduled meeting. Mayor Pro-tem Hines seconded the motion.

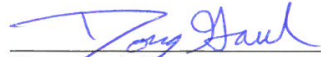
Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion passed with 7 ayes, 0 nays

13 ADJOURNMENT

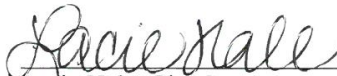
There being no further business to be heard, the meeting was adjourned at 12:17 a.m.

CITY OF HUTTO



Doug Gaul, Mayor

ATTESTED:



Lacie Hale, City Secretary

AMENDMENT

May 21, 2020

CITY OF HUTTO

Doug Gaul, Mayor

ATTESTED:

Holly Nagy, City Secretary