



City of Hutto

Agenda

City Council Meeting

Thursday, September 17, 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

5.2. Council Commission Liaison Reports

6. 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.

Any citizen wishing to speak during public comment may do so after completing the required registration form. Comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on September 17, 2020. The email must include name, address, phone # and email to be recognized properly.

Citizens wishing to comment by phone may call:

Toll Free Call In: 1-800-717-4201

Conference ID: 242-3288

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

[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.]

7. CITY MANAGER COMMENTS

8. CONSENT AGENDA ITEMS

- | | | |
|------|--|---------|
| 8.1. | Consideration and possible action on a resolution approving the proposed Mustang Creek Phase 5 Final Plat, 19.868 acres, more or less, of land, 102 residential lots, located on FM 1660 North.(Ashley Lumpkin)
Agenda Item Report - AIR-20-284 - Pdf | 8 - 14 |
| 8.2. | Consideration and possible action on a resolution approving the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and the SH-130 SB Frontage Road.(Ashley Lumpkin)
Agenda Item Report - AIR-20-067 - Pdf | 15 - 23 |
| 8.3. | Consideration and possible action on August 6, 2020 Regular City Council meeting minutes.
Agenda Item Report - AIR-20-319 - Pdf | 24 - 30 |
| 8.4. | Consideration and possible action on August 11, 2020 Special Called City Council meeting minutes.
Agenda Item Report - AIR-20-322 - Pdf | 31 - 36 |
| 8.5. | Consideration and possible action on August 13, 2020 Special Called City Council meeting minutes.
Agenda Item Report - AIR-20-323 - Pdf | 37 - 43 |
| 8.6. | Consideration and possible action on August 17, 2020 Special Called City Council meeting minutes.
Agenda Item Report - AIR-20-325 - Pdf | 44 - 47 |

9. OTHER BUSINESS

- 9.1. Discussion and possible action on awarding the Outside Agency Funding requests of: Hutto Resource Center, Hutto Education Foundation- Building Growth, Hutto Education Foundation- Teacher & Faculty, TSTC Foundation, Hutto Young Life, Opportunities for WBC- Meals on Wheels, Hutto Lutheran Church-Feeding the 500, Sandbox at Madeline's Place, A Legends Lyfe Foundation, Round Rock Area Servicing Center, Hutto Family YMCA- Annual Campaign, Hutto Family YMCA-Senior Services. (Kristi Robich)

- 9.2. Consideration and possible action on appointing a Mayor Pro Tem.
- 9.3. Review plan of finance to be presented by City's financial advisor for proposed refinancing of certain of the City's outstanding bonds and certificates of obligation, and consider giving direction to staff and City's financial advisor to take all actions needed to execute such refinancings for debt service savings pursuant to the proposed plan of finance. (Misti Hancock)
- 9.4. Consideration and Possible Appointments, Re-appointments and/or Removals to City Boards and Commissions. (City Secretary)
- 9.5. Consideration and possible action to set the date for a hearing to be held under Section 3.16 investigation regarding separation, severance and transition agreements for the purpose of conducting an investigation, to identify the relevant witnesses and to issue or cause to be issued the subpoenas or other directions to appear and testify. (City Attorney)
- 9.6. Discussion and possible action regarding the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election. (City Secretary) 48 - 60
[Agenda Item Report - AIR-20-350 - Pdf](#)
[TMLIRP Board of Trustees Election Ballots](#)
10. RESOLUTIONS
- 10.1. Discussion and possible action on Resolution No. R-2020-083 appointing a Charter Review Commission in accordance with Section 13.12 of the Hutto City Charter. (Councilmember Snyder) 61 - 68
[Agenda Item Report - AIR-20-351 - Pdf](#)
[Charter Calendar](#)
[Resolution No. R-2020-083 Charter Review Commission 9.16.20](#)
11. ORDINANCES
- 11.1. Consideration and possible action on the second reading of an ordinance making appropriations to support the City of Hutto during Fiscal Year 2021 from October 1, 2020 through September 30, 2021, and adopting the annual budget of the City of Hutto for Fiscal Year 2021. (Misti Hancock) 69 - 70
[Ordinance - Budget 2020 - 2021](#)
- 11.2. 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 2020. (Misti Hancock) 71 - 72
[Ordinance - Levying Ad Valorem Tax](#)
- 11.3. Consideration and possible action on the second reading of an ordinance ratifying an Ad Valorem tax increase for the 2020-2021 Fiscal Year for the use and support of the municipal government for the City of Hutto for the Tax Year 2020. (Misti Hancock) 73 - 74
[Ordinance - Ratifying Ad Valorem](#)
- 11.4. Consideration and possible action on the second reading of an ordinance concerning the adoption of the Community Development Corporation Fiscal Year 2020-2021 Budget. (Misti Hancock) 75 - 77

[Ordinance - CDC Budget 2020 - 2021](#)

- 11.5. Consideration and possible action on the second reading of an Ordinance repealing Ordinance O-2020-011 to reinstate water, sewer, and sanitation service disconnections, late fees, and penalties; and also providing for the following: findings of fact, adoption, enactment, repealer, severability, and effective date. (Misti Hancock) 78 - 80
[Ordinance No. O-2020-011 to repeal disconnections water sewer trash services](#)
- 11.6. Consideration and possible action on Ordinance No. O-2020-033 accepting and approving Annual Service and Assessment Plan Update for Co-Op Public Improvement District. 81 - 124
[2020-9-3 HUT Co-Op 2020 SAP Update](#)
[Hutto - Ordinance Approving 2020 SAP Annual Update for Co-Op PID](#)
- 11.7. Consideration and possible action on Ordinance No. O-2020-034 accepting and approving Annual Service and Assessment Plan Update for Mustang Creek Public Improvement District. 125 - 136
[2020-9_3 HUT Mustang Creek 2020 SAP Update](#)
[Hutto - Ordinance Approving 2020 SAP Annual Update for Mustang Creek PID](#)
- 11.8. Consideration and possible action on Ordinance No. O-2020-035 accepting and approving Annual Service and Assessment Plan Update for Cross Creek Public Improvement District. 137 - 170
[2020-9-3 HUT Cross Creek 2020 SAP Update](#)
[Hutto - Ordinance Approving 2020 SAP Annual Update for Cross Creek PID](#)
- 11.9. Consideration and possible action on Ordinance No. O-2020-032-amending Chapter 2 of the Hutto City Code by amending Section 2.03.041 of Article 2 to require that the City Manager reside within the Hutto City Limits and providing that a prospective City Manager establish a residence within the City Limits within six months after accepting the City Manager position. (City Attorney) 171 - 173
[Ordinance No. O-2020-032 Amending Section 2.03.041 Residency Requirements](#)
- 11.10. Consideration and possible action on amending Article 22.05, Truck Traffic, of the Hutto City Code to provide for the use of a photographic traffic enforcement system for heavy trucks entering a "No Truck" zone. (Councilmember Snyder)
- 11.11. Consideration and possible action on Ordinance No. O-2020-029 declaring severance or transition agreements void.(Second Reading)(City Attorney)

12. 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].

- 12.1. Receive legal advice pursuant to Texas Government Code Section 551.071(1) and (2) relating to the Hutto Sports, Health and Entertainment District; and deliberations regarding Economic Development pursuant to Tex. Govt. Code § 551.087; and deliberate the purchase or sale of real property within the Hutto Sports, Health and Entertainment District pursuant to Texas Government Code Section 551.072.
- 12.2. Discussion and deliberation regarding potential business prospects seeking to locate, stay, or expand in or near the territory of the City of Hutto and with which economic development proposals, negotiations, deliberations, offers of a financial or other incentive may be provided by the City of Hutto.
- 12.3. Deliberation on the appointment and compensation of a City Manager from the finalists selected by the City Council for the position of City Manager pursuant to Texas Government Code Section 551.074, Personnel Matters.
- 12.4. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Interim City Manager pursuant to Texas Government Code Section 551.074, Personnel Matters.
- 12.5. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

13. ACTION RELATIVE TO EXECUTIVE SESSION

- 13.1. Possible action on legal advice received pursuant to Texas Government Code Section 551.071(1) and (2) relating to the Hutto Sports, Health and Entertainment District; and deliberations regarding Economic Development pursuant to Tex. Govt. Code § 551.087; and deliberate the purchase or sale of real property within the Hutto Sports, Health and Entertainment District pursuant to Texas Government Code Section 551.072.
- 13.2. Potential action regarding potential business prospects seeking to locate, stay, or expand in or near the territory of the City of Hutto and with which economic development proposals, negotiations, deliberations, offers of a financial or other incentive may be provided by the City of Hutto. [Tex. Gov't Code Sec. 551.087, Deliberations regarding Economic Development Negotiations].
- 13.3. Discussion and possible action on appointment and compensation of a City Manager from the finalists selected by the City Council for the position of City Manager pursuant to Texas Government Code Section 551.074, Personnel Matters.
- 13.4. Discussion and possible action on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Interim City Manager pursuant to Texas Government Code Section 551.074, Personnel Matters.
- 13.5. Possible action on legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City

Council Legal Requests.

- 14. ADJOURNMENT
- 15. CERTIFICATION

I certify that this notice of the **September 17, 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 **September 14, 2020 at 2:00 PM.**



Holly Nagy

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on a resolution approving the proposed Mustang Creek Phase 5 Final Plat, 19.868 acres, more or less, of land, 102 residential lots, located on FM 1660 North.(Ashley Lumpkin)
Meeting: City Council - 17 Sep 2020
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposed Mustang Creek Phase 5 Final Plat is approximately 19.868 acres of land and 102 single-family residential lots. This phase is west and south of Phase 4, and is Phase 5 out of a total of 8 phases.

Current Zoning:

The subject property is zoned SF-1 with a Development Agreement.

Surrounding Zoning:

North: Single-Family Residential (SF-1 - Hutto ISD Site)
East: Mustang Creek Phase 4
South: Mustang Creek future Phase 8
West: Mustang Creek future Phase 6

Summary of Request:

The proposed Final Plat is comprised of 102 Single-Family Lots, 5 open space lots, 4 greenlink lots and 1 wastewater easement lot. This section has a total acreage of 19.868 acres and all of the lots in this section are 50 feet in width per the Development Agreement.

Staff Review:

The proposal meets the minimum standards as required in the Development Agreement, 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, Development Agreement and state law, staff recommends that the City Council approve the resolution.

ATTACHMENTS:

[\(Res\)MustangCreekPh5FP\(Res\)](#)
[MC5FP-U2-FinalPlat\(8-10-20\)](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "MUSTANG CREEK PHASE 5 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 5 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

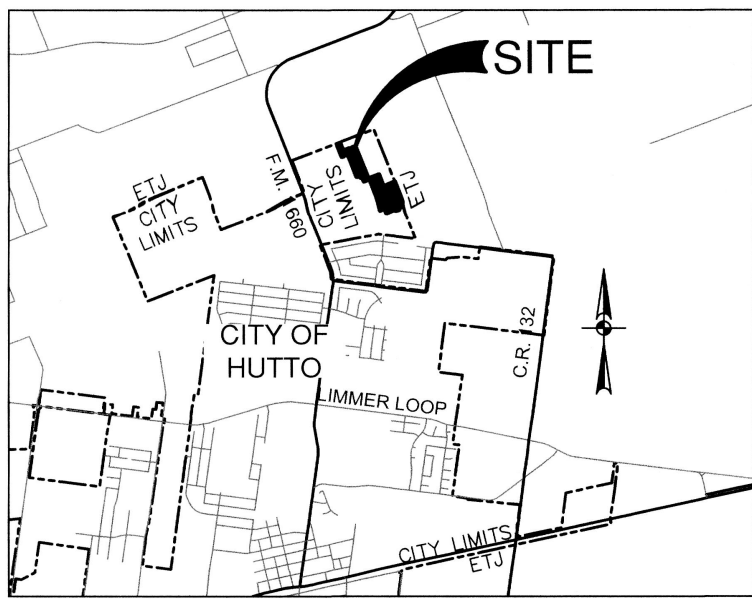
CONSIDERED and RESOLVED on this the **17th** day of the month **September, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary



LOCATION MAP
SCALE: 1" = 5,000'

TRACT 1

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

ACREAGE: 19.868 ACRES
LOTS ACREAGE: 16,127 ACRES
ROW ACREAGE: 3.741 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: 3
SINGLE FAMILY LOTS: 102
OPEN SPACE/PRIVATE DE LOTS: 4
GREENLINK: 4
WW ESMT/OPEN SPACE/PRIVATE DE LOTS: 1
TOTAL LOTS: 112

PLAT PREPARATION DATE: APRIL 6, 2020
SUBMITTAL DATE: JUNE 12, 2020

NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988

TOTAL LINEAR FEET OF NEW STREETS: 2755 LF

ARANSAS RIVER ROAD: 898 LF
FORT CLARK SPRINGS DRIVE: 853 LF
SWEETWATER CREEK LANE: 517 LF
JOHNSON DRAW ROAD: 335 LF
AUSTIN BAYOU DRIVE: 153 LF

Received 08/10/2020

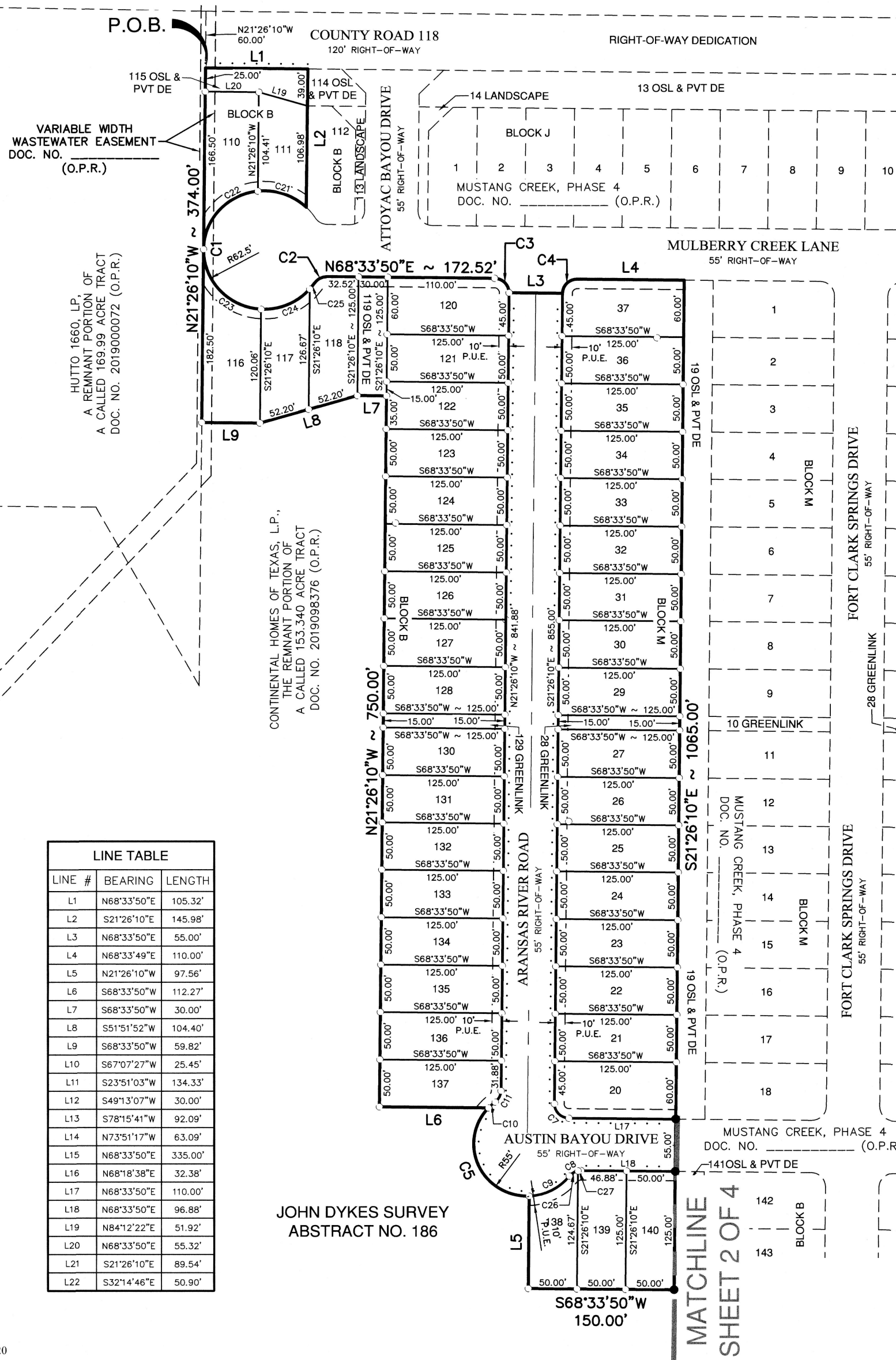


DATE OF PLAT PREPARATION: APRIL 6, 2020
DATE OF PLAT SUBMITTAL: JUNE 12, 2020

FINAL PLAT OF MUSTANG CREEK, PHASE 5

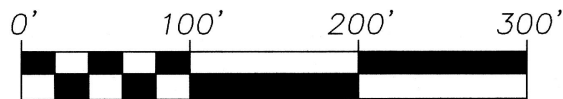
A 19.868 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF
TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN
DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

HUTTO ISD,
A CALLED 65.00 ACRE TRACT
DOC. NO. 2009044814 (O.P.R.)



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°33'50"E	105.32'
L2	S21°26'10"E	145.98'
L3	N68°33'50"E	55.00'
L4	N68°33'49"E	110.00'
L5	N21°26'10"W	97.56'
L6	S68°33'50"W	112.27'
L7	S68°33'50"W	30.00'
L8	S51°51'52"W	104.40'
L9	S68°33'50"W	59.82'
L10	S67°07'27"W	25.45'
L11	S23°51'03"W	134.33'
L12	S49°13'07"W	30.00'
L13	S78°15'41"W	92.09'
L14	N73°51'17"W	63.09'
L15	N68°33'50"E	335.00'
L16	N68°18'38"E	32.38'
L17	N68°33'50"E	110.00'
L18	N68°33'50"E	96.88'
L19	N84°12'22"E	51.92'
L20	N68°33'50"E	55.32'
L21	S21°26'10"E	89.54'
L22	S32°14'46"E	50.90'

JOHN DYKES SURVEY
ABSTRACT NO. 186



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

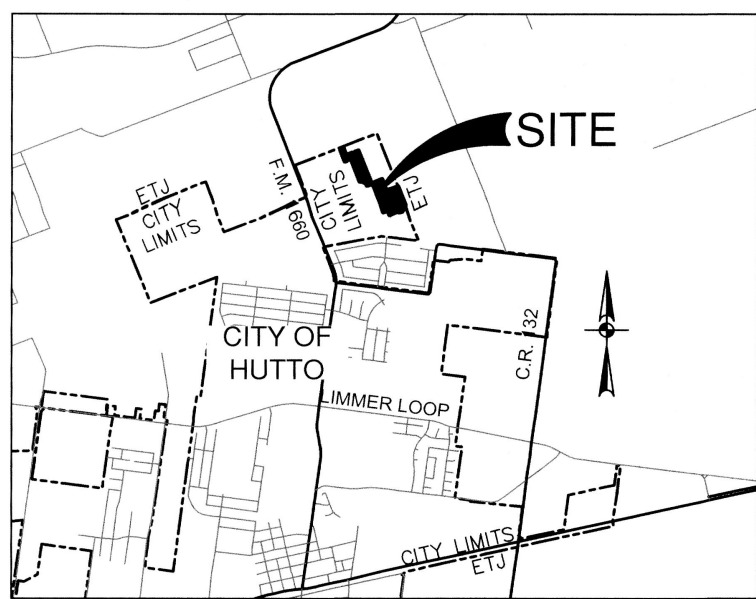
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	62.50'	279°59'30"	S28°11'02"E	80.36'	305.42'
C2	15.00'	056°44'37"	N40°11'31"E	14.26'	14.86'
C3	15.00'	089°59'55"	S66°26'10"E	21.21'	23.56'
C4	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C5	55.00'	135°35'28"	N46°14'45"W	101.84'	130.16'
C6	55.00'	079°34'53"	N74°21'48"W	70.40'	76.39'
C7	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C8	15.00'	052°37'03"	N42°15'21"E	13.30'	13.78'
C9	55.00'	050°00'42"	N40°57'10"E	46.50'	48.01'
C10	55.00'	009°37'51"	N26°21'55"E	9.23'	9.25'
C11	15.00'	052°37'00"	N04°52'20"E	13.30'	13.78'
C12	15.00'	090°00'28"	N66°25'59"W	21.21'	23.56'
C13	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C14	15.00'	052°37'02"	N47°44'40"W	13.30'	13.78'
C15	55.00'	222°19'49"	N37°06'44"E	102.58'	213.42'
C16	15.00'	079°42'50"	S71°34'47"E	19.23'	20.87'
C17	15.00'	052°37'02"	N42°15'20"E	13.30'	13.78'
C18	55.00'	049°53'56"	N40°53'47"E	46.40'	47.90'
C19	55.00'	065°45'12"	N01°41'46"W	59.71'	63.12'
C20	15.00'	052°37'01"	N04°52'20"E	13.30'	13.78'
C21	62.50'	049°50'33"	N66°53'27"E	52.67'	54.37'
C22	62.50'	083°18'23"	N20°18'58"E	83.08'	90.87'
C23	62.50'	087°26'45"	N65°15'29"W	86.40'	95.39'
C24	62.50'	051°40'11"	S45°11'03"W	54.47'	56.36'
C25	62.50'	007°31'44"	S15°35'05"W	8.21'	8.21'
C26	15.00'	040°36'21"	N36°15'00"E	10.41'	10.63'
C27	15.00'	012°00'42"	N62°33'31"E	3.14'	3.14'
C28	55.00'	034°03'50"	N57°01'16"W	32.22'	32.70'
C29	55.00'	042°31'21"	N18°43'41"W	39.89'	40.82'
C30	55.00'	036°29'02"	N20°46'31"E	34.43'	35.02'
C31	55.00'	031°45'51"	N54°53'57"E	30.10'	30.49'
C32	55.00'	070°26'28"	S73°59'54"E	63.44'	67.62'
C33	55.00'	007°03'18"	S35°15'01"E	6.77'	6.77'
C34	15.00'	012°00'42"	N62°33'30"E	3.14'	3.14'
C35	15.00'	040°36'20"	N36°14'59"E	10.41'	10.63'
C36	55.00'	056°07'21"	N06°30'42"W	51.75'	53.87'
C37	55.00'	009°37'51"	N26°21'55"E	9.23'	9.25'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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

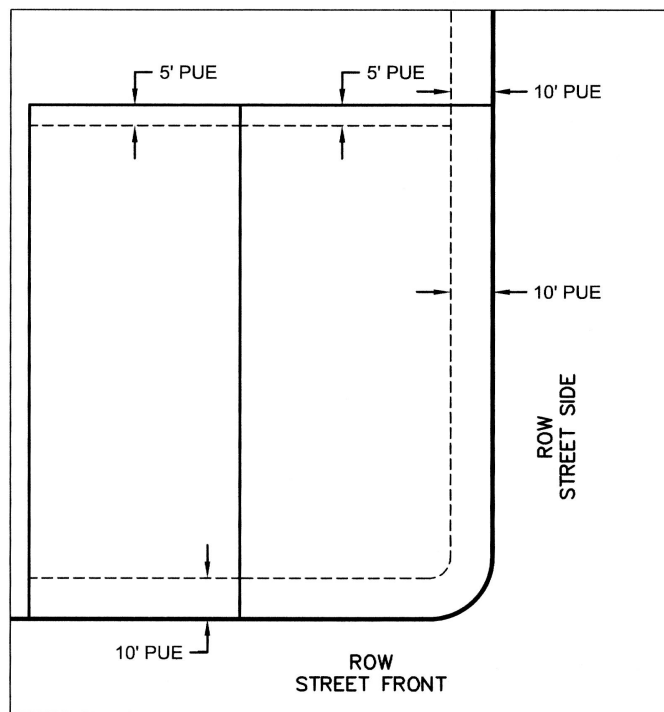
SHEET 1 OF 4



LOCATION MAP
SCALE: 1" = 5,000'

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



PUBLIC UTILITY EASEMENT (PUE) DETAIL

Received 08/10/2020



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

FINAL PLAT
OF
MUSTANG CREEK, PHASE 5

A 19.868 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.

BLOCK B	
LOT #	AREA (SQ. FT.)
110	6,591
111	5,078
115	2,983
116	8,017
117	5,939
118	6,549
119	3,750
120	7,452
121	6,250
122	6,250
123	6,250
124	6,250
125	6,250
126	6,250
127	6,250
128	6,250
129	1,875
130	6,250
131	6,250
132	6,250
133	6,250
134	6,250
135	6,250
136	6,250
137	6,170
138	5,381
139	6,250
140	6,250
144	6,250
145	6,250
146	6,250
147	6,250
148	6,250
149	6,250

BLOCK B	
LOT #	AREA (SQ. FT.)
150	6,250
151	1,875
152	6,250
153	6,250
154	6,250
155	6,250
156	6,250
157	6,250
158	6,250
159	6,250
160	6,170
161	5,054
162	5,370
163	6,250
164	6,250
165	3,750
166	6,250
167	7,141
168	8,410
169	3,755
170	9,467
171	7,094
172	6,015
173	6,250
174	6,250
175	6,250
176	6,250
177	6,250
178	6,250
179	6,250
180	6,250
181	6,250
182	18,759

BLOCK M	
LOT #	AREA (SQ. FT.)
20	7,452
21	6,250
22	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 N	
LOT #	AREA (SQ. FT.)
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	6,250
19	6,250
20	7,452
21	13,800
22	7,452
23	6,250
24	6,250
25	6,250
26	6,250
27	6,250
28	6,250
29	6,250
30	6,250
31	1,875
32	6,250
33	6,250
34	6,250
35	6,250
36	6,250
37	6,250
38	6,250

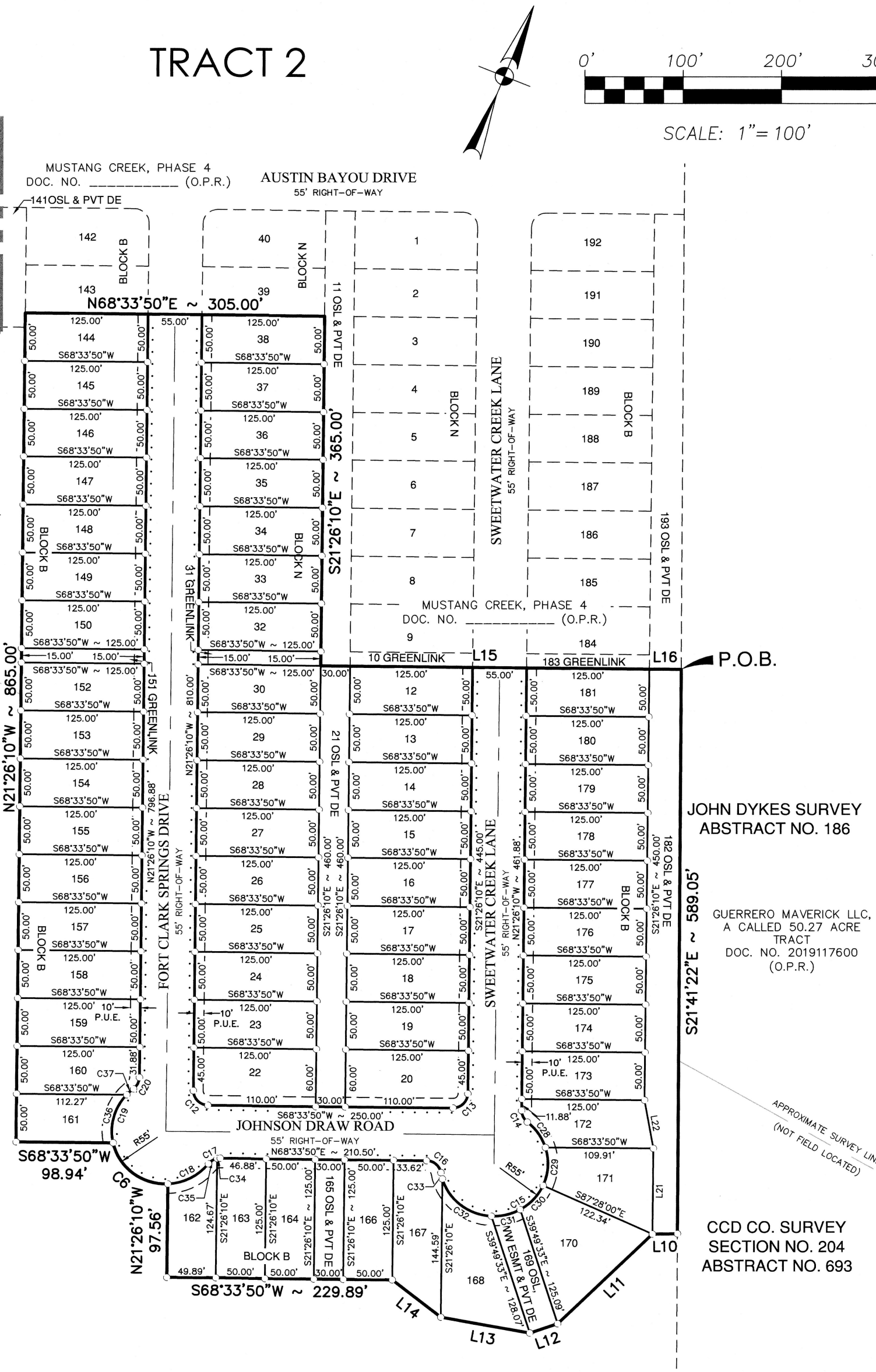
JOHN DYKES SURVEY
ABSTRACT NO. 186

CCD CO. SURVEY
SECTION NO. 204
ABSTRACT NO. 693

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

MATCHLINE
SHEET 2 OF 4

TRACT 2



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: APRIL 6, 2020
DATE OF PLAT SUBMITTAL: JUNE 12, 2020

SHEET 2 OF 4

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.
 - 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.
 - OUTSIDE CCN
 -
- FLOODPLAIN NOTES:
 - ULTIMATE FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCRONCHED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - EXISTING FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 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.
- STREETS THAT ARE MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE SHALL HAVE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THEM. (2018 IFC APPENDIX D SECTION D103.6.2)

FINAL PLAT
OF
MUSTANG CREEK, PHASE 5

A 19.868 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.

FIELD NOTES FOR
TRACT 1

A 7.756 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 7.756 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 northwest corner of said Remnant Portion, same being a northwesterly corner of Mustang Creek, Phase 4, a subdivision according to the plat recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, also being a point in the east line of the Remnant Portion of a called 169.99 acre tract, conveyed to Hutto 1660, LP, recorded in Document No. 20119000072 of the Official Public Records of Williamson County, for the northwest corner and POINT OF BEGINNING hereof,

THENCE with the westerly boundary line of said Mustang Creek, Phase 4, same being the easterly line of said Remnant Portion of a 153.340 acre tract, the following ten (10) courses and distances:

- N 68°33'50" E, a distance of 105.32 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found hereof,
- S 21°26'10" E, a distance of 145.98 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangent curvature hereof,
- along the arc of a curve to the left, having a radius of 62.50 feet, a central angle of 279°59'30", a chord bearing and distance of S 28°11'02" E, 80.36 feet, an arc length of 305.42 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 56°44'37", a chord bearing and distance of N 40°11'31" E, 14.26 feet, an arc length of 14.86 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- N 68°33'50" E, a distance of 172.52 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 89°59'55", a chord bearing and distance of S 66°26'12" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,
- N 68°33'51" E, a distance of 55.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°33'50" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
- N 68°33'49" E, a distance of 110.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found hereof,
- S 21°26'10" E, a distance of 1065.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for the southwest corner of said Mustang Creek, Phase 4, same being a northeasterly corner of said Remnant Portion of a 153.340 acre tract, for the southeast corner hereof,

THENCE departing the west boundary line of said Mustang Creek, Phase 4, through the interior of said Remnant Portion of a 153.340 acre tract, the following eight (8) courses and distances:

- S 68°33'50" W, a distance of 150.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- N 21°26'10" W, a distance of 97.56 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,
- along the arc of a curve to the right said, having a radius of 55.00 feet, a central angle of 135°35'28", a chord bearing and distance of N 46°14'45" W, 101.84 feet, an arc length of 130.16 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,
- S 68°33'50" W, a distance of 112.27 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- N 21°26'10" W, a distance of 750.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 68°33'50" W, a distance of 30.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 51°51'52" W, a distance of 104.40 feet a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 68°33'50" W, a distance of 59.82 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set on the west line of said Remnant Portion of a 153.340 acre tract, same being the east line of said Remnant Portion of a 169.99 acre tract,

THENCE N 21°26'10" W, with the west line of said Remnant Portion of a 153.340 acre tract, same being the east line of said Remnant Portion of a 169.99 acre tract, a distance of 374.00 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.

FIELD NOTES FOR
TRACT 2

A 12.112 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, AND THE CCD CO. SURVEY, ABSTRACT NO. 693, IN WILLIAMSON COUNTY TEXAS. SAID 12.112 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 found with yellow cap marked "Pape–Dawson" found for the southeast corner of Mustang Creek, Phase 4, a subdivision according to the plat recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, same being the northeast corner of said Remnant Portion, also being a point in 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, for the northeast corner and POINT OF BEGINNING hereof,

THENCE S 21°41'22" E, with the east line of said Remnant Portion, same being the west line of said 50.27 acre tract, a distance of 589.05 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,

THENCE departing the west line of said 50.27 acre tract, through the interior of said Remnant Portion, the following ten (10) courses and distances:

- S 67°07'27" W, a distance of 25.45 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 23°51'03" W, a distance of 134.33 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 49°13'07" W, a distance of 30.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 78°15'41" W, a distance of 92.09 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- N 73°51'17" W, a distance of 63.09 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 68°33'50" W, a distance of 229.89 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- N 21°26'10" W, a distance of 97.56 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 55.00 feet, a central angle of 79°34'53", a chord bearing and distance of N 74°21'48" W, 70.40 feet, an arc length of 76.39 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- S 68°33'50" W, a distance of 98.94 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set hereof,
- N 21°26'10" W, a distance of 865.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point in the south line of said Mustang Creek, Phase 4, same being a point in the northeasterly line of said Remnant Portion, for the northwest corner hereof,

THENCE with the northeasterly line of said Remnant Portion, same being the south line of said Mustang Creek, Phase 4, the following four (4) courses and distances:

- N 68°33'50" E, a distance of 305.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found hereof,
- S 21°26'10" E, a distance of 365.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found hereof,
- N 68°33'50" E, a distance of 335.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found hereof,

N 68°18'38" E, a distance of 32.38 feet to the POINT OF BEGINNING and containing 12.112 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape–Dawson Engineers, Inc. under Job No. 51048–05.

Received 08/10/2020



DATE OF PLAT PREPARATION: APRIL 6, 2020
DATE OF PLAT SUBMITTAL: JUNE 12, 2020

SHEET 3 OF 4

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
MUSTANG CREEK, PHASE 5

A 19.868 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 §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

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 19.868 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 5.

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

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

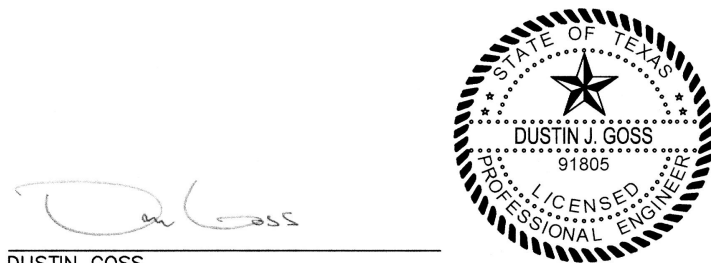
NOTARY PRINTED OR TYPED NAME

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 5) 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 6TH DAY
OF AUGUST, 2020.

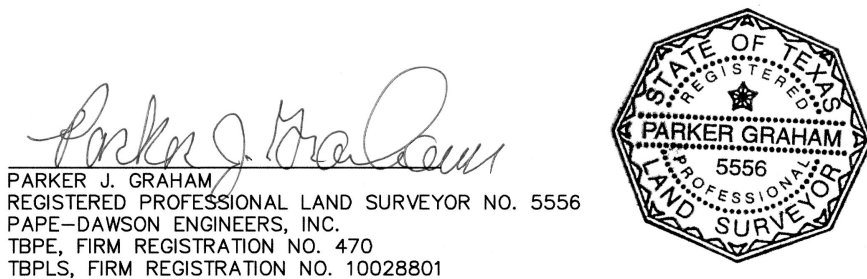


DUSTIN GOSS
REGISTERED PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

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
JUNE 7, 2020

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 7TH DAY
OF AUGUST, 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 _____

HOLLY NAGY, 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 §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

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 08/10/2020



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: APRIL 6, 2020
DATE OF PLAT SUBMITTAL: JUNE 12, 2020

SHEET 4 OF 4

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on a resolution approving the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and the SH-130 SB Frontage Road.(Ashley Lumpkin)
Meeting: City Council - 17 Sep 2020
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposed Hutto Crossing Industrial Park Final Plat is approximately 125.977 acres of land that is 6 commercial lots.

This plat was approved by the Planning and Zoning Commission with the condition that the engineer comments regarding the floodplain and the LOMR-F review are addressed. Those outstanding comments have been addressed and a summary from engineering is provided below:

The proposed Final Plat includes 125.977 ac tract. 6 Development Tracts are being platted. The proposed improvements include ±4,025 linear feet of private roads, drainage channels, culvert crossings, overall site grading and 3 commercial driveways.

The existing site is 125.977 ac with 4.15 ac of impervious cover (IC). The proposed IC post this project is 2.79 ac. The IC on site has been reduced, thus no on-site detention is required.

The site currently lies within a FEMA special hazard area. A Letter of Map Revision (LOMR) has been prepared to revise the overall 1% annual chance floodplain within this development. The overall 1% annual chance floodplain is now proposed to be contained within an improved drainage channel, which is included in the proposed subdivision improvement plans.

There are no public water or wastewater improvements. All platted lots will have on-site well and septic. Provisions for future public improvements have been considered with the subdivision improvement plans.

Current Zoning:

The subject property is zoned PUD with a base zoning of Light Industrial.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (Church and Undeveloped Land)

East: Planned Unit Development (Hutto Crossing PUD)

South: Extraterritorial Jurisdiction (Brushy Creek and Star Ranch Residential)

West: Extraterritorial Jurisdiction (Single-Family Residential)

Summary of Request:

The proposed Final Plat is comprised of 6 commercial lots with private roadways per the PUD. As a reminder, the roadway that connects from the Heights at Deerfield (just west of this site) Subdivision is for emergency access only and a gate with a Knox lock is required. There is a required fifty foot (50 ft) landscape buffer for the portion abutting the residential properties as shown on the proposed final plat and per the approved PUD.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the City Council approve the resolution.

ATTACHMENTS:

[\(Res\)HuttoCrossingIndustrialParkFP\(Res\)
HCIPFP-U1-Plat\(2-27-20\)](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "HUTTO CROSSING INDUSTRIAL PARK 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 Industrial Park Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **17th** day of the month **September, 2020**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

OWNERS: TEX MIX LAND, LTD
P.O. BOX 830
LEANDER, TEXAS 78646

ACREAGE: 125.977 ACRES

PATENT SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT 422

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 125.977 - DEVELOPMENT

NUMBER OF LOTS BY TYPE: 6 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: 4,025 (PRIVATE)

SUBMITTAL DATE: FEBRUARY 03, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 03, 2020

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

SURVEYOR: STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH ST. SUITE 300
AUSTIN, TEXAS 78723

BENCHMARK DESCRIPTION AND ELEVATION:

TBM 10: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE RIBBON CURB ON SOUTH SIDE OF SPOTTED FAWN DRIVE ±90' WEST OF THE PAVEMENT END AND ±150' EAST OF THE CENTERLINE AXIS DEER TRAIL. ELEV. = 622.23'

TBM 11: PK NAIL WITH "STANTEC" WASHER SET IN WEST SIDE OF ASPHALT DRIVEWAY ±70' SOUTH OF EAST PALM VALLEY DRIVE PAVEMENT AND ±52' NORTHWEST OF CABLE MARKER. ELEV. = 644.93'

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83 (2011).

VERTICAL DATUM: NAVD 88

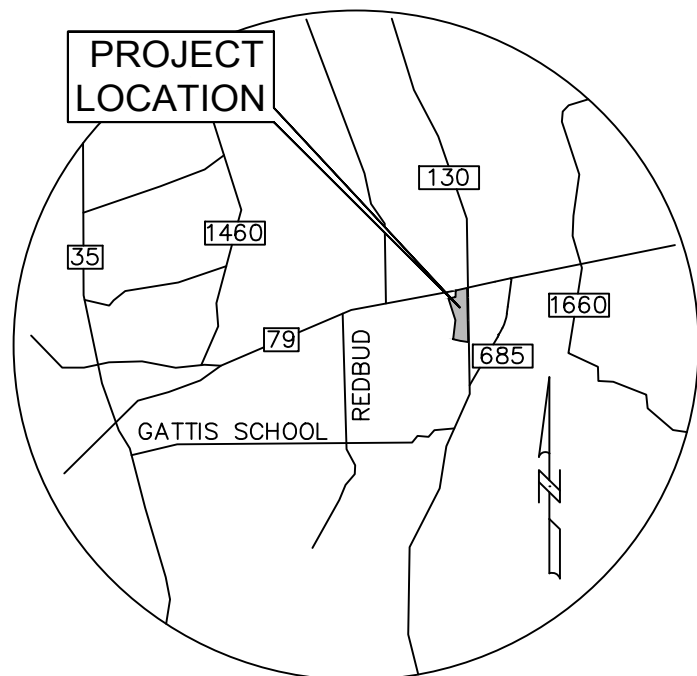
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1000.00'	67.93'	03°53'32"	N00°58'15"W	67.93'
C2	1000.00'	238.36'	13°39'26"	S09°44'44"W	237.80'
C3	1000.00'	88.64'	05°42'31"	S88°26'10"W	88.61'
C4	1000.00'	72.12'	04°07'56"	N14°30'29"W	72.11'
C5	1000.00'	310.20'	17°46'24"	S03°33'19"E	308.96'
C6	500.00'	44.94'	05°08'57"	N74°59'00"E	44.92'
C7	500.00'	79.79'	09°08'37"	N00°45'35"E	79.71'

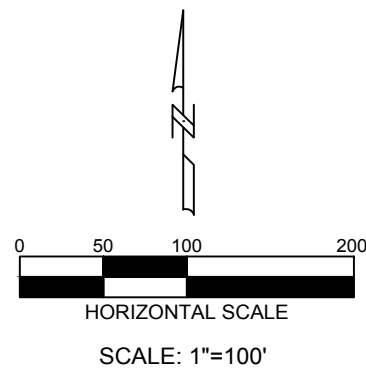
CARMEL CREEK SUBDIVISION
DOC NO. 2008091478

30' ACCESS EASEMENT
DOC. NO. 2004085125
PARTIALLY RELEASED BY
DOC. NO. 2005093182
O.P.R.W.C.T.

COMMUNICATION SYSTEMS
RIGHT OF WAY EASEMENT
DOC. NO. 2004062492
O.P.R.W.C.T.



LOCATION MAP
SCALE: 1" = 2000'

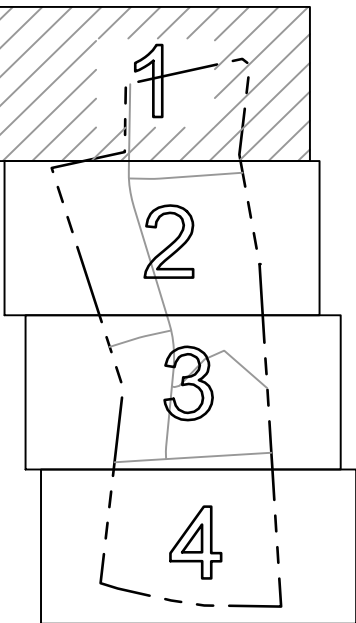
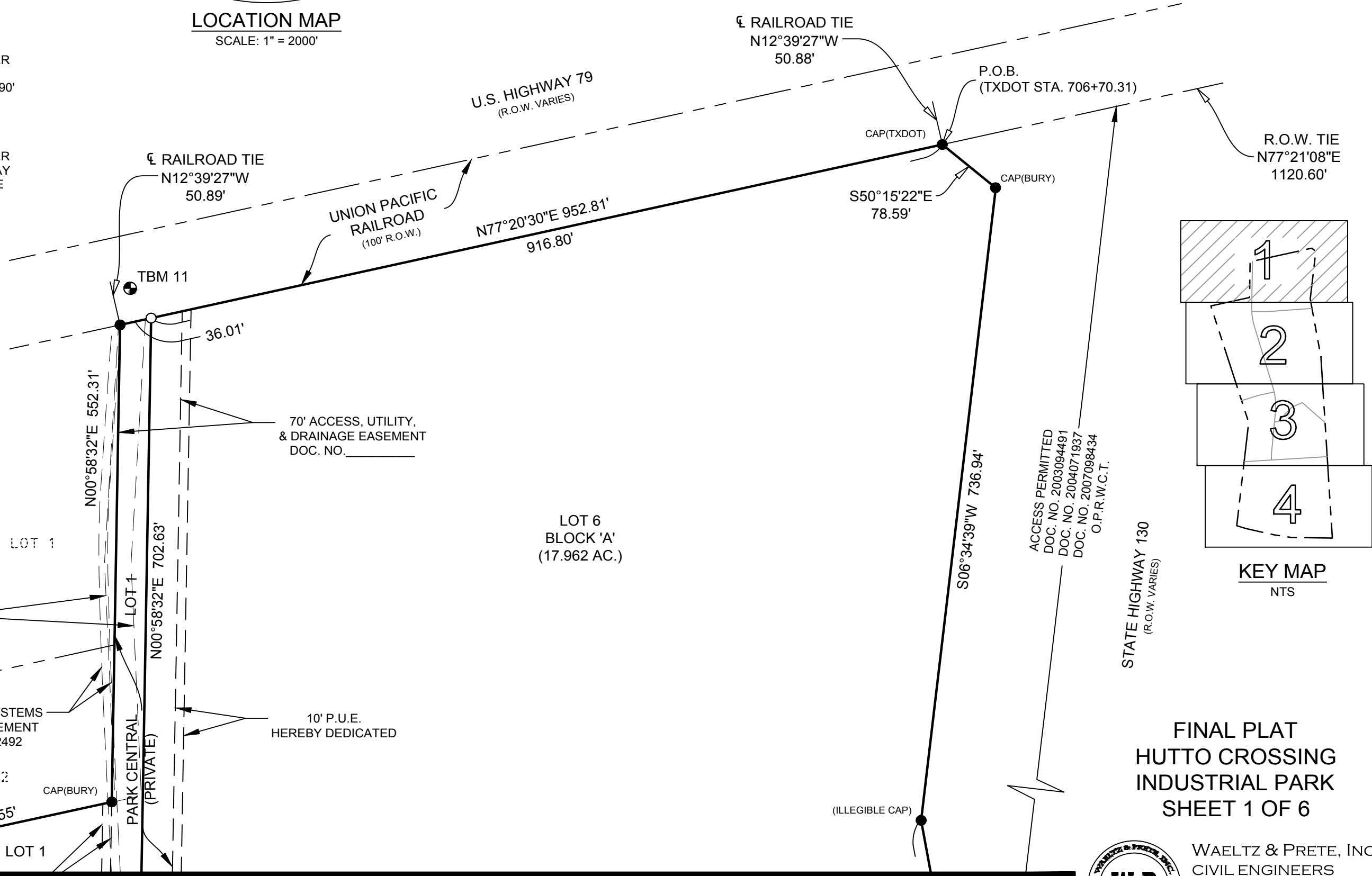


LEGEND

- PROPERTY BOUNDARY
- ADJOINER LINE
- RIGHT-OF-WAY/PROPERTY
- CORNER TIE LINE
- EASEMENT AND BUILDING
- SETBACK LINE
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- COH CITY OF HUTTO
- ETJ EXTRATERRITORIAL JURISDICTION

- NAIL FOUND
- 1/2" IRON ROD SET W/ STANTEC CAP
- 1/2" IRON ROD FOUND
- IRON ROD FOUND W/ CAP(AS NOTED)
- CONCRETE MONUMENT FOUND
- CALCULATED POINT
- POINT OF BEGINNING
- RIGHT-OF-WAY
- BENCHMARK

Received 02/27/2020



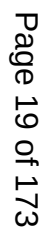
KEY MAP
NTS

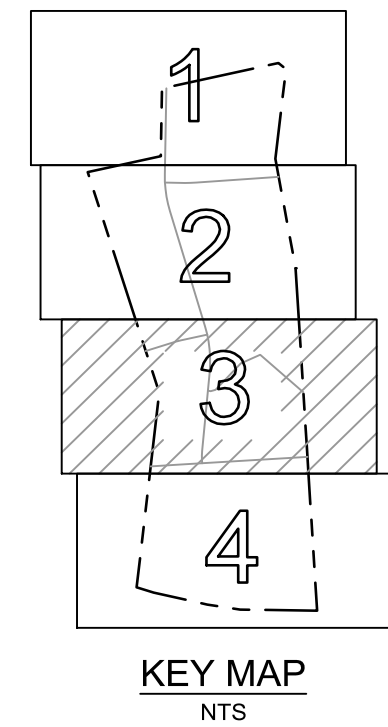
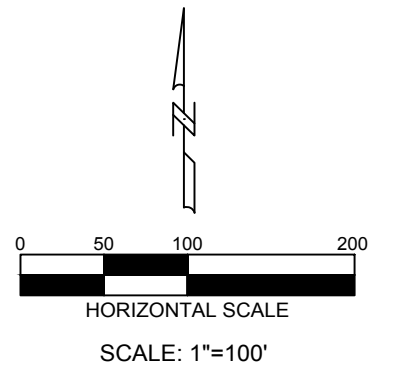
FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 1 OF 6



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

MATCHLINE REF. PLAT SHEET 2 OF 6





ACCESS PERMITTED
DOC. NO. 2003094491
DOC. NO. 2004071937
DOC. NO. 2007098434
O.P.R.W.C.T.

STATE HIGHWAY 130
(R.O.W. VARIES)

Received 02/27/2020

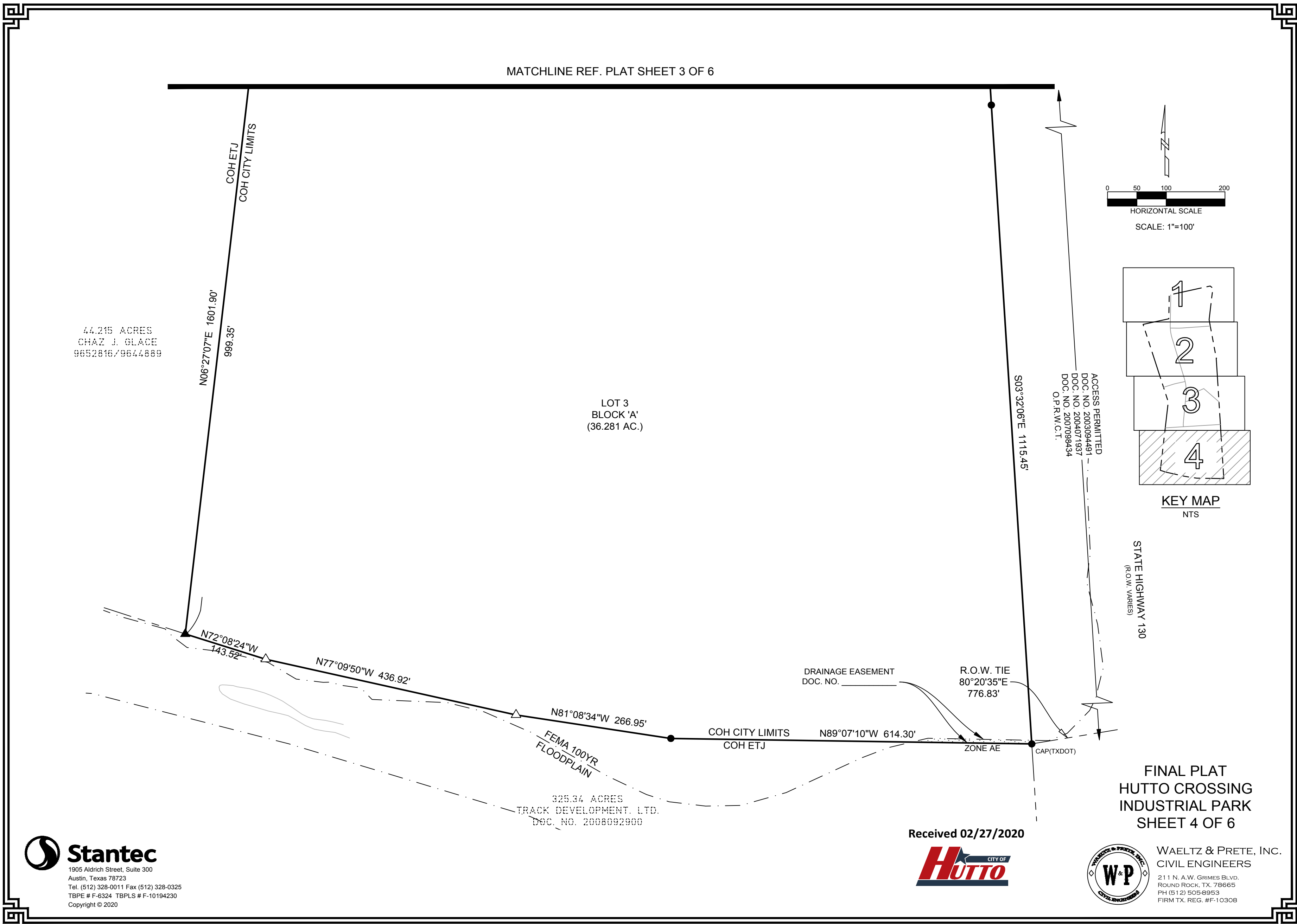


FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 3 OF 6



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





METES AND BOUND DESCRIPTION:

A 125.977 ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY ABSTRACT NO. 422, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS BEING THAT SAME 125.977 ACRE TRACT OF LAND CONVEYED TO TEX MIX LAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2019041545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 125.977 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SH 130 (R.O.W. VARIES) AND THE SOUTHERLY LINE OF UNION PACIFIC RAILROAD (100' R.O.W.) SITUATED ON THE SOUTHERLY SIDE OF US HIGHWAY 79 (R.O.W. VARIES), AT OR NEAR TXDOT S.H. 130 STATION 706+70.31, 518.16' RIGHT, FOR THE NORTHEASTERLY CORNER OF SAID 125.977 ACRE TRACT AND HEREOF;

THENCE, LEAVING SAID SOUTHERLY LINE OF UNION PACIFIC RAILROAD, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SH 130, FOR THE EASTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) S50°15'22"E, A DISTANCE OF 78.59 FEET TO A 1/2-INCH IRON ROD WITH BURY CAP FOUND;
- 2) S06°34'39"W, A DISTANCE OF 736.94 FEET TO A 1/2-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND;
- 3) S10°12'43"E, A DISTANCE OF 908.37 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND;
- 4) S03°30'52"E, A DISTANCE OF 1476.40 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND;
- 5) S03°26'36"E, A DISTANCE OF 211.77 FEET TO A 1/2-INCH IRON ROD FOUND;
- 6) S03°32'06"E, A DISTANCE OF 1115.45 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID 125.977-ACRE TRACT, BEING ON THE NORTH BANK OF BRUSHY CREEK, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SH 130, WITH THE APPROXIMATE NORTH BANK OF BRUSHY CREEK, BEING THE SOUTHERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N89°07'10"W, A DISTANCE OF 614.30 FEET TO A 1/2-INCH IRON ROD FOUND;
- 2) N81°08'34"W, A DISTANCE OF 266.95 FEET FOR AN ANGLE POINT;
- 3) N77°09'50"W, A DISTANCE OF 436.92 FEET FOR AN ANGLE POINT;
- 4) N72°08'24"W, A DISTANCE OF 143.52 FEET TO A NAIL FOUND AT THE SOUTHWESTERLY CORNER OF SAID 125.977-ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 44.215-ACRE TRACT CONVEYED TO CHAZ GLACE, BY DEED OF RECORD IN DOCUMENT NO. 9644889 AND DOCUMENT NO. 9644889 BOTH OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N06°27'07"E, LEAVING THE NORTH BANK OF BRUSHY CREEK, ALONG THE EASTERLY LINE OF SAID 44.215-ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 1601.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID 44.215 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK "D", THE HEIGHTS AT DEERFIELD, A SUBDIVISION OF RECORD IN CABINET O, SLIDES 42-45, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT HEREOF;

THENCE, N17°35'28"W, ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK "D" AND BLOCK "A" OF SAID THE HEIGHTS AT DEERFIELD, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 1888.43 FEET TO A 1/2-INCH IRON ROD WITH BURY CAP FOUND AT THE SOUTHWESTERLY CORNER OF LOT 1 CARMEL CREEK SUBDIVISION, OF RECORD IN DOCUMENT NO. 2008091478 OF SAID OFFICIAL PUBLIC RECORDS FOR AN ANGLE POINT, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD BEING THE NORTHWESTERLY CORNER OF SAID LOT 1 CARMEL CREEK SUBDIVISION BEARS N17°35'28"W, A DISTANCE OF 538.97 FEET;

THENCE, N77°25'19"E, LEAVING THE EASTERLY LINE OF SAID BLOCK "A", ALONG THE SOUTHERLY LINE OF LOT 1 AND LOT 2 OF SAID CARMEL CREEK SUBDIVISION, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 597.55 FEET TO A 1/2-INCH IRON ROD WITH BURY CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 2 CARMEL CREEK SUBDIVISION, FOR AN ANGLE POINT;

THENCE, N00°58'32"E, ALONG THE EASTERLY LINE OF SAID LOT 2 CARMEL CREEK SUBDIVISION, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977 ACRE TRACT AND HEREOF, A DISTANCE OF 552.31 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 2 CARMEL CREEK SUBDIVISION, BEING IN THE SOUTHERLY LINE OF UNION PACIFIC RAILROAD SITUATED ON THE SOUTHERLY SIDE OF US HIGHWAY 79, FOR THE NORTHWESTERLY CORNER OF SAID 125.977 ACRE TRACT AND HEREOF;

THENCE, N77°20'30"E, ALONG THE SOUTHERLY LINE OF UNION PACIFIC RAILROAD, BEING THE NORTHERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 952.81 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 125.977 ACRES (5,487,561 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

BEARING BASIS: ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83/2011, BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.



Stantec

1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
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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 SETBACKS SHALL CONFORM TO HUTTO CROSSING PUD OR UDC REQUIREMENTS.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND CONNECTION IS MADE TO SEPTIC UNTIL PUBLIC WASTEWATER IS AVAILABLE.
7. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER HUTTO CROSSING PUD OR UDC REQUIREMENTS.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE HUTTO CROSSING PUD OR UDC REQUIREMENTS.
9. 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.
10. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1%ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
11. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0515E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. 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.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
17. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. # _____.

FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 5 OF 6

Received 02/27/2020



WALTZ & PRETE, INC.
CIVIL ENGINEERS

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

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

THAT TEX MIX LAND, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNERS OF THE CERTAIN 125.977 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019041545 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY SUBDIVIDE SAID 125.977 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS HUTTO CROSSING INDUSTRIAL PARK.

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

LOGAN OWENS,
TEX MIX LAND, LTD
P.O. BOX 830
LEANDER, TX 78646-0830

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

DOUG GAUL, MAYOR DATE _____ CITY SECRETARY DATE _____

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE _____

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4998, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2018.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 21 DAY OF FEB, 20 20.

JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



ENGINEER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 27 DAY OF FEB, 20 20.

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



OSSF SIGNATURE BLOCK:

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

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

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS

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

DEPUTY

Received 02/27/2020



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

FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 6 OF 6



City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on August 6, 2020 Regular City Council meeting minutes.
Meeting: City Council - 17 Sep 2020
Department: City Secretary
Staff Contact: Holly Nagy, City Secretary

ATTACHMENTS:

[August 6, 2020 Regular City Council Meeting Minutes](#)



City of Hutto

MINUTES

City Council Meeting

Thursday, August 6, 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- *7:00 PM*
2. ROLL CALL: Members of the City Council present were Mayor Doug Gaul, MPT Tom Hines, Councilmember Scott Rose, Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Patti Martinez, Councilmember Tanner Rose.

Members of staff that were present were: Charles W. Daniels, Interim City Manager, Byron Frankland, Assistant City Manager; Stacy Schmitt, Assistant to the City Manager, Holly Nagy, City Secretary and; Dorothy Palumbo, City Attorney.

3. INVOCATION – Led by Mayor Doug Gaul
4. PLEDGE OF ALLEGIANCE
5. CITY COUNCIL COMMENTS
 - 5.1. General Comments from City Council

Councilmember Snyder: Mayor, I would just like to see a couple of items that seem to have fallen off the track, that I would like to see on the agenda or on an agenda next month. One is to revisit where we are at on the 316 investigation it hasn't been on there for a couple of meetings. An item on waiving, discussion and possible action on waiving council privilege on the release of the 1200-page legal bill invoices.

- 5.2. City Council Commission Liaison Reports- *None.*
6. PUBLIC COMMENT
 - Nicole Calderone
 - Robin Sutton
 - Kathleen Cook - via email
 - Pamela E. Moore - via email

7. CITY MANAGER COMMENTS

- Wilco Working Together video

- Misti Hancock, Director of Finance, presented a one-page slide regarding calculation of no new revenue and voter approved rates. Discussion ensued.

8. CONSENT AGENDA ITEMS

8.1. Consideration of a public hearing and possible action on the second reading of Ordinance No. O-2020-020 approving the zoning change request for the properties to be known as the Wahrmond/Dugger Tracts (3 tracts), 3.710 acres, more or less, of land, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district, located on the northwest corner of Limmer Loop and CR 119. (Ashley Lumpkin)

8.2. Discuss and take action adopting an Ordinance amending the City of Hutto Code of Ordinances by amending Article 2.07 Claims Against the City.

Councilmember S.Rose made a motion to approve consent agenda as presented, MPT Hines seconded the motion. The motion passed. (6:1)

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines	X			
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose	X			

ACTION: The motion carried by a vote of 6 ayes to 1 nays.

9. ORDINANCES

9.1. Consideration and possible action on the first reading of Ordinance No. O-2020-018 approving a Community Development Corporation budget amendment and expenditure approved by the Community Development Corporation Board of Directors in the amount of \$300,000 to fund program administration and loans made available through the Small Business Loan and Disaster Relief Project and \$50,000 to fund General Counsel legal services to the Corporation; providing an effective date.

Steven Harris, Chair of CDC/EDC presented. Councilmember S. Rose made a motion to approve item 9.1 as presented. MPT Hines seconded the motion. The motion passed unanimously.

- 9.2. Consideration and possible action on the first reading of Ordinance No. O-2020-023 approving a Community Development Corporation budget amendment and Expenditure approved by the Community Development Corporation Board of Directors increasing the general counsel legal services line item by \$50,000, from \$5,000 to \$55,000; providing an effective date.

City Attorney stated that since Council took action on Item 9.1, action on 9.2 was not necessary. Item 9.1 included the \$50,000. This was placed on the agenda only in case Council did not approve item 9.1

Councilmember T. Rose made a motion to move up items 10.1 and 10.2, Councilmember Snyder seconded the motion. The motion passed unanimously.

- 10.1 Consideration and possible action on Resolution No. R-2020-067 for the first of two readings as required by Texas Local Government Code Section 501.158(b) approving a Resolution authorizing the Community Development Corporation's Small Business Loan and Disaster Relief Project.

MPT Hines made a motion to approve the first reading of item 10.1, Councilmember Martinez seconded the motion. The motion passed unanimously.

- 10.2 Consideration and possible action on Resolution No. R-2020-067 for the second of two readings as required by Texas Local Government Code Section 501.158(b) approving a Resolution authorizing the Community Development Corporation's Small Business Loan and Disaster Relief Project.

Councilmember S. Rose made a motion to approve item 10.2 as presented, Councilmember T. Rose seconded the motion. The motion passed unanimously.

- 9.3. Consideration and possible action on the first reading of Ordinance No. O-2020-024 granting to Oncor Electric Delivery Company, LLC, its successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, and public ways of the City of Hutto, Texas, providing for compensation therefor, providing for an effective date and a term of said franchise, providing for written acceptance of this franchise, providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns, and finding that the meeting at which this ordinance is passed is open to the public; and providing for severability.

MPT Hines recused himself from this item as his spouse works for Oncor.

Discussion ensued.

Councilmember T. Rose made a motion to approve item 9.3. Councilmember S. Rose seconded the motion. The motion passed 6:0 with one recusal.

10. RESOLUTIONS

- 10.3. Consideration and possible action on Resolution No. R-2020-068 creating a Public Improvement District for an approximate 105 acre property, also known as Durango Farms.

Jon Snyder from P3 present to speak about the creation of the Public Improvement District.

Discussion ensued.

MPT Hines made a motion to approve Resolution No. R-2020-068, Councilmember S. Rose seconded the motion. The motion passed. (5:2)

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines	X			
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose		X		

ACTION: The motion carried by a vote of 5 ayes to 2 nays.

- 10.4. Consideration and possible action on Resolution No. R-2020-069 for a Development Agreement amendment between the City of Hutto and Jerry Wayne Roznovak and Nadine Carole Johnson, for a property being approximately 105 acres, also known as Durango Farms.

Councilmember T. Rose made a motion to table item 10.4. and to bring back with a redline copy of the agreement. Councilmember Snyder seconded the motion. The motion passed. (6:1)

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines		X		
Councilmember Scott Rose	X			
Councilmember Mike Snyder	X			
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose	X			

ACTION: The motion carried by a vote of 6 ayes to 1 nays.

- 10.5. Consideration and possible action on Resolution No. R-2020-070 for a Development Agreement between the City of Hutto and Kalogridis and Kalogridis Development, LLC, for an approximately 56.797 acre property, also known as The Landing.

Councilmember T. Rose made a motion to table item 10.5. Councilmember Gordon seconded the motion. The motion passed. (6:1)

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines	X			
Councilmember Scott Rose		X		
Councilmember Mike Snyder	X			
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose	X			

ACTION: The motion carried by a vote of 6 ayes to 1 nays.

11. OTHER BUSINESS

- 11.1. Discussion regarding the rejection of the application of Nicole Calderone for place on ballot council place 4.

Discussion ensued.

- 11.2. Discussion and possible action on canceling or removing the ability to use video conferencing access to meetings going forward. (Councilmember T. Rose)

MPT Hines made a motion to continue the ability to use teleconferencing as given to us by state law. Councilmember S. Rose seconded the motion. The motion passed unanimously.

Councilmember Gordon amended the motion to ask that the staff bring back a proposed a list of best practices, rules how to use zoom, expectations to follow. Councilmember Snyder seconded the motion. The motion passed unanimously.

12. EXECUTIVE SESSION *Entered: 8:45 PM*

- 12.1. Discussion and deliberation regarding a potential relocation project to the City of Hutto #1 551.087 [Deliberations regarding Economic Development negotiations].(Jennifer Burrington)
- 12.2. Discussion and deliberation regarding a potential relocation project to the City of Hutto #2 551.087 [Deliberations regarding Economic Development negotiations].(Jennifer Burrington)
- 12.3. Receive legal advice pursuant to Texas Government Code Section 551.071(1) and (2) relating to the Hutto Sports, Health and Entertainment District; the Multi-Party Development Agreement; the Preston Hollow Capital, LLC Loan Agreement with Cottonwood Development Corporation and deliberations regarding Economic Development pursuant to Tex. Govt. Code § 551.087; and deliberate the purchase or sale of real property within the Hutto Sports, Health and Entertainment District pursuant to Texas Government Code Section 551.072.

13. ACTION RELATIVE TO EXECUTIVE SESSION *Reconvened: 10:37 PM*

- 13.1. Discussion and possible action relating to legal advice pursuant to Texas Government Code Section 551.071(1) and (2) relating to the Hutto Sports, Health and Entertainment District; the Multi-Party Development Agreement; the Preston Hollow Capital, LLC Loan Agreement with Cottonwood Development Corporation and deliberations regarding Economic Development pursuant to Tex. Govt. Code § 551.087; and deliberate the purchase or sale of real property within the Hutto Sports, Health and Entertainment District pursuant to Texas Government Code Section 551.072.

No action taken.

14. ADJOURNMENT *10:38 PM*

PASSED and APPROVED this 3rd day of September,2020.

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on August 11, 2020 Special Called City Council meeting minutes.
Meeting: City Council - 17 Sep 2020
Department: City Secretary
Staff Contact: Holly Nagy, City Secretary

ATTACHMENTS:

[August 11, 2020- Special Called City Council Meeting Minutes.](#)



City of Hutto

MINUTES

City Council Meeting
Tuesday, August 11, 2020 at 6:00 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 *6:00 PM*
2. ROLL CALL

Members of the City Council present were Mayor Doug Gaul, MPT Tom Hines, (via teleconference) Councilmember Scott Rose, (via teleconference) Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Patti Martinez, (via teleconference) Councilmember Tanner Rose.

Members of staff that were present were Byron Frankland, Assistant City Manager; Stacy Schmitt, Assistant to the City Manager, Holly Nagy, City Secretary and; Dorothy Palumbo, City Attorney.

3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. CITY COUNCIL COMMENTS
 - 5.1. General Comments from City Council

Councilmember Gordon: On last week's agenda, today's agenda, and next week's agenda we have neglected to put on there the appointment or removal of individuals from Boards and Commissions. I've got an appointment I need to make, I've got one of my appointees that needs to resign, and so I need to make sure it gets on sometime. We had discussed at some point to always have that on there, to never remove it, just in case something like this happens, in case we have an unexpected resignation to where we don't have to wait.

6. PUBLIC COMMENT
 - Miriam Centrum – via email.
7. CITY MANAGER COMMENTS

Mr. Daniels stated that Michel Sorrell announced retirement a few weeks ago. August 14th is the effective date of Ms. Sorrells retirement. As of August 17th Misti Hancock is

the Interim CFO.

Mayor Gaul asked to move Items 10.1, 10.2, 10.3, 10.4, up. The Council agreed.

Presentations ensued.

5- minute break at 6:54 PM.

Reconvened at 7:00 PM.

8. CONSENT AGENDA ITEMS

- 8.1. Consideration and possible action on approving the June 18, 2020 City Council work session meeting minutes.
- 8.2. Consideration and possible action on approving the June 18, 2020 City Council meeting minutes.
- 8.3. Consideration and possible action on approving the July 2, 2020 City Council meeting minutes.

MPT Hines made a motion to approve Items 8.1, 8.2, 8.3. Councilmember S. Rose seconded the motion. The motion passed unanimously.

9. ORDINANCES

- 9.1. Consideration and possible action on Ordinance No. O-2020-022 -Public Information Act Policy. (First Reading)

Presentation ensued.

MPT Hines made a motion to approve Item 9.1 with the addition of the reporting request to Council. Councilmember Snyder amended the motion to add in a section that specifically before you sue the AG to block anything, it has to go to a Council vote.

Discussion ensued.

Councilmember Gordon seconded the amendment to the motion.

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul		X		
Mayor Pro Tem Tom Hines		X		
Councilmember Scott Rose		X		
Councilmember Mike Snyder	X			
Councilmember Peter Gordon	X			
Councilmember Patti Martinez		X		
Councilmember Tanner Rose	X			

ACTION: The motion **failed** by a vote of 3 ayes to 4 nays.

Call to vote for original motion. MPT Hines made a motion to approve Item 9.1 with the addition of the reporting request to Council. The motion passed unanimously.

- 9.2. Consideration and possible action on Ordinance No. O-2020-025 Amending City Code and Creating the Right of Setoff. (First Reading)

MPT Hines made a motion to approve Item 9.2, Councilmember S. Rose seconded the motion. The motion passed unanimously.

- 9.3. Consideration and possible action on the first reading of an Ordinance of the City Council of the City of Hutto, Texas, postponing the May 2, 2020 general election for municipal officers until November 3, 2020; and providing for other related matters; and providing an effective date. (First Reading)

Councilmember S. Rose made a motion to approve the first reading of Item 9.3, MPT Hines seconded the motion. The motion passed. (5:2)

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines	X			
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose		X		

ACTION: The motion **carried** by a vote of 5 ayes to 2 nays.

10. OTHER BUSINESS

- 10.1. Outside agency funding presentation- Hutto Resource Center.
- 10.2. Outside agency funding presentation- Opportunities for Williamson and Burnet Counties.
- 10.3. Outside agency funding presentation - Hutto Education Foundation
- 10.4. Outside agency funding presentation- The Sandbox at Madeline's Place
- 10.5. Discussion on the fiscal year 2020-2021 budget.

10-minute recess taken.

Misti Hancock, Director of Budget and Finance presented. Discussion ensued.

11. EXECUTIVE SESSION - *Per City Attorney: Items not ready for discussion. No Executive Session held.*
 - 11.1. Discussion and deliberation regarding potential business prospects seeking to locate, stay, or expand in or near the territory of the City of Hutto and with which economic development proposals, negotiations, deliberations, offers of a financial or other incentive may be provided by the City of Hutto. [551.087 Deliberations regarding Economic Development Negotiations]
 - 11.2. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to the River Creek Development Corporation and underlying public improvement districts.
12. ACTION RELATIVE TO EXECUTIVE SESSION
 - 12.1. Discussion and possible action regarding potential business prospects seeking to locate, stay, or expand in or near the territory of the City of Hutto and with which economic development proposals, negotiations, deliberations, offers of a financial or other incentive may be provided by the City of Hutto. [551.087 Deliberations regarding Economic Development Negotiations]
 12. Discussion and possible action regarding legal advice pursuant to Texas Government Code Sec. 551.071 related to the River Creek Development Corporation and underlying public improvement districts.
13. ADJOURNMENT *10:06 PM*

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on August 13, 2020 Special Called City Council meeting minutes.
Meeting: City Council - 17 Sep 2020
Department: City Secretary
Staff Contact: Holly Nagy, City Secretary

ATTACHMENTS:

[August 13, 2020 Special Called City Council Meeting Minutes.](#)



City of Hutto

MINUTES

**Special Called City Council Meeting
Thursday, August 13, 2020 at 6:00 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

1. CALL SESSION TO ORDER *6:00 PM*
2. ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Councilmember Scott Rose, Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Tanner Rose.

Absent: MPT Hines, Councilmember Martinez

Members of staff that were present were Charles W. Daniels, Interim City Manager, Byron Frankland, Assistant City Manager; Stacy Schmitt, Assistant to City Manager, Holly Nagy, City Secretary and; Dorothy Palumbo, City Attorney.

3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. CITY COUNCIL COMMENTS
 - 5.1. General Comments from City Council

Councilmember Snyder: I would like to see if we could add a couple of things to the next meeting. One being an executive session item called Project Durham. Another one is: Discussion and appropriate action on forming a Charter Review Committee. Neither of which I think staff needs to do anything at this point, just a Council discussion.

6. PUBLIC COMMENT

-Perry Servard
-Rebecca French- via email.
-Nicole Calderone-via email.
-Robin Sutton-via email.
-Glen Pierce-via email.
-Sally Knuedsen-via email.
-James Deering-via email.

-Ida Gayle Weaver-via email.
-David Savalla-via email.
-James Weaver-via email.
-Mike Fowler-via email.

7. CITY MANAGER COMMENTS

Mr. Daniels: In light of the several CIP related agenda items on the August 20th agenda, staff recommends that Item 11.1 Update on 1660/CR 132 item scheduled for tonight to be tabled to be discussed with the other CIP projects on next Thursday.

Councilmember S. Rose made a motion to table Item 11.1 until August 20th, Councilmember Snyder seconded the motion. The motion passed unanimously.

8. CONSENT AGENDA ITEMS

- 8.1. Consideration and possible action to approve the July 16, 2020 City Council meeting minutes.
- 8.2. Consideration and possible action to approve the July 23, 2020 Special Called City Council meeting minutes.
- 8.3. Consideration and possible action to approve the July 30, 2020 Special Called City Council meeting minutes.

Councilmember Gordon made a motion to accept Items 8.1, 8.2, and 8.3 as listed in the agenda. Councilmember S. Rose seconded the motion. The motion passed unanimously.

The City Attorney requests that item 9.1 be heard after 10.1. So that you're officially moving your election and then your calling your election by resolution.

Councilmember S. Rose made a motion to move item 9.1 after 10.1, Councilmember Gordon seconded the motion. The motion passed unanimously.

9. RESOLUTIONS

- 9.2. Consideration and possible action on Resolution No. R-2020-069 for a Development Agreement amendment between the City of Hutto and Jerry Wayne Roznovak and Nadine Carole Johnson, for a property being approximately 105 acres, also known as Durango Farms.

Robert Balsar spoke on this item. Kevin Pearce spoke briefly on this item. Discussion ensued.

Councilmember S. Rose made a motion to approve Resolution No. R-2020-069 with a change of wording on 8.14 as discussed eliminating the word TIRZ and changing it to the word PID. Councilmember Gordon seconded the motion.

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines				X
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez				X
Councilmember Tanner Rose		X		

ACTION: The motion carried by a vote of 3 ayes to 2 nay.

Councilmember T. Rose made a motion to move Items 12.1 and 13.1 up. Councilmember Snyder seconded the motion. The motion passed unanimously.

12. EXECUTIVE SESSION Entered: 7:09 PM

- 12.1 Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to the River Creek Development Corporation and underlying public improvement districts.

13. ACTION RELATIVE TO EXECUTIVE SESSION Reconvened 8:34 PM

- 13.1 Discussion and possible action regarding legal advice pursuant to Texas Government Code Sec. 551.071 related to the River Creek Development Corporation and underlying public improvement districts.

No action on this item.

Councilmember T. Rose: I do have some comments though, so, I just want to let everyone know that we were back there for about an hour and got some legal briefings from some of our special bond counsel, our financial advisor and PID administrator and just to let the public know, we are continuing to work through some of the concerns and issues regarding the agenda item. I'm hoping to see a final update on September 3rd to get some final closure regarding this situation.

10. ORDINANCES

- 10.1. Consideration and possible action on the second reading of an Ordinance of the City Council of the City of Hutto, Texas, postponing the May 2, 2020 general election for municipal officers until November 3, 2020; and providing for other related matters; and providing an effective date. (City Attorney)(Second Reading)

Discussion ensued. Councilmember S. Rose made a motion to approve Item 10.1. Councilmember Gordon seconded the motion.

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines				X
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez				X
Councilmember Tanner Rose		X		

ACTION: The motion carried by a vote of 3 ayes to 2 nay.

- 9.1. Consideration and possible action on a Resolution of the City of Hutto, Texas, amending Resolution R-20-01-23-8C, ordering an election to be held on November 3, 2020, for the purpose of electing City Council Members for Place 1 and Place 4; designating election day precincts and polling places; providing for early voting and election day voting; providing for performance of required administrative duties; making provisions for the conduct of such election; certifying provision of required accessible voting systems; and providing for other matters related to such election.

*Councilmember S. Rose made a motion to approve Item 9.1 as presented.
Councilmember Gordon seconded the motion.*

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines				X
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez				X
Councilmember Tanner Rose		X		

ACTION: The motion carried by a vote of 3 ayes to 2 nay.

- 10.2 Consideration and possible action adopting an Ordinance declaring severance or transition agreements void. (City Attorney)(First Reading)

Discussion ensued.

11. OTHER BUSINESS

11.1. Update on 1660/CR 132 overpass. (Samuel Ray) – *Tabled until next meeting.*

11.2. Consideration and possible action on the proposed Ad Valorem tax rate, including taking a record vote on the proposed tax rate and setting the date, time and place for a public hearing and adoption of the tax rate.

Councilmember T. Rose made a motion that the proposed 2019-2020 tax rate for the City of Hutto be published at \$0.613817 per \$100 of assessed valuation, that the public tax hearing be scheduled for September 3, 2020 and that the vote on the tax ordinance be scheduled immediately thereafter on September 3, 2020. Councilmember S. Rose seconded the motion. The motion passed unanimously.

11.3. Consideration and possible action on selection of community members for City Manager search.

Nicole Calderone was present to speak on this item.

Councilmember Snyder selected Jason Wirth

Mayor Gaul selected Mike Fowler

Councilmember S. Rose selected Scott Kerwood

Mayor Pro Tem Hines selected Brian Matoka (via email to Mayor Gaul)

Councilmember Gordon selected Terrance Owens

Nicole Calderone was selected by Council

Robin Sutton was selected by Council

Councilmembers Martinez and T. Rose will be emailing their choices at a later time.

City Attorney stated that section 3.10 of the Charter requires 5 City Council members to constitute a quorum to transact business and then it goes on to say no action except as provided in section 3.06 which is to fill a vacancy shall be valid or binding unless adopted by the affirmative vote of 4 or more members of the City Council. I know that we've always..if we had a 3-2 vote, we've always said something has passed. But and I don't know why, we don't follow this, but I think that we need to call a special meeting on Monday to reconsider your election ordinances and your resolution calling the election that's the last day that you can do that, and if that doesn't pass by a vote of 4, we will need to call the Secretary of State and ask what we need to do.

Discussion ensued.

Items 9.1, 9.2, 10.1 will need to be reconsidered at the Monday the 17th at 6:00 PM.

14. ADJOURNMENT- *9:30 PM*

PASSED and APPROVED this 3rd day of September,2020.

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on August 17, 2020 Special Called City Council meeting minutes.
Meeting: City Council - 17 Sep 2020
Department: City Secretary
Staff Contact: Holly Nagy, City Secretary

ATTACHMENTS:

[August 17, 2020 Special Called City Council Meeting Minutes.](#)



City of Hutto

MINUTES

**Special Called City Council Meeting
Monday, August 17, 2020 at 6:00 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

1. CALL SESSION TO ORDER *6:00 PM*

2. ROLL CALL

Members of the City Council present were Mayor Doug Gaul, MPT Tom Hines (via videoconference) Councilmember Scott Rose, Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Patti Martinez, Councilmember Tanner Rose.

Members of staff that were present were Byron Frankland, Assistant City Manager; Stacy Schmitt, Assistant to City Manager, Holly Nagy, City Secretary and Dorothy Palumbo, City Attorney (via teleconference)

3. CITY COUNCIL COMMENTS

3.1. General Comments from City Council - *None*

4. PUBLIC COMMENT

-Robin Sutton

5. ORDINANCES

5.1. Consideration and possible action to reconsider the second reading of an Ordinance of the City Council of the City of Hutto, Texas, postponing the May 2, 2020 general election for municipal officers until November 3, 2020; and providing for other related matters; and providing an effective date.

Councilmember S. Rose made a motion to approve item 5.1, Councilmember Martinez seconded the motion. The motion passed. (5:2)

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines	X			
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose		X		

ACTION: The motion **carried** by a vote of 5 ayes to 2 nays.

6. RESOLUTIONS

- 6.1. Consideration and possible action to reconsider a Resolution of the City of Hutto, Texas, amending Resolution R-20-01-23-8C, ordering an election to be held on November 3, 2020, for the purpose of electing City Council Members for Place 1 and Place 4; designating election day precincts and polling places; providing for early voting and election day voting; providing for performance of required administrative duties; making provisions for the conduct of such election; certifying provision of required accessible voting systems; and providing for other matters related to such election.

Councilmember S.Rose made a motion to approve item 6.1, Councilmember Martinez seconded the motion. The motion passed (5:2)

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines	X			
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose		X		

ACTION: The motion carried by a vote of 5 ayes to 2 nays.

- 6.2. Consideration and possible action to reconsider Resolution No. R-2020-069 for a Development Agreement amendment between the City of Hutto and Jerry Wayne Roznovak and Nadine Carole Johnson, for a property being approximately 105 acres, also known as Durango Farms. Durango Farms.

-Robin Sutton spoke on this item.

-Kevin Pearce, attorney for the developer spoke on this item.

Discussion ensued.

Councilmember Snyder would like to enter executive session regarding section 8.5 regarding defaults and B 2.

*Entered Executive Session at 6:46 PM. Under Section 551.071
[Litigation/Consultation with Attorney]*

*Councilmember S. Rose made a motion to approve Resolution No. R-2020-069,
Councilmember Gordon seconded the motion. The motion passed. (5:2)*

VOTE:	Ayes	Nays	Abstain	Absent
Mayor Doug Gaul	X			
Mayor Pro Tem Tom Hines	X			
Councilmember Scott Rose	X			
Councilmember Mike Snyder		X		
Councilmember Peter Gordon	X			
Councilmember Patti Martinez	X			
Councilmember Tanner Rose		X		

ACTION: The motion carried by a vote of 5 ayes to 2 nays.

7. 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].

8. ADJOURNMENT - *7:06 PM*

PASSED and APPROVED this 3rd day of September, 2020.

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

AGENDA ITEM REPORT



To:

Subject: Discussion and possible action regarding the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election.

Meeting:

Department:

Staff Contact:

BACKGROUND INFORMATION:

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool Board of Trustees. Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2020.

FINANCIAL IMPACT:

None.

ATTACHMENTS:

[SKM_C454e20091117090](#)

OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 1 – 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2020. Ballots received after September 30, 2020, cannot be counted. **The ballot must be properly signed, and all pages of the ballot must be mailed to:**

**Trustee Election
David Reagan, Secretary of the Board
P.O. Box 149194
Austin, Texas 78714-9194**

If the ballot is not signed, it will not be counted.

PLACE 1

- ☐ **Robert T. Herrera** (Incumbent). City Manager, City of Cibolo (Region 7) since 2012. Mr. Herrera served as City Manager of Hondo, Texas from 2003 to 2012 and as City Manager of La Porte from 1986 to 2002. He has served other Texas cities, including management positions with the cities of San Marcos, Missouri City, and Woodway. Mr. Herrera has been a Board member of the TML Intergovernmental Risk Pool since 1993 and has served as Chair and Vice Chair of the Board. He also served as Chair of the Finance-Information Technology Committee and the Underwriting-Claims Committee of the TML Intergovernmental Risk Pool.

WRITE IN CANDIDATE:

PLACE 2

- ☐ **Chris Armacost.** City Commissioner for the City of Hitchcock (Region 14). Mr. Armacost is Director of Technology, Transportation, Facilities, and Operations for the Hitchcock Independent School District. He serves on the Hitchcock Education Foundation and Hitchcock Chamber of Commerce. He is the president of the Hitchcock Little League Baseball Association and coached several teams. Mr. Armacort has been awarded the Hitchcock Chamber President Award and the Above and Beyond Citizen Award from the Hitchcock ISD. He has obtained a Certified Municipal Official certification from TML.

- ☐ **John W. (Buzz) Fullen** (Incumbent). Mayor of the City of Henderson since 2019 and from 2004 to 2012 (Region 15). Mr. Fullen also served as a Commissioner of the Henderson Housing Authority from 2011 to 2019 and is now ex-officio on same. He currently serves on the Henderson Main Street Board (2004–present), Henderson Civic Center Board (2003–present), and the Henderson ETMC Hospital Diabetes Board (2009–present). He has been a Board member of the TML Intergovernmental Risk Pool since 2010, during which time he served as Chair (2018-2020) and Vice Chair (2016-2018).

WRITE IN CANDIDATE:

PLACE 3

- ☐ **George Hyde.** City Attorney for the City of Watuaga (Region 8). Mr. Hyde is a partner in the law firm Russell Rodriquez Hyde Bullock, LLP, located in Georgetown. He is a member of and holds Merit Certification in Municipal Law from the Texas City Attorneys Association. He has served as City Attorney for ten other cities across Texas, since 2003. He has also served local governments in various public safety positions within Fire Departments, Parks Departments, and Police Departments. During his tenure as a peace officer, Mr. Hyde received the Texas Commission on Law Enforcement Educational Achievement Award for exceeding normal expectations in job performance.
- ☐ **Roy E. Maynor.** City Alderman, Position 3, for the City of West Columbia (Region 14). He has been an elected official of West Columbia since 2013. Mr. Maynor is a Life Safety Systems Specialist for Vallen Safety Services and a member of Gulf Coast Christian Church. He is also part-owner of Grit Fitness in West Columbia. He and his wife, Rachel, have two children.
- ☐ **Jeffrey Snyder** (Incumbent). City Manager for the City of Plainview (Region 2). He previously served as the Assistant City Manager for Plainview and as the City Manager for Idalou. Mr. Snyder graduated from West Texas A&M University and obtained a Master of Public Administration from Texas Tech University. He is a member of the International City Management Association (ICMA) and TCMA. He is a graduate of the Public Executive Institute through the University of Texas and is a credentialed manager through ICMA. He has been a Board member of the TML Intergovernmental Risk Pool since 2018 and served on various committees with TML, TCMA and ICMA and as past president of the Panhandle City Management Association.

WRITE IN CANDIDATE:

PLACE 4

- ☐ **Robert S. Hauck** (Incumbent). City Manager for the City of Tomball (Region 14), a position he has held since April 2018. He began his full-time career in public service with the Los Angeles Police Department in 1988. In 2008, Mr. Hauck retired from the LAPD and joined the City of Tomball, where he has served as Chief of Police, Assistant City Manager, and now City Manager. Mr. Hauck holds a Bachelor of Arts degree in Business Administration, and a Master of Science degree in Management. He has been a Board member of the TML Intergovernmental Risk Pool since 2019. Mr. Hauck and his wife Kathleen have three children – Lauren, Conner, and Madeline.
- ☐ **Dave Martin**. City Councilmember and current Mayor Pro Tem for the City of Houston (Region 14). Mr. Martin serves as Chair of the City Council Budget and Fiscal Affairs Committee. He previously served on the Humble ISD Board of Trustees and as Secretary/Treasurer of the Board of Directors for the Harris County Houston Sports Authority. Mr. Martin is a Managing Director of Marsh & McLennan Companies, Inc., the largest Global Risk Management firm. Previously he worked for two “Big Four” accounting firms, PricewaterhouseCoopers, LLP and Ernst & Young, LLP.
- ☐ **Kimberly Meisner**. Executive Director for General Operations for Kerrville (Region 7), overseeing Human Resources, Municipal Court, Public Library, Public Information, the Senior Services Advisory Committee, and the Kerrville Area Youth Leadership Academy. Ms. Meisner has over 23 years of public service, which includes serving Kerrville and La Porte. She is a member of the TCMA, International Public Management Association for Human Resources (IPMA-HR), Society for Human Resource Management (SHRM), and is a former President of the Bay Area Human Resource Management Association. She has a Master’s degree in Public Administration and is an IPMA-HR Senior Certified Professional and a SHRM Certified Professional.
- ☐ **Sean Overeynder**. City Manager for the City of Lamesa, Texas (Region 3). Sean Overeynder began his career in local government administration in August 2014 in Economic Development, working for various public and private organizations. He has held the position of City Manager for the City of Lamesa since March 2020. Prior to becoming the City Manager, he was appointed as the Economic Development Director for the City of Lamesa on August 27, 2018.

WRITE IN CANDIDATE:

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this _____ day of _____, 2020.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of Political Entity

OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 1 – 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2020. Ballots received after September 30, 2020, cannot be counted. **The ballot must be properly signed, and all pages of the ballot must be mailed to:**

**Trustee Election
David Reagan, Secretary of the Board
P.O. Box 149194
Austin, Texas 78714-9194**

If the ballot is not signed, it will not be counted.

PLACE 1

- ☐ **Robert T. Herrera** (Incumbent). City Manager, City of Cibolo (Region 7) since 2012. Mr. Herrera served as City Manager of Hondo, Texas from 2003 to 2012 and as City Manager of La Porte from 1986 to 2002. He has served other Texas cities, including management positions with the cities of San Marcos, Missouri City, and Woodway. Mr. Herrera has been a Board member of the TML Intergovernmental Risk Pool since 1993 and has served as Chair and Vice Chair of the Board. He also served as Chair of the Finance-Information Technology Committee and the Underwriting-Claims Committee of the TML Intergovernmental Risk Pool.

WRITE IN CANDIDATE:

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WRITE IN CANDIDATE:

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this _____ day of _____, 2020.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of Political Entity

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Discussion and possible action on Resolution No. R-2020-083 appointing a Charter Review Commission in accordance with Section 13.12 of the Hutto City Charter. (Councilmember Snyder)
Meeting: City Council - 17 Sep 2020
Department: City Secretary
Staff Contact: Holly Nagy City Secretary

BACKGROUND INFORMATION:

The resolution for consideration provides for a seven-member Charter Review Commission that consists of seven (7) citizens of the City, and each member of the governing body shall appoint one member to the commission.

The intention of the Charter Review Commission is to complete the review and provide suggested amendments to the Council in time to call an election for May 2021. Due to various unforeseen circumstances the Charter Review Commission is getting a late start.

The Council has the right to revise or change any of the amendments brought to them before the Council requests an election to amend the City Charter.

The last day to submit the charter propositions to Williamson County Elections Department is February 12, 2021.

If Council appoints members to the Charter Review Committee at the September 17, 2020 City Council meeting, the first Charter Review Committee meeting can begin the week of the 28th and the committee will hold as many meetings as necessary until January 20th.

The proposed date to present the Charter Review Committee final report will be at the January 21, 2021 City Council meeting. This will give the Council from January 22, 2021 to February 11, 2021 to decide on what items will be put on the May 1, 2021 ballot.

FINANCIAL IMPACT:

There will be additional attorney fees and publication costs associated with this election. The exact costs cannot yet be determined.

ATTACHMENTS:

[Charter Calendar](#)

Council Meeting
 City Holiday
 Election Day

2020

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City Council

- Election Day

- Council Review

Learning in our

- CRC mtg dates

X-City Holiday

2021

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- Council Review

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RESOLUTION NO. R-2020-083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, APPOINTING MEMBERS TO THE CHARTER REVIEW COMMISSION IN ACCORDANCE WITH SECTION 13.12 OF THE HUTTO CITY CHARTER; ISSUING THE COMMISSION’S CHARGE; ADOPTING PROCEDURAL RULES FOR THE COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is the desire of the City Council to begin the review of the City of Hutto’s Charter as described in Section 13.12 in order to recommend changes, if any; and

WHEREAS, in accordance with Section 13.12 of the Charter of the City of Hutto, Texas, the City Council desires to appoint a Charter Review Commission, (“Commission”), of seven (7) citizens of the City with each member of the City Council appointing one member to the commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS;

Section 1. That the above findings are hereby true and correct and are incorporated herein in their entirety.

Section 2. That the following shall be appointed to the Charter Review Commission for the purpose of making recommendations to the City Council for appropriate amendments to be approved by the voters at an election called for such purpose to be held on May 1, 2021.

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____

Section 3. That the City Council hereby adopts the procedural rules for the Commission to follow in carrying out its duties, attached as Exhibit “A” and incorporated herein.

Section 4. That this Resolution shall become effective immediately upon approval by the City Council of the City of Hutto, Texas.

Section 5. Open Meetings Act. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED on this 17th day of September by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the City Council of Hutto, Texas.

CITY OF HUTTO

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

Exhibit “A”

Charter Review Commission Procedural Rules

Duties and Responsibilities

The duties of the Hutto Charter Review Commission are as follows:

1. Inquire into the operation of the City Government under the Charter provisions and determine whether any such provisions require revision. To this end public hearings may be held; and the Commission shall have the power to compel the attendance of any officer or employee of the City and require the submission of any of the City records which it may deem necessary to the conduct of such hearing;
2. Propose any recommendations it may deem desirable to ensure compliance with the provisions of the Charter by the departments of the City;
3. Propose, if it deems desirable, amendments to this Charter to improve the effective application of the Charter to current conditions; and
4. Report its findings and present its proposed amendments, if any, to the City Council.

Meeting Rules and Procedures Generally

The Charter Review Commission shall follow the adopted policy regarding City of Hutto Boards, Commissions and Authorities. Robert’s Rules of Order, current edition, shall be the parliamentary rules for the Charter Review Commission.

Legal Conformance

All meetings, actions, and other responsibilities and duties carried out by the Charter Review Commission shall be done in conformance with all applicable federal, state, and local laws.

ORDINANCE NO. O-2020-038

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY OF HUTTO DURING FISCAL YEAR 2021 FROM OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021 AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF HUTTO FOR THE 2021 FISCAL YEAR; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, AND OPEN MEETING CLAUSE.

WHEREAS, the budget for the fiscal year October 1, 2020 through September 30, 2021, was duly presented to the City Council and a public hearing was ordered by the City Council and a public notice of said hearing was caused to be given by the City Council and said public hearing was held according to said notice.

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

SECTION I.

That the appropriations for the fiscal year October 1, 2020 through September 30, 2021 for the support of the general government of the City of Hutto be fixed and determined for said terms in accordance with the expenditures shown in the City's 2021 fiscal year budget, a summary of which is appended hereto as Exhibit A.

SECTION II.

That the budget, as shown in Exhibit A, is hereby approved in all respects and adopted as the City's budget for the fiscal year October 1, 2020 through September 30, 2021.

SECTION III.

That there is hereby appropriated the amount shown in said budget the required funds to provide for an Interest and Sinking Fund for the payment of the principal and interest and the retirement of the bonded debt of said City.

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. 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 VI. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VII. Open Meeting 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 formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VIII.

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

READ and **APPROVED** the first reading on the **3rd** day of **September 2020** at a regular called meeting of the City Council of the City of Hutto, there being a quorum present.

READ, APPROVED and **ADOPTED** on the second reading this **17th** day of **September 2020** at a regular meeting of the City Council of the City of Hutto, there being a quorum present.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

ORDINANCE NO. O-2020-039

AN ORDINANCE LEVYING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT FOR THE CITY OF HUTTO FOR THE TAX YEAR 2020; PROVIDING FOR APPORTIONING EACH LEVY FOR SPECIFIC PURPOSE; AND, PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME SHALL BECOME DELINQUENT IF NOT PAID; AND PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, AND REPEALING CLAUSE.

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

SECTION I.

That there is hereby levied and there shall be collected for the use and support of the Municipal Government of the City of Hutto, upon all property, real personal and mixed, within the corporate limits of said City subject to taxation a tax of \$0.613817 on each \$100.00 valuation of property, said tax being levied and apportioned to the specific purpose herein set forth.

1. For the Maintenance and Operations of the general government (General Fund), a rate of \$0.419368 on each \$100.00 valuation of property and
2. For debt service on bond sold for the support of general government, a rate of \$0.194449 on each \$100.00 valuation of property.

SECTION II.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 4.140% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 BY APPROXIMATELY \$16.67.

SECTION III.

That the Taxes levied under this ordinance shall be due October 1, 2020, and if not paid on or before January 31, 2021, shall become delinquent.

SECTION IV.

All Taxes shall become a lien upon the property against which assessed, and the City Tax Assessor and Collector of the City of Hutto is hereby authorized and empowered to enforce the collection of such Taxes according to the Constitution and Laws of the State of Texas and ordinances of the City of Hutto and shall, by virtue of the tax rolls, fix and establish a lien by levying upon such property whether real or personal, for the payment of said taxes, penalty and interest, and the interest and penalty collected from such delinquent taxes shall be apportioned to the General Fund of the City of Hutto. All delinquent taxes shall bear interest from the date of delinquency at the rate as prescribed by State Law.

SECTION V. 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 VI. 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 VII. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VIII. Open Meeting 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 formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION IX.

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

READ and **APPROVED** the first reading on the **3rd** day of **September 2020** at a regular called meeting of the City Council of the City of Hutto, there being a quorum present.

AYES:

NAYS:

READ, APPROVED and **ADOPTED** on the second reading this **17th** day of **September 2020** at a regular meeting of the City Council of the City of Hutto, there being a quorum present, by a record vote and approved by the Mayor on the date set out above.

AYES

NAYS:

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

CITY OF HUTTO, TEXAS
ORDINANCE NO. O-2020-037

**AN ORDINANCE RATIFYING THE MUNICIPAL BUDGET
FOR THE FISCAL YEAR 2020-2021 FOR THE USE AND
SUPPORT OF THE MUNICIPAL GOVERNMENT FOR THE
CITY OF HUTTO; AND PROVIDING FOR A
PUBLICATION CLAUSE, SEVERABILITY CLAUSE, AND
REPEALING CLAUSE.**

WHEREAS, the Fiscal Year 2020-2021 Budget will require raising more revenue from property taxes than the Budget of the City of Hutto for Fiscal Year 2019-2020; and

WHEREAS, Section 102.007(c) of the Texas Local Government Code, provides that adoption of a budget that will require raising more revenue from property taxes than in the previous year, requires a separate vote of the governing body to ratify the property tax increase reflected in the budget and that such vote is in addition to and separate from the vote to adopt the budget or to set the tax rate; and

WHEREAS, in order to comply with Section 102.007(c) of the Texas Local Government Code, it is necessary for the City Council to take the actions accomplished and evidenced by this Ordinance.

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

SECTION I. That this budget will raise more total property taxes than last year's budget by \$172,706 or 1.3%, and of that amount \$836,482 is tax revenue to be raised from new property added to the tax roll this year based on an ad valorem rate of \$0.613817 on each \$100.00 valuation of property. Tax components are as follows:

1. For the Maintenance and Operations of the general government (General Fund), a rate of \$0.419368 on each \$100.00 valuation of property, and;
2. For debt service on bonds sold for the support of general government, a rate of \$0.194449 on each \$100.00 valuation of property.

SECTION II. That the 2020 taxable value on the 2020 certified appraisal roll totals \$2,182,534,321 compared to \$2,091,218,897 in 2019.

SECTION III. That in compliance with the requirements of Section 102.007(c), Texas Local Government Code, the City Council of the City of Hutto does hereby in all things ratify the property tax increase reflected in the Fiscal Year 2020-2021 Budget which will require raising more revenue from property taxes than in the Fiscal Year 2019-2020 Budget.

SECTION IV. That the proposed Fiscal Year 2021 Budget and tax levy shall be

adopted in separate ordinances and will become effective October 1, 2020, and end September 30, 2021.

SECTION V. 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 VI. 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 VII. Repealing Clause. All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VIII. Open Meeting 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 formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

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

READ and APPROVED the first reading on the 3rd day of September 2020, at a regular meeting of the City Council of the City of Hutto, there being a quorum present, by _____ AYES and _____ NAYS.

READ, APPROVED and ADOPTED on the second reading this 17th day of September 2020, at a regular meeting of the City Council of the City of Hutto, there being a quorum present, by _____ AYES and _____ NAYS and approved by the Mayor on the date set out above.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

ORDINANCE NO. O-2020-040

AN ORDINANCE MAKING APPROPRIATIONS FOR THE SUPPORT OF THE COMMUNITY DEVELOPMENT CORPORATION DURING FISCAL YEAR 2021 FROM OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021 AND ADOPTING THE ANNUAL BUDGET OF THE COMMUNITY DEVELOPMENT CORPORATION FOR THE 2021 FISCAL YEAR; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, AND OPEN MEETING CLAUSE.

WHEREAS, the budget for the fiscal year October 1, 2020 through September 30, 2021, was duly presented to the City Council.

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

SECTION I.

That the appropriations for the fiscal year October 1, 2020 through September 30, 2021 for the support of the Community Development Corporation (CDC) be fixed and determined for said terms in accordance with the expenditures shown in the CDC's 2021 fiscal year budget, a summary of which is appended hereto as Exhibit A.

SECTION II.

That the budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's budget for the fiscal year October 1, 2020 through September 30, 2021.

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 Meeting 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 formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VII.

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

READ and **APPROVED** the first reading on the **3rd** day of **September 2020** at a regular called meeting of the City Council of the City of Hutto, there being a quorum present.

READ, APPROVED and **ADOPTED** on the second reading this **17th** day of **September 2020** at a regular meeting of the City Council of the City of Hutto, there being a quorum present.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary

EXHIBIT A

City of Hutto

Proposed Budget - FY 2021

Fund	FY 2018	FY 2019	FY 2020 Original	FY 2020 Projected	FY 2021 Proposed
Community Development Corporation					
Revenue					
Sales Tax	1,287,745	1,428,377	1,367,325	1,367,325	1,902,728
Loan Program	-	-	-	-	72,500
Interest Earned	12,879	19,861	12,500	12,500	6,250
Other	32,775	5,115	-	-	23,128
Subtotal - Revenues	1,333,399	1,453,353	1,379,825	1,379,825	2,004,606
Expense					
Salaries & Benefits	-	-	212,866	212,866	72,500
Administrative Costs	-	-	1,000	1,000	1,300
Business Program Admin. Costs	-	-	18,000	18,000	18,000
Business & Development	1,194,082	630,526	-	-	-
Postage	-	-	250	250	250
Marketing	-	-	30,000	30,000	100,000
Professional Services	-	-	8,600	58,600	180,000
Training/Conferences	-	-	15,000	15,000	15,000
Membership Dues	-	-	12,000	12,000	5,000
Incentive Programs	-	-	425,000	725,000	912,500
Capital Outlay	8,871,466	-	-	-	-
Debt Service	-	546,579	544,994	544,994	544,865
Subtotal - Expenses	10,065,548	1,177,105	1,267,710	1,617,710	1,849,415
Revenues over Expenditures	(8,732,149)	276,248	112,115	(237,885)	155,191
Other Financing	9,155,000	(585,000)	-	-	-
Net Income	422,851	(308,752)	112,115	(237,885)	155,191
Beginning Fund Balance	928,749	1,351,600	1,042,848	1,042,848	804,963
Ending Fund Balance	1,351,600	1,042,848	1,154,963	804,963	960,154

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING SECTION 24.04 OF THE UTILITIES CODE OF THE CITY OF HUTTO CODE OF ORDINANCES TO EFFECTIVELY REPEAL SECTION 24.04.042, PROVIDING THAT WATER, SEWER, AND SANITATION SERVICE WILL NOT BE DISCONNECTED OR DISCONTINUED, AND PROVIDING FOR A WAIVER OF LATE FEES AND PENALTIES DURING AN ORDER OR ORDINANCE DECLARING A STATE OF EMERGENCY WITHIN THE CITY OF HUTTO; AND ALSO PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ADOPTION, ENACTMENT, REPEALER, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, on March 16, 2020, Mayor of Hutto, Doug Gaul, declared a state of disaster for the City of Hutto ("City") in response to the local and national emergency related to the COVID-19 pandemic; and

WHEREAS, under Section 2.01 and Section 11.01 of the City Charter, the City Council utilized its power to ordain and establish acts, laws, rules, regulations, resolutions, and ordinances, not inconsistent with the Constitution and laws of Texas and of its Charter and to regulate and distribute the output of utility operations during the health and economic emergency situation resulting from the pandemic; and

WHEREAS, in the best interest of the public safety, health and general welfare of its residents, the City Council of the City of Hutto through the passage of Ordinance 2020-011 added Section 24.04.042 to the Utility Code to assist residents with economic hardships during the state of disaster; and

WHEREAS, the City of Hutto's ended its declaration of local disaster in May 2020; and

WHEREAS, the City of Hutto and its residents, along with communities and businesses across the State of Texas and nation, attempt to gain normalcy and recover economically.

NOW, THEREFORE, BE IT ORDAINED, PROCLAIMED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS THAT:

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 City Council has determined that Section 24.04.042 of the Code of Ordinances shall be repealed in its entirety.

~~Sec. 24.04.042 — NO DISCONNECTION OR DISCONTINUATION DURING
DECLARATION OF DISASTER/EMERGENCY PERTAINING
TO COVID-19~~

~~The City ensures its citizens have uninterrupted access to utility services (defined as water, sewer, and sanitation services) during the coronavirus outbreak. The City hereby suspends all residential and commercial disconnects to ensure customers have uninterrupted access to utility services for so long as the City remains in a declared state of emergency. No local utility shall discontinue the provision of water, sewer, and sanitation services to a local resident for lack of payment while this ordinance is in effect, and no late fees shall be imposed.~~

SECTION III.

The City and its Utility Department will publish notification of the repeal of Sec. 24.04.042. Additionally, all service accounts with past due balances at the time of repeal will be individually notified of intent to disconnect after thirty (30) days unless a payment plan to recover past due outstanding account balances is executed between the account holder and City.

Outstanding balances from services incurred prior to repeal will not incur late penalties. However, should account holder fail to comply with terms of executed payment plan, services will be disconnected in accordance with Sec. 24.06.021 of the Utility Code.

SECTION IV. 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 V. 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 VI. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VII. 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 VIII. Effective Date

This ordinance shall take effect and be in force from and after its passage as allowed by law.

READ and **APPROVED** on first reading on the **3rd** day of **September** 2020 at a regular called meeting of the City Council of the City of Hutto, there being a quorum present.

READ and **APPROVED** on first reading on the **17th** day of **September** 2020 at a regular called meeting of the City Council of the City of Hutto, there being a quorum present.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Holly Nagy, City Secretary



HUTTO CO-OP
PUBLIC IMPROVEMENT DISTRICT
2020 ANNUAL SERVICE PLAN UPDATE
SEPTEMBER 17, 2020

INTRODUCTION

Capitalized terms used in this 2020 Annual Service Plan Update shall have the meanings set forth in the 2018 Service and Assessment Plan (the “2018 SAP”), used for the levying of Special Assessments.

The PID was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9D on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the 35.1 acres of property in the PID.

On December 6, 2018 the City Council accepted and approved the 2018 SAP for the PID by adopting Ordinance No. O-18-12-06-9A which approved the levy of Special Assessments for Assessed Property within the PID and the Assessment Roll.

The 2018 SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City adopted the Assessment Roll identifying the Special Assessments on each Lot or Parcel within the PID, based on the method of assessment identified in the SAP.

On July 3, 2019, the City approved the 2019 Annual Service Plan Update for the PID by adopting an ordinance. The 2019 Annual Service Plan Update also updated the Special Assessment Roll for 2019.

Pursuant to Texas Local Government Code Chapter 372, the SAP must be reviewed and updated annually. This document is the annual update of the SAP for 2020. This Annual Service Plan Update also updates the Assessment Roll for 2020.

LISTED EVENTS

There have not been any Listed Events in the PID.

PARCEL SUBDIVISION

The final plat for the Hutto Co-Op District was recorded on May 8, 2018. A copy of the recorded plat for the “Co-Op District” is attached hereto as **Exhibit F**. The “Resubdivision of Lots 4, 5 & 6 of the Co-Op District and Final Plat of a 4.43 Acre Tract” was recorded on April 15, 2019, a copy of which is attached as **Exhibit G**.

AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements has been revised to \$13,023,962 as shown on the table below. Final acceptance of all Authorized Improvements is projected for December 2020.

	Original SAP Budget ¹	Revised Budget ^{2 3}	Delta ⁴	Actual Spent ⁵	% Complete
<i>Initial Authorized Improvements</i>					
The Lakes - Landscaping	\$ 2,887,780	\$ 2,147,174	\$ (740,606)	\$ 2,052,400	95.59%
Streets - Landscaping	\$ 2,015,562	\$ 1,529,253	\$ (486,309)	\$ 1,462,600	95.64%
City Hall Landscaping	\$ 812,682	\$ 604,260	\$ (208,422)	\$ 604,260	100.00%
Signage, Monumentation & Detention	\$ 806,280	\$ 700,582	\$ (105,698)	\$ 680,866	97.19%
Town Green	\$ 1,228,892	\$ 913,728	\$ (315,164)	\$ 148,650	16.27%
Excavation, Water, Sewer, Drainage, Paving & Parking Lots	\$ 6,103,457	\$ 4,509,710	\$ (1,593,747)	\$ 3,982,350	88.31%
Highway 79 Construction & Engineering	\$ 1,318,956	\$ 904,669	\$ (414,287)	\$ 684,684	75.68%
Contingency	\$ 926,391	\$ 414,586	\$ (511,805)	\$ 365,377	88.13%
Project Management Fee	\$ 1,300,000	\$ 1,300,000	\$ -	\$ 1,100,000	84.62%
Total Initial Authorized Improvements	\$ 17,400,000	\$ 13,023,962	\$ (4,376,038)	\$ 11,081,187	85.08%
<i>Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$ -	\$ 645,073	\$ 645,073	\$ 645,073	100.00%
Capitalized Interest	\$ -	\$ 2,178,415	\$ 2,178,415	\$ 2,178,415	100.00%
Underwriter's Discount	\$ -	\$ 365,000	\$ 365,000	\$ 365,000	100.00%
Cost of Issuance	\$ -	\$ 937,550	\$ 937,550	\$ 937,550	100.00%
Extraordinary Expense Fund	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	100.00%
Total PID Formation and Bond Issuance Costs	\$ -	\$ 4,376,038	\$ 4,376,038	\$ 4,376,038	100.00%
Total Costs	\$ 17,400,000	\$ 17,400,000	\$ -	\$ 15,457,225	88.83%

Footnotes:

¹ As shown in Original SAP approved December 6, 2018 and page 50 of the Limited Offering Memorandum dated December 20, 2018.

² Revised budget per the Quarterly Report prepared by the developer for the period ending June 30, 2020.

³ The revised budget matches the \$13,023,963 authorized to be paid to the developer pursuant to Section 5.02(a) of the Construction Contract dated December 6, 2018 and the deposit to the Project Fund from the sale of bonds, on page 28 of the Limited Offering Memorandum dated December 20, 2018.

⁴ The budget change matches the \$4,376,037.50 in costs incurred in the issuance of the bonds, on page 28 of the Limited Offering Memorandum dated December 20, 2018.

⁵ Per the Quarterly Report prepared by the developer for the period ending June 30, 2020.

DEVELOPMENT STATUS

As of June 30, 2020, all lots are owned by the Developer, with no wholesale purchases closed or under contract. Vertical construction commenced in Q1 of 2020. Four leases have been issued within the PID, as shown below.

Executed Leases as of June 30, 2020				
Lot #	Property Type	SqFt	Term	Price/SqFt
9	Theater	39,000	\$	14.50
6A	Restaurant	3,000	\$	16.00 [a]
4B	Restaurant	5,500	\$	21.47 [b]
6A	Retail	1,200	\$	31.00

[a] Reflects year 1 at \$32.00/SqFt with 6 months free rent.

[b] Reflects year 1 at \$42.93/SqFt with 6 months free rent.

On January 15, 2020 a construction loan with Broadway Bank in the amount of \$18,150,000 was closed by 79 Alpha District Development, an entity owned 100% by the same partners as 420 US 79, Ltd., for the vertical construction of six buildings within the District. As of June 12, 2020, there had been \$2,353,891.74 in funds advanced against the loan, leaving an available balance of \$15,796,108.26 for future loan advances. The table below summarizes the status of vertical construction for the various buildings within the District.

Status of Vertical Construction				
Lot #	Building #	Planned Building SqFt	Percent of District SqFt	Estimated Completion Date [a]
<u>Buildings with Funding</u>				
6A-2	1A	3,500	0.53%	TBD
6A-4	1B	6,000	0.91%	TBD
6A-4	3	6,000	0.91%	TBD
4B	5	5,500	0.83%	7/31/2020
4E	7	20,000	3.03%	TBD
9	18	39,000	5.91%	TBD
		80,000	12.13%	
<u>Buildings yet to Secure Funding</u>				
6A-4	2	12,000	1.82%	TBD
6A-4	4	3,000	0.45%	TBD
6A-1	6	22,500	3.41%	TBD
5A	8	6,000	0.91%	TBD
4A	9	152,000	23.05%	TBD
4A	10	45,000	6.82%	TBD
4A	11	28,000	4.25%	TBD
6A-1	12	40,000	6.07%	TBD
7	13	75,000	11.37%	TBD
7	14	36,000	5.46%	TBD
3	15	32,000	4.85%	TBD
Church	16	124,000	18.80%	TBD
Church	17	-	0.00%	TBD
8	19	4,000	0.61%	TBD
		579,500	87.87%	
Total		659,500	100.00%	

[a] As of 6/30/2020.

OUTSTANDING SPECIAL ASSESSMENT

The PID has an outstanding Special Assessment of \$17,400,000. The Assessment Roll is attached as **Exhibit A**.

ANNUAL INSTALLMENT DUE 1/31/2021

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$890,661.39.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$134,966.09.
- **TIRZ Offset** – The TIRZ generated \$35,016.97 in net TIRZ Credit in 2019, which will be used to offset the 2020 Annual Installment due January 31, 2021. There was no EDC Credit generated in 2019.

Due January 31, 2021	
Co-Op PID	
Principal	\$ -
Interest	\$ 890,661.39
Administrative Expenses	\$ 134,966.09
TIRZ Credit	\$ (35,016.97)
Total Annual Installment	\$ 990,610.51

See **Exhibit B** for the Annual Installments for the PID and **Exhibits C1 – C13** for the Annual Installments for each Assessed Property within the PID.

PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL

No full prepayments of Special Assessments have occurred within the PID.

PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS

No partial prepayments of Special Assessments have occurred within the PID.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Co-Op PID						
Annual Installment Due	1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025	
Principal	\$ -	\$ -	\$ 195,000.00	\$ 210,000.00	\$ 220,000.00	
Interest	\$ 890,661.39	\$ 1,132,707.50	\$ 1,132,707.50	\$ 1,120,032.50	\$ 1,106,382.50	
(1)	\$ 890,661.39	\$ 1,132,707.50	\$ 1,327,707.50	\$ 1,330,032.50	\$ 1,326,382.50	
Annual Collection Costs [a]	(2)	\$ 134,966.09	\$ 45,865.41	\$ 46,782.72	\$ 47,718.37	\$ 48,672.74
TIRZ Offset [b]	(3)	\$ (35,016.97)	\$ (35,016.97)	\$ (35,016.97)	\$ (35,016.97)	\$ (35,016.97)
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 990,610.51	\$ 1,143,555.94	\$ 1,339,473.25	\$ 1,342,733.90	\$ 1,340,038.27

[a] Preliminary estimate, Annual Collection Costs will be determined annually with each Annual Service Plan Update.

[a] Preliminary estimate, TIRZ Credit will be determined annually with each Annual Service Plan Update.

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total Special Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2020 Annual Installments which will be delinquent if not paid by January 31, 2021.

ATTORNEY GENERAL REVIEW OF OUTSTANDING ASSESSMENT

On September 3, 2020, the City Council voted unanimously to direct the City Attorney to seek a sponsor for the City's request for legal advice from the Office of the Texas Attorney General relating to the amount of outstanding Special Assessments.

The legal advice sought from the Office of the Attorney General is summarized as follows: Do the costs associated with the Bond Issuance Costs constitute "Authorized Improvements" that are eligible to be repaid with Assessments?

- If the answer is **YES**, the Assessment Roll attached hereto as **Exhibit A** and the Annual Installments attached hereto as **Exhibit B** will remain unchanged.
- If the answer is **NO**, the Assessment Roll attached hereto as **Exhibit A** and the Annual Installments attached hereto as **Exhibit B** will be adjusted so that the Special Assessments equal the cost of the Authorized Improvements, currently estimated at \$13,023,962. In addition, the interest collected as part of the Annual Installments due 1/31/20 and

1/31/21 would be reallocated between principal and interest payments based on the reduced Special Assessment Amount.

LIST OF EXHIBITS

- Exhibit A** – Assessment Roll
- Exhibit B** – Annual Installments
- Exhibit C-1** – Parcel R590418 Annual Installment
- Exhibit C-2** – Parcel R590420 Annual Installment
- Exhibit C-3** – Parcel R590424 Annual Installment
- Exhibit C-4** – Parcel R590417 Annual Installment
- Exhibit C-5** – Parcel R590427 Annual Installment
- Exhibit C-6** – Parcel R590428 Annual Installment
- Exhibit C-7** – Parcel R590423 Annual Installment
- Exhibit C-8** – Parcel R571099 Annual Installment
- Exhibit C-9** – Parcel R571095 Annual Installment
- Exhibit C-10** – Parcel R021442 Annual Installment
- Exhibit C-11** – Parcel R577611 Annual Installment
- Exhibit C-12** – Parcel R584030 Annual Installment
- Exhibit C-13** – Parcel R584029 Annual Installment
- Exhibit D** – TIRZ Credit
- Exhibit E** – City and Corporation Interlocal Agreement Debt Service Schedule
- Exhibit F** – Final Plat for the Hutto Co-Op District
- Exhibit G** – Resubdivision of Lots 4, 5 & 6 of the Co-Op District and Final Plat of a 4.43 Acre Tract

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot #	Building #	Projected Building SqFt	Co-Op PID	
				Outstanding Special Assessment	Annual Installment due 1/31/21
R590418	6A	1	12,000	\$ 316,603.49	\$ 17,914.77
R590420	6A	2, 3, 4	21,000	\$ 554,056.10	\$ 30,139.74
R590424	4B	5	5,500	\$ 145,109.93	\$ 6,601.82
R590417	6A	6, 12	60,000	\$ 1,583,017.44	\$ 85,478.46
R590427	4A	7	33,000	\$ 870,659.59	\$ 50,074.32
R590428	5A	8	6,000	\$ 158,301.74	\$ 6,660.22
R590423	4A	9, 10, 11	212,000	\$ 5,593,328.28	\$ 322,817.58
R571099	7	13, 14	111,000	\$ 2,928,582.26	\$ 169,697.16
R571095	3	15	32,000	\$ 844,275.97	\$ 48,396.19
R021442 [a]	Church	16	124,000	\$ 758,441.46	\$ 44,705.66
R577611 [a]	Church	16		\$ 2,513,127.91	\$ 148,134.08
R584030	9	18	39,000	\$ 1,028,961.33	\$ 54,764.67
R584029	8	19	4,000	\$ 105,534.50	\$ 5,225.84
R571093	1	17 (City Hall)	-	\$ -	\$ -
R571094	2	Non Benefitted	-	\$ -	\$ -
R577612	Church	Non Benefitted	-	\$ -	\$ -
R590419	6A	Non Benefitted	-	\$ -	\$ -
R590425	4A	Non Benefitted	-	\$ -	\$ -
R590426	4B	Non Benefitted	-	\$ -	\$ -
Total			659,500	\$ 17,400,000	\$ 990,611

[a] Allocated Pro Rata based on acreage for billing purposes. The total Assessment on the Church Property is \$3,271,569.37

EXHIBIT B – DEBT SERVICE SCHEDULE

Installments				Annual Collection		Annual
Due 1/31	Principal [a]	Interest [a]	Costs [b]	TIRZ Credit [b]	Installment	
2021	\$ -	\$ 890,661	\$ 134,966	\$ (35,017)	\$ 990,611	
2022	\$ -	\$ 1,132,708	\$ 45,865	\$ (35,017)	\$ 1,143,556	
2023	\$ 195,000	\$ 1,132,708	\$ 46,783	\$ (35,017)	\$ 1,339,473	
2024	\$ 210,000	\$ 1,120,033	\$ 47,718	\$ (35,017)	\$ 1,342,734	
2025	\$ 220,000	\$ 1,106,383	\$ 48,673	\$ (35,017)	\$ 1,340,038	
2026	\$ 235,000	\$ 1,092,083	\$ 49,646	\$ (35,017)	\$ 1,341,712	
2027	\$ 250,000	\$ 1,076,808	\$ 50,639	\$ (35,017)	\$ 1,342,430	
2028	\$ 265,000	\$ 1,060,558	\$ 51,652	\$ (35,017)	\$ 1,342,192	
2029	\$ 280,000	\$ 1,043,333	\$ 52,685	\$ (35,017)	\$ 1,341,000	
2030	\$ 300,000	\$ 1,025,133	\$ 53,739	\$ (35,017)	\$ 1,343,854	
2031	\$ 320,000	\$ 1,005,633	\$ 54,813	\$ (35,017)	\$ 1,345,429	
2032	\$ 340,000	\$ 984,833	\$ 55,910	\$ (35,017)	\$ 1,345,725	
2033	\$ 360,000	\$ 962,733	\$ 57,028	\$ (35,017)	\$ 1,344,743	
2034	\$ 380,000	\$ 939,333	\$ 58,168	\$ (35,017)	\$ 1,342,484	
2035	\$ 405,000	\$ 914,633	\$ 59,332	\$ (35,017)	\$ 1,343,947	
2036	\$ 430,000	\$ 888,308	\$ 60,518	\$ (35,017)	\$ 1,343,809	
2037	\$ 460,000	\$ 860,358	\$ 61,729	\$ (35,017)	\$ 1,347,069	
2038	\$ 485,000	\$ 830,458	\$ 62,963	\$ (35,017)	\$ 1,343,404	
2039	\$ 515,000	\$ 798,933	\$ 64,223	\$ (35,017)	\$ 1,343,138	
2040	\$ 550,000	\$ 765,458	\$ 65,507	\$ (35,017)	\$ 1,345,948	
2041	\$ 585,000	\$ 729,708	\$ 66,817	\$ (35,017)	\$ 1,346,508	
2042	\$ 620,000	\$ 691,683	\$ 68,154	\$ (35,017)	\$ 1,344,819	
2043	\$ 660,000	\$ 651,383	\$ 69,517	\$ (35,017)	\$ 1,345,882	
2044	\$ 700,000	\$ 608,483	\$ 70,907	\$ (35,017)	\$ 1,344,373	
2045	\$ 745,000	\$ 562,983	\$ 72,325	\$ (35,017)	\$ 1,345,291	
2046	\$ 790,000	\$ 514,558	\$ 73,772	\$ (35,017)	\$ 1,343,312	
2047	\$ 840,000	\$ 463,208	\$ 75,247	\$ (35,017)	\$ 1,343,438	
2048	\$ 890,000	\$ 408,608	\$ 76,752	\$ (35,017)	\$ 1,340,343	
2049	\$ 950,000	\$ 350,758	\$ 78,287	\$ (35,017)	\$ 1,344,028	
2050	\$ 1,005,000	\$ 289,008	\$ 79,853	\$ (35,017)	\$ 1,338,843	
2051	\$ 1,075,000	\$ 223,683	\$ 81,450	\$ (35,017)	\$ 1,345,115	
2052	\$ 1,140,000	\$ 153,270	\$ 83,079	\$ (35,017)	\$ 1,341,332	
2053	\$ 1,200,000	\$ 78,600	\$ 84,740	\$ (35,017)	\$ 1,328,323	
Total	\$ 17,400,000	\$ 25,357,006	\$ 2,163,457	\$ (1,155,560)	\$ 43,764,903	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

EXHIBIT C-1 – PARCEL R590418 ANNUAL INSTALLMENT

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 16,206.12	\$ 2,455.79	\$ (747.14)	\$ 17,914.77	
2022	\$ -	\$ 20,610.30	\$ 834.55	\$ (747.14)	\$ 20,697.70	
2023	\$ 3,548.14	\$ 20,610.30	\$ 851.24	\$ (747.14)	\$ 24,262.54	
2024	\$ 3,821.08	\$ 20,379.67	\$ 868.26	\$ (747.14)	\$ 24,321.87	
2025	\$ 4,003.03	\$ 20,131.30	\$ 885.63	\$ (747.14)	\$ 24,272.82	
2026	\$ 4,275.97	\$ 19,871.10	\$ 903.34	\$ (747.14)	\$ 24,303.27	
2027	\$ 4,548.90	\$ 19,593.16	\$ 921.41	\$ (747.14)	\$ 24,316.33	
2028	\$ 4,821.83	\$ 19,297.48	\$ 939.84	\$ (747.14)	\$ 24,312.01	
2029	\$ 5,094.77	\$ 18,984.06	\$ 958.63	\$ (747.14)	\$ 24,290.33	
2030	\$ 5,458.68	\$ 18,652.90	\$ 977.81	\$ (747.14)	\$ 24,342.25	
2031	\$ 5,822.59	\$ 18,298.09	\$ 997.36	\$ (747.14)	\$ 24,370.91	
2032	\$ 6,186.50	\$ 17,919.62	\$ 1,017.31	\$ (747.14)	\$ 24,376.30	
2033	\$ 6,550.42	\$ 17,517.50	\$ 1,037.66	\$ (747.14)	\$ 24,358.43	
2034	\$ 6,914.33	\$ 17,091.72	\$ 1,058.41	\$ (747.14)	\$ 24,317.32	
2035	\$ 7,369.22	\$ 16,642.29	\$ 1,079.58	\$ (747.14)	\$ 24,343.95	
2036	\$ 7,824.11	\$ 16,163.29	\$ 1,101.17	\$ (747.14)	\$ 24,341.43	
2037	\$ 8,369.98	\$ 15,654.72	\$ 1,123.19	\$ (747.14)	\$ 24,400.75	
2038	\$ 8,824.87	\$ 15,110.67	\$ 1,145.66	\$ (747.14)	\$ 24,334.06	
2039	\$ 9,370.74	\$ 14,537.06	\$ 1,168.57	\$ (747.14)	\$ 24,329.22	
2040	\$ 10,007.58	\$ 13,927.96	\$ 1,191.94	\$ (747.14)	\$ 24,380.34	
2041	\$ 10,644.43	\$ 13,277.47	\$ 1,215.78	\$ (747.14)	\$ 24,390.54	
2042	\$ 11,281.27	\$ 12,585.58	\$ 1,240.10	\$ (747.14)	\$ 24,359.81	
2043	\$ 12,009.10	\$ 11,852.30	\$ 1,264.90	\$ (747.14)	\$ 24,379.15	
2044	\$ 12,736.92	\$ 11,071.71	\$ 1,290.20	\$ (747.14)	\$ 24,351.68	
2045	\$ 13,555.72	\$ 10,243.81	\$ 1,316.00	\$ (747.14)	\$ 24,368.39	
2046	\$ 14,374.53	\$ 9,362.68	\$ 1,342.32	\$ (747.14)	\$ 24,332.39	
2047	\$ 15,284.31	\$ 8,428.34	\$ 1,369.17	\$ (747.14)	\$ 24,334.67	
2048	\$ 16,194.09	\$ 7,434.86	\$ 1,396.55	\$ (747.14)	\$ 24,278.35	
2049	\$ 17,285.82	\$ 6,382.24	\$ 1,424.48	\$ (747.14)	\$ 24,345.41	
2050	\$ 18,286.58	\$ 5,258.67	\$ 1,452.97	\$ (747.14)	\$ 24,251.08	
2051	\$ 19,560.27	\$ 4,070.04	\$ 1,482.03	\$ (747.14)	\$ 24,365.20	
2052	\$ 20,742.99	\$ 2,788.84	\$ 1,511.67	\$ (747.14)	\$ 24,296.36	
2053	\$ 21,834.72	\$ 1,430.17	\$ 1,541.90	\$ (747.14)	\$ 24,059.66	
Total	\$ 316,603.49	\$ 461,386.01	\$ 39,365.40	\$ (24,655.63)	\$ 792,699.27	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-2 – PARCEL R590420 ANNUAL INSTALLMENT

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 28,360.71	\$ 4,297.63	\$ (2,518.60)	\$ 30,139.74	
2022	\$ -	\$ 36,068.02	\$ 1,460.46	\$ (2,518.60)	\$ 35,009.88	
2023	\$ 6,209.25	\$ 36,068.02	\$ 1,489.67	\$ (2,518.60)	\$ 41,248.34	
2024	\$ 6,686.88	\$ 35,664.42	\$ 1,519.46	\$ (2,518.60)	\$ 41,352.16	
2025	\$ 7,005.31	\$ 35,229.77	\$ 1,549.85	\$ (2,518.60)	\$ 41,266.33	
2026	\$ 7,482.94	\$ 34,774.42	\$ 1,580.85	\$ (2,518.60)	\$ 41,319.62	
2027	\$ 7,960.58	\$ 34,288.03	\$ 1,612.47	\$ (2,518.60)	\$ 41,342.48	
2028	\$ 8,438.21	\$ 33,770.60	\$ 1,644.72	\$ (2,518.60)	\$ 41,334.92	
2029	\$ 8,915.85	\$ 33,222.11	\$ 1,677.61	\$ (2,518.60)	\$ 41,296.97	
2030	\$ 9,552.69	\$ 32,642.58	\$ 1,711.16	\$ (2,518.60)	\$ 41,387.84	
2031	\$ 10,189.54	\$ 32,021.66	\$ 1,745.39	\$ (2,518.60)	\$ 41,437.98	
2032	\$ 10,826.38	\$ 31,359.34	\$ 1,780.29	\$ (2,518.60)	\$ 41,447.41	
2033	\$ 11,463.23	\$ 30,655.62	\$ 1,815.90	\$ (2,518.60)	\$ 41,416.15	
2034	\$ 12,100.08	\$ 29,910.51	\$ 1,852.22	\$ (2,518.60)	\$ 41,344.21	
2035	\$ 12,896.13	\$ 29,124.01	\$ 1,889.26	\$ (2,518.60)	\$ 41,390.80	
2036	\$ 13,692.19	\$ 28,285.76	\$ 1,927.05	\$ (2,518.60)	\$ 41,386.40	
2037	\$ 14,647.46	\$ 27,395.77	\$ 1,965.59	\$ (2,518.60)	\$ 41,490.21	
2038	\$ 15,443.52	\$ 26,443.68	\$ 2,004.90	\$ (2,518.60)	\$ 41,373.50	
2039	\$ 16,398.79	\$ 25,439.85	\$ 2,045.00	\$ (2,518.60)	\$ 41,365.04	
2040	\$ 17,513.27	\$ 24,373.93	\$ 2,085.90	\$ (2,518.60)	\$ 41,454.50	
2041	\$ 18,627.75	\$ 23,235.57	\$ 2,127.61	\$ (2,518.60)	\$ 41,472.33	
2042	\$ 19,742.23	\$ 22,024.76	\$ 2,170.17	\$ (2,518.60)	\$ 41,418.56	
2043	\$ 21,015.92	\$ 20,741.52	\$ 2,213.57	\$ (2,518.60)	\$ 41,452.41	
2044	\$ 22,289.61	\$ 19,375.49	\$ 2,257.84	\$ (2,518.60)	\$ 41,404.34	
2045	\$ 23,722.52	\$ 17,926.66	\$ 2,303.00	\$ (2,518.60)	\$ 41,433.58	
2046	\$ 25,155.42	\$ 16,384.70	\$ 2,349.06	\$ (2,518.60)	\$ 41,370.58	
2047	\$ 26,747.54	\$ 14,749.59	\$ 2,396.04	\$ (2,518.60)	\$ 41,374.57	
2048	\$ 28,339.65	\$ 13,011.00	\$ 2,443.96	\$ (2,518.60)	\$ 41,276.02	
2049	\$ 30,250.19	\$ 11,168.93	\$ 2,492.84	\$ (2,518.60)	\$ 41,393.36	
2050	\$ 32,001.52	\$ 9,202.66	\$ 2,542.70	\$ (2,518.60)	\$ 41,228.28	
2051	\$ 34,230.48	\$ 7,122.57	\$ 2,593.55	\$ (2,518.60)	\$ 41,428.00	
2052	\$ 36,300.23	\$ 4,880.47	\$ 2,645.42	\$ (2,518.60)	\$ 41,307.52	
2053	\$ 38,210.77	\$ 2,502.81	\$ 2,698.33	\$ (2,518.60)	\$ 40,893.30	
Total	\$ 554,056.10	\$ 807,425.53	\$ 68,889.45	\$ (83,113.77)	\$ 1,347,257.32	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-3 – PARCEL R590424 ANNUAL INSTALLMENT

Installments Due 1/31	Annual Collection					
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 7,427.81	\$ 1,125.57	\$ (1,951.56)	\$ 6,601.82	
2022	\$ -	\$ 9,446.39	\$ 382.50	\$ (1,951.56)	\$ 7,877.33	
2023	\$ 1,626.23	\$ 9,446.39	\$ 390.15	\$ (1,951.56)	\$ 9,511.21	
2024	\$ 1,751.33	\$ 9,340.68	\$ 397.95	\$ (1,951.56)	\$ 9,538.40	
2025	\$ 1,834.72	\$ 9,226.84	\$ 405.91	\$ (1,951.56)	\$ 9,515.92	
2026	\$ 1,959.82	\$ 9,107.59	\$ 414.03	\$ (1,951.56)	\$ 9,529.88	
2027	\$ 2,084.91	\$ 8,980.20	\$ 422.31	\$ (1,951.56)	\$ 9,535.87	
2028	\$ 2,210.01	\$ 8,844.68	\$ 430.76	\$ (1,951.56)	\$ 9,533.89	
2029	\$ 2,335.10	\$ 8,701.03	\$ 439.37	\$ (1,951.56)	\$ 9,523.95	
2030	\$ 2,501.90	\$ 8,549.25	\$ 448.16	\$ (1,951.56)	\$ 9,547.75	
2031	\$ 2,668.69	\$ 8,386.62	\$ 457.12	\$ (1,951.56)	\$ 9,560.88	
2032	\$ 2,835.48	\$ 8,213.16	\$ 466.27	\$ (1,951.56)	\$ 9,563.35	
2033	\$ 3,002.27	\$ 8,028.85	\$ 475.59	\$ (1,951.56)	\$ 9,555.16	
2034	\$ 3,169.07	\$ 7,833.71	\$ 485.10	\$ (1,951.56)	\$ 9,536.32	
2035	\$ 3,377.56	\$ 7,627.72	\$ 494.81	\$ (1,951.56)	\$ 9,548.52	
2036	\$ 3,586.05	\$ 7,408.17	\$ 504.70	\$ (1,951.56)	\$ 9,547.37	
2037	\$ 3,836.24	\$ 7,175.08	\$ 514.80	\$ (1,951.56)	\$ 9,574.56	
2038	\$ 4,044.73	\$ 6,925.73	\$ 525.09	\$ (1,951.56)	\$ 9,543.99	
2039	\$ 4,294.92	\$ 6,662.82	\$ 535.59	\$ (1,951.56)	\$ 9,541.78	
2040	\$ 4,586.81	\$ 6,383.65	\$ 546.31	\$ (1,951.56)	\$ 9,565.21	
2041	\$ 4,878.70	\$ 6,085.51	\$ 557.23	\$ (1,951.56)	\$ 9,569.88	
2042	\$ 5,170.58	\$ 5,768.39	\$ 568.38	\$ (1,951.56)	\$ 9,555.79	
2043	\$ 5,504.17	\$ 5,432.30	\$ 579.74	\$ (1,951.56)	\$ 9,564.66	
2044	\$ 5,837.76	\$ 5,074.53	\$ 591.34	\$ (1,951.56)	\$ 9,552.07	
2045	\$ 6,213.04	\$ 4,695.08	\$ 603.17	\$ (1,951.56)	\$ 9,559.73	
2046	\$ 6,588.32	\$ 4,291.23	\$ 615.23	\$ (1,951.56)	\$ 9,543.23	
2047	\$ 7,005.31	\$ 3,862.99	\$ 627.53	\$ (1,951.56)	\$ 9,544.27	
2048	\$ 7,422.29	\$ 3,407.64	\$ 640.08	\$ (1,951.56)	\$ 9,518.46	
2049	\$ 7,922.67	\$ 2,925.20	\$ 652.89	\$ (1,951.56)	\$ 9,549.19	
2050	\$ 8,381.35	\$ 2,410.22	\$ 665.94	\$ (1,951.56)	\$ 9,505.96	
2051	\$ 8,965.13	\$ 1,865.43	\$ 679.26	\$ (1,951.56)	\$ 9,558.26	
2052	\$ 9,507.20	\$ 1,278.22	\$ 692.85	\$ (1,951.56)	\$ 9,526.71	
2053	\$ 10,007.58	\$ 655.50	\$ 706.71	\$ (1,951.56)	\$ 9,418.23	
Total	\$ 145,109.93	\$ 211,468.59	\$ 18,042.48	\$ (64,401.41)	\$ 310,219.59	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-4 – PARCEL R590417 ANNUAL INSTALLMENT

Installments Due 1/31	Annual Collection					
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 81,030.60	\$ 12,278.95	\$ (7,831.09)	\$	85,478.46
2022	\$ -	\$ 103,051.48	\$ 4,172.74	\$ (7,831.09)	\$	99,393.13
2023	\$ 17,740.71	\$ 103,051.48	\$ 4,256.20	\$ (7,831.09)	\$	117,217.30
2024	\$ 19,105.38	\$ 101,898.33	\$ 4,341.32	\$ (7,831.09)	\$	117,513.94
2025	\$ 20,015.16	\$ 100,656.48	\$ 4,428.15	\$ (7,831.09)	\$	117,268.70
2026	\$ 21,379.83	\$ 99,355.50	\$ 4,516.71	\$ (7,831.09)	\$	117,420.95
2027	\$ 22,744.50	\$ 97,965.81	\$ 4,607.05	\$ (7,831.09)	\$	117,486.26
2028	\$ 24,109.17	\$ 96,487.41	\$ 4,699.19	\$ (7,831.09)	\$	117,464.68
2029	\$ 25,473.84	\$ 94,920.32	\$ 4,793.17	\$ (7,831.09)	\$	117,356.24
2030	\$ 27,293.40	\$ 93,264.52	\$ 4,889.03	\$ (7,831.09)	\$	117,615.86
2031	\$ 29,112.96	\$ 91,490.45	\$ 4,986.82	\$ (7,831.09)	\$	117,759.13
2032	\$ 30,932.52	\$ 89,598.10	\$ 5,086.55	\$ (7,831.09)	\$	117,786.09
2033	\$ 32,752.08	\$ 87,587.49	\$ 5,188.28	\$ (7,831.09)	\$	117,696.77
2034	\$ 34,571.65	\$ 85,458.61	\$ 5,292.05	\$ (7,831.09)	\$	117,491.21
2035	\$ 36,846.10	\$ 83,211.45	\$ 5,397.89	\$ (7,831.09)	\$	117,624.34
2036	\$ 39,120.55	\$ 80,816.45	\$ 5,505.85	\$ (7,831.09)	\$	117,611.75
2037	\$ 41,849.89	\$ 78,273.62	\$ 5,615.96	\$ (7,831.09)	\$	117,908.37
2038	\$ 44,124.34	\$ 75,553.37	\$ 5,728.28	\$ (7,831.09)	\$	117,574.90
2039	\$ 46,853.68	\$ 72,685.29	\$ 5,842.85	\$ (7,831.09)	\$	117,550.72
2040	\$ 50,037.91	\$ 69,639.80	\$ 5,959.71	\$ (7,831.09)	\$	117,806.32
2041	\$ 53,222.14	\$ 66,387.34	\$ 6,078.90	\$ (7,831.09)	\$	117,857.28
2042	\$ 56,406.37	\$ 62,927.90	\$ 6,200.48	\$ (7,831.09)	\$	117,703.65
2043	\$ 60,045.49	\$ 59,261.49	\$ 6,324.49	\$ (7,831.09)	\$	117,800.37
2044	\$ 63,684.61	\$ 55,358.53	\$ 6,450.98	\$ (7,831.09)	\$	117,663.02
2045	\$ 67,778.62	\$ 51,219.03	\$ 6,580.00	\$ (7,831.09)	\$	117,746.55
2046	\$ 71,872.63	\$ 46,813.42	\$ 6,711.60	\$ (7,831.09)	\$	117,566.55
2047	\$ 76,421.53	\$ 42,141.70	\$ 6,845.83	\$ (7,831.09)	\$	117,577.97
2048	\$ 80,970.43	\$ 37,174.30	\$ 6,982.75	\$ (7,831.09)	\$	117,296.38
2049	\$ 86,429.11	\$ 31,911.22	\$ 7,122.40	\$ (7,831.09)	\$	117,631.64
2050	\$ 91,432.90	\$ 26,293.33	\$ 7,264.85	\$ (7,831.09)	\$	117,159.99
2051	\$ 97,801.36	\$ 20,350.19	\$ 7,410.15	\$ (7,831.09)	\$	117,730.61
2052	\$ 103,714.94	\$ 13,944.20	\$ 7,558.35	\$ (7,831.09)	\$	117,386.39
2053	\$ 109,173.62	\$ 7,150.87	\$ 7,709.51	\$ (7,831.09)	\$	116,202.91
Total	\$ 1,583,017.44	\$ 2,306,930.07	\$ 196,827.01	\$ (258,426.07)	\$	3,828,348.46

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-5 – PARCEL R590427 ANNUAL INSTALLMENT

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 44,566.83	\$ 6,753.42	\$ (1,245.94)	\$ 50,074.32	
2022	\$ -	\$ 56,678.31	\$ 2,295.01	\$ (1,245.94)	\$ 57,727.39	
2023	\$ 9,757.39	\$ 56,678.31	\$ 2,340.91	\$ (1,245.94)	\$ 67,530.68	
2024	\$ 10,507.96	\$ 56,044.08	\$ 2,387.73	\$ (1,245.94)	\$ 67,693.83	
2025	\$ 11,008.34	\$ 55,361.07	\$ 2,435.48	\$ (1,245.94)	\$ 67,558.95	
2026	\$ 11,758.91	\$ 54,645.52	\$ 2,484.19	\$ (1,245.94)	\$ 67,642.69	
2027	\$ 12,509.48	\$ 53,881.19	\$ 2,533.88	\$ (1,245.94)	\$ 67,678.61	
2028	\$ 13,260.05	\$ 53,068.08	\$ 2,584.55	\$ (1,245.94)	\$ 67,666.74	
2029	\$ 14,010.61	\$ 52,206.18	\$ 2,636.24	\$ (1,245.94)	\$ 67,607.10	
2030	\$ 15,011.37	\$ 51,295.49	\$ 2,688.97	\$ (1,245.94)	\$ 67,749.89	
2031	\$ 16,012.13	\$ 50,319.75	\$ 2,742.75	\$ (1,245.94)	\$ 67,828.69	
2032	\$ 17,012.89	\$ 49,278.96	\$ 2,797.60	\$ (1,245.94)	\$ 67,843.51	
2033	\$ 18,013.65	\$ 48,173.12	\$ 2,853.56	\$ (1,245.94)	\$ 67,794.39	
2034	\$ 19,014.40	\$ 47,002.23	\$ 2,910.63	\$ (1,245.94)	\$ 67,681.33	
2035	\$ 20,265.35	\$ 45,766.30	\$ 2,968.84	\$ (1,245.94)	\$ 67,754.55	
2036	\$ 21,516.30	\$ 44,449.05	\$ 3,028.22	\$ (1,245.94)	\$ 67,747.63	
2037	\$ 23,017.44	\$ 43,050.49	\$ 3,088.78	\$ (1,245.94)	\$ 67,910.77	
2038	\$ 24,268.39	\$ 41,554.36	\$ 3,150.56	\$ (1,245.94)	\$ 67,727.36	
2039	\$ 25,769.52	\$ 39,976.91	\$ 3,213.57	\$ (1,245.94)	\$ 67,714.06	
2040	\$ 27,520.85	\$ 38,301.89	\$ 3,277.84	\$ (1,245.94)	\$ 67,854.64	
2041	\$ 29,272.18	\$ 36,513.04	\$ 3,343.39	\$ (1,245.94)	\$ 67,882.67	
2042	\$ 31,023.50	\$ 34,610.34	\$ 3,410.26	\$ (1,245.94)	\$ 67,798.17	
2043	\$ 33,025.02	\$ 32,593.82	\$ 3,478.47	\$ (1,245.94)	\$ 67,851.37	
2044	\$ 35,026.54	\$ 30,447.19	\$ 3,548.04	\$ (1,245.94)	\$ 67,775.83	
2045	\$ 37,278.24	\$ 28,170.47	\$ 3,619.00	\$ (1,245.94)	\$ 67,821.77	
2046	\$ 39,529.95	\$ 25,747.38	\$ 3,691.38	\$ (1,245.94)	\$ 67,722.77	
2047	\$ 42,031.84	\$ 23,177.93	\$ 3,765.21	\$ (1,245.94)	\$ 67,729.05	
2048	\$ 44,533.74	\$ 20,445.86	\$ 3,840.51	\$ (1,245.94)	\$ 67,574.18	
2049	\$ 47,536.01	\$ 17,551.17	\$ 3,917.32	\$ (1,245.94)	\$ 67,758.57	
2050	\$ 50,288.10	\$ 14,461.33	\$ 3,995.67	\$ (1,245.94)	\$ 67,499.16	
2051	\$ 53,790.75	\$ 11,192.60	\$ 4,075.58	\$ (1,245.94)	\$ 67,813.00	
2052	\$ 57,043.21	\$ 7,669.31	\$ 4,157.09	\$ (1,245.94)	\$ 67,623.68	
2053	\$ 60,045.49	\$ 3,932.98	\$ 4,240.23	\$ (1,245.94)	\$ 66,972.77	
Total	\$ 870,659.59	\$ 1,268,811.54	\$ 108,254.86	\$ (41,115.89)	\$ 2,206,610.10	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-6 – PARCEL R590428 ANNUAL INSTALLMENT

Installments Due 1/31	Annual Collection					
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 8,103.06	\$ 1,227.89	\$ (2,670.73)	\$	6,660.22
2022	\$ -	\$ 10,305.15	\$ 417.27	\$ (2,670.73)	\$	8,051.69
2023	\$ 1,774.07	\$ 10,305.15	\$ 425.62	\$ (2,670.73)	\$	9,834.10
2024	\$ 1,910.54	\$ 10,189.83	\$ 434.13	\$ (2,670.73)	\$	9,863.77
2025	\$ 2,001.52	\$ 10,065.65	\$ 442.81	\$ (2,670.73)	\$	9,839.25
2026	\$ 2,137.98	\$ 9,935.55	\$ 451.67	\$ (2,670.73)	\$	9,854.47
2027	\$ 2,274.45	\$ 9,796.58	\$ 460.70	\$ (2,670.73)	\$	9,861.00
2028	\$ 2,410.92	\$ 9,648.74	\$ 469.92	\$ (2,670.73)	\$	9,858.84
2029	\$ 2,547.38	\$ 9,492.03	\$ 479.32	\$ (2,670.73)	\$	9,848.00
2030	\$ 2,729.34	\$ 9,326.45	\$ 488.90	\$ (2,670.73)	\$	9,873.96
2031	\$ 2,911.30	\$ 9,149.04	\$ 498.68	\$ (2,670.73)	\$	9,888.29
2032	\$ 3,093.25	\$ 8,959.81	\$ 508.66	\$ (2,670.73)	\$	9,890.98
2033	\$ 3,275.21	\$ 8,758.75	\$ 518.83	\$ (2,670.73)	\$	9,882.05
2034	\$ 3,457.16	\$ 8,545.86	\$ 529.20	\$ (2,670.73)	\$	9,861.50
2035	\$ 3,684.61	\$ 8,321.14	\$ 539.79	\$ (2,670.73)	\$	9,874.81
2036	\$ 3,912.05	\$ 8,081.65	\$ 550.58	\$ (2,670.73)	\$	9,873.55
2037	\$ 4,184.99	\$ 7,827.36	\$ 561.60	\$ (2,670.73)	\$	9,903.21
2038	\$ 4,412.43	\$ 7,555.34	\$ 572.83	\$ (2,670.73)	\$	9,869.87
2039	\$ 4,685.37	\$ 7,268.53	\$ 584.28	\$ (2,670.73)	\$	9,867.45
2040	\$ 5,003.79	\$ 6,963.98	\$ 595.97	\$ (2,670.73)	\$	9,893.01
2041	\$ 5,322.21	\$ 6,638.73	\$ 607.89	\$ (2,670.73)	\$	9,898.10
2042	\$ 5,640.64	\$ 6,292.79	\$ 620.05	\$ (2,670.73)	\$	9,882.74
2043	\$ 6,004.55	\$ 5,926.15	\$ 632.45	\$ (2,670.73)	\$	9,892.41
2044	\$ 6,368.46	\$ 5,535.85	\$ 645.10	\$ (2,670.73)	\$	9,878.68
2045	\$ 6,777.86	\$ 5,121.90	\$ 658.00	\$ (2,670.73)	\$	9,887.03
2046	\$ 7,187.26	\$ 4,681.34	\$ 671.16	\$ (2,670.73)	\$	9,869.03
2047	\$ 7,642.15	\$ 4,214.17	\$ 684.58	\$ (2,670.73)	\$	9,870.17
2048	\$ 8,097.04	\$ 3,717.43	\$ 698.27	\$ (2,670.73)	\$	9,842.01
2049	\$ 8,642.91	\$ 3,191.12	\$ 712.24	\$ (2,670.73)	\$	9,875.54
2050	\$ 9,143.29	\$ 2,629.33	\$ 726.48	\$ (2,670.73)	\$	9,828.37
2051	\$ 9,780.14	\$ 2,035.02	\$ 741.01	\$ (2,670.73)	\$	9,885.44
2052	\$ 10,371.49	\$ 1,394.42	\$ 755.83	\$ (2,670.73)	\$	9,851.01
2053	\$ 10,917.36	\$ 715.09	\$ 770.95	\$ (2,670.73)	\$	9,732.67
Total	\$ 158,301.74	\$ 230,693.01	\$ 19,682.70	\$ (88,134.22)	\$	320,543.23

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-7 – PARCEL R590423 ANNUAL INSTALLMENT

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2021	\$ -	\$ 286,308.13	\$ 43,385.61	\$ (6,876.16)	\$	322,817.58
2022	\$ -	\$ 364,115.22	\$ 14,743.70	\$ (6,876.16)	\$	371,982.75
2023	\$ 62,683.85	\$ 364,115.22	\$ 15,038.57	\$ (6,876.16)	\$	434,961.48
2024	\$ 67,505.69	\$ 360,040.77	\$ 15,339.34	\$ (6,876.16)	\$	436,009.64
2025	\$ 70,720.24	\$ 355,652.90	\$ 15,646.13	\$ (6,876.16)	\$	435,143.11
2026	\$ 75,542.08	\$ 351,056.09	\$ 15,959.05	\$ (6,876.16)	\$	435,681.05
2027	\$ 80,363.91	\$ 346,145.85	\$ 16,278.23	\$ (6,876.16)	\$	435,911.83
2028	\$ 85,185.75	\$ 340,922.20	\$ 16,603.80	\$ (6,876.16)	\$	435,835.58
2029	\$ 90,007.58	\$ 335,385.13	\$ 16,935.87	\$ (6,876.16)	\$	435,452.41
2030	\$ 96,436.69	\$ 329,534.63	\$ 17,274.59	\$ (6,876.16)	\$	436,369.75
2031	\$ 102,865.81	\$ 323,266.25	\$ 17,620.08	\$ (6,876.16)	\$	436,875.97
2032	\$ 109,294.92	\$ 316,579.97	\$ 17,972.48	\$ (6,876.16)	\$	436,971.21
2033	\$ 115,724.03	\$ 309,475.80	\$ 18,331.93	\$ (6,876.16)	\$	436,655.60
2034	\$ 122,153.15	\$ 301,953.74	\$ 18,698.57	\$ (6,876.16)	\$	435,929.29
2035	\$ 130,189.54	\$ 294,013.78	\$ 19,072.54	\$ (6,876.16)	\$	436,399.70
2036	\$ 138,225.93	\$ 285,551.46	\$ 19,453.99	\$ (6,876.16)	\$	436,355.22
2037	\$ 147,869.60	\$ 276,566.78	\$ 19,843.07	\$ (6,876.16)	\$	437,403.28
2038	\$ 155,905.99	\$ 266,955.25	\$ 20,239.93	\$ (6,876.16)	\$	436,225.01
2039	\$ 165,549.66	\$ 256,821.36	\$ 20,644.73	\$ (6,876.16)	\$	436,139.59
2040	\$ 176,800.61	\$ 246,060.64	\$ 21,057.63	\$ (6,876.16)	\$	437,042.71
2041	\$ 188,051.55	\$ 234,568.60	\$ 21,478.78	\$ (6,876.16)	\$	437,222.77
2042	\$ 199,302.50	\$ 222,345.25	\$ 21,908.36	\$ (6,876.16)	\$	436,679.94
2043	\$ 212,160.73	\$ 209,390.58	\$ 22,346.52	\$ (6,876.16)	\$	437,021.67
2044	\$ 225,018.95	\$ 195,600.14	\$ 22,793.45	\$ (6,876.16)	\$	436,536.38
2045	\$ 239,484.46	\$ 180,973.90	\$ 23,249.32	\$ (6,876.16)	\$	436,831.52
2046	\$ 253,949.96	\$ 165,407.41	\$ 23,714.31	\$ (6,876.16)	\$	436,195.52
2047	\$ 270,022.74	\$ 148,900.67	\$ 24,188.59	\$ (6,876.16)	\$	436,235.84
2048	\$ 286,095.53	\$ 131,349.19	\$ 24,672.37	\$ (6,876.16)	\$	435,240.92
2049	\$ 305,382.87	\$ 112,752.98	\$ 25,165.81	\$ (6,876.16)	\$	436,425.50
2050	\$ 323,062.93	\$ 92,903.09	\$ 25,669.13	\$ (6,876.16)	\$	434,758.99
2051	\$ 345,564.82	\$ 71,904.00	\$ 26,182.51	\$ (6,876.16)	\$	436,775.17
2052	\$ 366,459.44	\$ 49,269.51	\$ 26,706.16	\$ (6,876.16)	\$	435,558.95
2053	\$ 385,746.78	\$ 25,266.41	\$ 27,240.29	\$ (6,876.16)	\$	431,377.31
Total	\$ 5,593,328.28	\$ 8,151,152.93	\$ 695,455.45	\$ (226,913.41)	\$	14,213,023.24

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-8 – PARCEL R571099 ANNUAL INSTALLMENT

Installments Due 1/31	Annual Collection					
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 149,906.62	\$ 22,716.05	\$ (2,925.51)	\$	169,697.16
2022	\$ -	\$ 190,645.24	\$ 7,719.58	\$ (2,925.51)	\$	195,439.30
2023	\$ 32,820.32	\$ 190,645.24	\$ 7,873.97	\$ (2,925.51)	\$	228,414.01
2024	\$ 35,344.96	\$ 188,511.91	\$ 8,031.45	\$ (2,925.51)	\$	228,962.81
2025	\$ 37,028.05	\$ 186,214.49	\$ 8,192.08	\$ (2,925.51)	\$	228,509.11
2026	\$ 39,552.69	\$ 183,807.67	\$ 8,355.92	\$ (2,925.51)	\$	228,790.77
2027	\$ 42,077.33	\$ 181,236.74	\$ 8,523.04	\$ (2,925.51)	\$	228,911.60
2028	\$ 44,601.97	\$ 178,501.72	\$ 8,693.50	\$ (2,925.51)	\$	228,871.67
2029	\$ 47,126.61	\$ 175,602.59	\$ 8,867.37	\$ (2,925.51)	\$	228,671.06
2030	\$ 50,492.80	\$ 172,539.36	\$ 9,044.71	\$ (2,925.51)	\$	229,151.36
2031	\$ 53,858.98	\$ 169,257.33	\$ 9,225.61	\$ (2,925.51)	\$	229,416.41
2032	\$ 57,225.17	\$ 165,756.49	\$ 9,410.12	\$ (2,925.51)	\$	229,466.27
2033	\$ 60,591.36	\$ 162,036.86	\$ 9,598.32	\$ (2,925.51)	\$	229,301.03
2034	\$ 63,957.54	\$ 158,098.42	\$ 9,790.29	\$ (2,925.51)	\$	228,920.74
2035	\$ 68,165.28	\$ 153,941.18	\$ 9,986.09	\$ (2,925.51)	\$	229,167.04
2036	\$ 72,373.01	\$ 149,510.44	\$ 10,185.82	\$ (2,925.51)	\$	229,143.75
2037	\$ 77,422.29	\$ 144,806.19	\$ 10,389.53	\$ (2,925.51)	\$	229,692.50
2038	\$ 81,630.02	\$ 139,773.74	\$ 10,597.32	\$ (2,925.51)	\$	229,075.58
2039	\$ 86,679.30	\$ 134,467.79	\$ 10,809.27	\$ (2,925.51)	\$	229,030.85
2040	\$ 92,570.13	\$ 128,833.64	\$ 11,025.46	\$ (2,925.51)	\$	229,503.71
2041	\$ 98,460.96	\$ 122,816.58	\$ 11,245.96	\$ (2,925.51)	\$	229,597.99
2042	\$ 104,351.78	\$ 116,416.61	\$ 11,470.88	\$ (2,925.51)	\$	229,313.77
2043	\$ 111,084.15	\$ 109,633.75	\$ 11,700.30	\$ (2,925.51)	\$	229,492.69
2044	\$ 117,816.53	\$ 102,413.28	\$ 11,934.31	\$ (2,925.51)	\$	229,238.60
2045	\$ 125,390.45	\$ 94,755.20	\$ 12,172.99	\$ (2,925.51)	\$	229,393.14
2046	\$ 132,964.37	\$ 86,604.83	\$ 12,416.45	\$ (2,925.51)	\$	229,060.14
2047	\$ 141,379.83	\$ 77,962.14	\$ 12,664.78	\$ (2,925.51)	\$	229,081.25
2048	\$ 149,795.30	\$ 68,772.45	\$ 12,918.08	\$ (2,925.51)	\$	228,560.32
2049	\$ 159,893.86	\$ 59,035.76	\$ 13,176.44	\$ (2,925.51)	\$	229,180.55
2050	\$ 169,150.87	\$ 48,642.66	\$ 13,439.97	\$ (2,925.51)	\$	228,307.99
2051	\$ 180,932.52	\$ 37,647.85	\$ 13,708.77	\$ (2,925.51)	\$	229,363.63
2052	\$ 191,872.63	\$ 25,796.77	\$ 13,982.94	\$ (2,925.51)	\$	228,726.83
2053	\$ 201,971.19	\$ 13,229.11	\$ 14,262.60	\$ (2,925.51)	\$	226,537.40
Total	\$ 2,928,582.26	\$ 4,267,820.64	\$ 364,129.97	\$ (96,541.85)	\$	7,463,991.02

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-9 – PARCEL R571095 ANNUAL INSTALLMENT

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2021	\$ -	\$ 43,216.32	\$ 6,548.77	\$ (1,368.90)	\$	48,396.19
2022	\$ -	\$ 54,960.79	\$ 2,225.46	\$ (1,368.90)	\$	55,817.35
2023	\$ 9,461.71	\$ 54,960.79	\$ 2,269.97	\$ (1,368.90)	\$	65,323.57
2024	\$ 10,189.54	\$ 54,345.78	\$ 2,315.37	\$ (1,368.90)	\$	65,481.78
2025	\$ 10,674.75	\$ 53,683.46	\$ 2,361.68	\$ (1,368.90)	\$	65,350.99
2026	\$ 11,402.58	\$ 52,989.60	\$ 2,408.91	\$ (1,368.90)	\$	65,432.18
2027	\$ 12,130.40	\$ 52,248.43	\$ 2,457.09	\$ (1,368.90)	\$	65,467.02
2028	\$ 12,858.23	\$ 51,459.95	\$ 2,506.23	\$ (1,368.90)	\$	65,455.51
2029	\$ 13,586.05	\$ 50,624.17	\$ 2,556.36	\$ (1,368.90)	\$	65,397.67
2030	\$ 14,556.48	\$ 49,741.08	\$ 2,607.49	\$ (1,368.90)	\$	65,536.14
2031	\$ 15,526.91	\$ 48,794.91	\$ 2,659.63	\$ (1,368.90)	\$	65,612.55
2032	\$ 16,497.35	\$ 47,785.66	\$ 2,712.83	\$ (1,368.90)	\$	65,626.93
2033	\$ 17,467.78	\$ 46,713.33	\$ 2,767.08	\$ (1,368.90)	\$	65,579.29
2034	\$ 18,438.21	\$ 45,577.92	\$ 2,822.43	\$ (1,368.90)	\$	65,469.65
2035	\$ 19,651.25	\$ 44,379.44	\$ 2,878.87	\$ (1,368.90)	\$	65,540.66
2036	\$ 20,864.29	\$ 43,102.11	\$ 2,936.45	\$ (1,368.90)	\$	65,533.95
2037	\$ 22,319.94	\$ 41,745.93	\$ 2,995.18	\$ (1,368.90)	\$	65,692.14
2038	\$ 23,532.98	\$ 40,295.13	\$ 3,055.08	\$ (1,368.90)	\$	65,514.29
2039	\$ 24,988.63	\$ 38,765.49	\$ 3,116.19	\$ (1,368.90)	\$	65,501.40
2040	\$ 26,686.88	\$ 37,141.23	\$ 3,178.51	\$ (1,368.90)	\$	65,637.72
2041	\$ 28,385.14	\$ 35,406.58	\$ 3,242.08	\$ (1,368.90)	\$	65,664.90
2042	\$ 30,083.40	\$ 33,561.55	\$ 3,306.92	\$ (1,368.90)	\$	65,582.96
2043	\$ 32,024.26	\$ 31,606.13	\$ 3,373.06	\$ (1,368.90)	\$	65,634.54
2044	\$ 33,965.13	\$ 29,524.55	\$ 3,440.52	\$ (1,368.90)	\$	65,561.29
2045	\$ 36,148.60	\$ 27,316.82	\$ 3,509.33	\$ (1,368.90)	\$	65,605.84
2046	\$ 38,332.07	\$ 24,967.16	\$ 3,579.52	\$ (1,368.90)	\$	65,509.84
2047	\$ 40,758.15	\$ 22,475.57	\$ 3,651.11	\$ (1,368.90)	\$	65,515.93
2048	\$ 43,184.23	\$ 19,826.29	\$ 3,724.13	\$ (1,368.90)	\$	65,365.75
2049	\$ 46,095.53	\$ 17,019.32	\$ 3,798.61	\$ (1,368.90)	\$	65,544.55
2050	\$ 48,764.22	\$ 14,023.11	\$ 3,874.59	\$ (1,368.90)	\$	65,293.01
2051	\$ 52,160.73	\$ 10,853.43	\$ 3,952.08	\$ (1,368.90)	\$	65,597.34
2052	\$ 55,314.63	\$ 7,436.91	\$ 4,031.12	\$ (1,368.90)	\$	65,413.75
2053	\$ 58,225.93	\$ 3,813.80	\$ 4,111.74	\$ (1,368.90)	\$	64,782.56
Total	\$ 844,275.97	\$ 1,230,362.71	\$ 104,974.41	\$ (45,173.84)	\$	2,134,439.24

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-10 – PARCEL R021442 ANNUAL INSTALLMENT

Installments		Annual Collection					
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment		
2021	\$ -	\$ 38,822.67	\$ 5,882.98	\$ -	\$ 44,705.66		
2022	\$ -	\$ 49,373.12	\$ 1,999.21	\$ -	\$ 51,372.33		
2023	\$ 8,499.77	\$ 49,373.12	\$ 2,039.19	\$ -	\$ 59,912.09		
2024	\$ 9,153.60	\$ 48,820.64	\$ 2,079.98	\$ -	\$ 60,054.22		
2025	\$ 9,589.49	\$ 48,225.65	\$ 2,121.58	\$ -	\$ 59,936.72		
2026	\$ 10,243.32	\$ 47,602.34	\$ 2,164.01	\$ -	\$ 60,009.66		
2027	\$ 10,897.15	\$ 46,936.52	\$ 2,207.29	\$ -	\$ 60,040.96		
2028	\$ 11,550.98	\$ 46,228.21	\$ 2,251.43	\$ -	\$ 60,030.62		
2029	\$ 12,204.81	\$ 45,477.39	\$ 2,296.46	\$ -	\$ 59,978.66		
2030	\$ 13,076.58	\$ 44,684.08	\$ 2,342.39	\$ -	\$ 60,103.05		
2031	\$ 13,948.35	\$ 43,834.10	\$ 2,389.24	\$ -	\$ 60,171.69		
2032	\$ 14,820.12	\$ 42,927.46	\$ 2,437.02	\$ -	\$ 60,184.60		
2033	\$ 15,691.89	\$ 41,964.15	\$ 2,485.76	\$ -	\$ 60,141.81		
2034	\$ 16,563.66	\$ 40,944.18	\$ 2,535.48	\$ -	\$ 60,043.32		
2035	\$ 17,653.38	\$ 39,867.54	\$ 2,586.19	\$ -	\$ 60,107.11		
2036	\$ 18,743.09	\$ 38,720.07	\$ 2,637.91	\$ -	\$ 60,101.08		
2037	\$ 20,050.75	\$ 37,501.77	\$ 2,690.67	\$ -	\$ 60,243.19		
2038	\$ 21,140.47	\$ 36,198.47	\$ 2,744.48	\$ -	\$ 60,083.42		
2039	\$ 22,448.12	\$ 34,824.34	\$ 2,799.37	\$ -	\$ 60,071.84		
2040	\$ 23,973.72	\$ 33,365.21	\$ 2,855.36	\$ -	\$ 60,194.30		
2041	\$ 25,499.32	\$ 31,806.92	\$ 2,912.47	\$ -	\$ 60,218.72		
2042	\$ 27,024.93	\$ 30,149.46	\$ 2,970.72	\$ -	\$ 60,145.11		
2043	\$ 28,768.47	\$ 28,392.84	\$ 3,030.13	\$ -	\$ 60,191.45		
2044	\$ 30,512.01	\$ 26,522.89	\$ 3,090.74	\$ -	\$ 60,125.64		
2045	\$ 32,473.50	\$ 24,539.61	\$ 3,152.55	\$ -	\$ 60,165.66		
2046	\$ 34,434.99	\$ 22,428.84	\$ 3,215.60	\$ -	\$ 60,079.42		
2047	\$ 36,614.42	\$ 20,190.56	\$ 3,279.91	\$ -	\$ 60,084.89		
2048	\$ 38,793.84	\$ 17,810.62	\$ 3,345.51	\$ -	\$ 59,949.98		
2049	\$ 41,409.16	\$ 15,289.02	\$ 3,412.42	\$ -	\$ 60,110.61		
2050	\$ 43,806.53	\$ 12,597.43	\$ 3,480.67	\$ -	\$ 59,884.63		
2051	\$ 46,857.73	\$ 9,750.00	\$ 3,550.28	\$ -	\$ 60,158.02		
2052	\$ 49,690.99	\$ 6,680.82	\$ 3,621.29	\$ -	\$ 59,993.10		
2053	\$ 52,306.31	\$ 3,426.06	\$ 3,693.72	\$ -	\$ 59,426.09		
Total	\$ 758,441.46	\$ 1,105,276.15	\$ 94,302.04	\$ -	\$ 1,958,019.65		

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-11 – PARCEL R577611 ANNUAL INSTALLMENT

Installments		Annual Collection					
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment		
2021	\$ -	\$ 128,640.57	\$ 19,493.51	\$ -	\$ 148,134.08		
2022	\$ -	\$ 163,599.93	\$ 6,624.46	\$ -	\$ 170,224.40		
2023	\$ 28,164.36	\$ 163,599.93	\$ 6,756.95	\$ -	\$ 198,521.25		
2024	\$ 30,330.85	\$ 161,769.25	\$ 6,892.09	\$ -	\$ 198,992.19		
2025	\$ 31,775.18	\$ 159,797.74	\$ 7,029.93	\$ -	\$ 198,602.86		
2026	\$ 33,941.67	\$ 157,732.36	\$ 7,170.53	\$ -	\$ 198,844.56		
2027	\$ 36,108.16	\$ 155,526.15	\$ 7,313.94	\$ -	\$ 198,948.25		
2028	\$ 38,274.65	\$ 153,179.12	\$ 7,460.22	\$ -	\$ 198,913.99		
2029	\$ 40,441.14	\$ 150,691.27	\$ 7,609.42	\$ -	\$ 198,741.83		
2030	\$ 43,329.79	\$ 148,062.59	\$ 7,761.61	\$ -	\$ 199,154.00		
2031	\$ 46,218.44	\$ 145,246.16	\$ 7,916.85	\$ -	\$ 199,381.45		
2032	\$ 49,107.10	\$ 142,241.96	\$ 8,075.18	\$ -	\$ 199,424.24		
2033	\$ 51,995.75	\$ 139,050.00	\$ 8,236.69	\$ -	\$ 199,282.43		
2034	\$ 54,884.40	\$ 135,670.27	\$ 8,401.42	\$ -	\$ 198,956.09		
2035	\$ 58,495.22	\$ 132,102.79	\$ 8,569.45	\$ -	\$ 199,167.45		
2036	\$ 62,106.03	\$ 128,300.60	\$ 8,740.84	\$ -	\$ 199,147.47		
2037	\$ 66,439.01	\$ 124,263.70	\$ 8,915.65	\$ -	\$ 199,618.37		
2038	\$ 70,049.83	\$ 119,945.17	\$ 9,093.97	\$ -	\$ 199,088.96		
2039	\$ 74,382.81	\$ 115,391.93	\$ 9,275.85	\$ -	\$ 199,050.58		
2040	\$ 79,437.95	\$ 110,557.05	\$ 9,461.36	\$ -	\$ 199,456.36		
2041	\$ 84,493.09	\$ 105,393.58	\$ 9,650.59	\$ -	\$ 199,537.26		
2042	\$ 89,548.24	\$ 99,901.53	\$ 9,843.60	\$ -	\$ 199,293.37		
2043	\$ 95,325.54	\$ 94,080.89	\$ 10,040.47	\$ -	\$ 199,446.91		
2044	\$ 101,102.85	\$ 87,884.73	\$ 10,241.28	\$ -	\$ 199,228.86		
2045	\$ 107,602.32	\$ 81,313.05	\$ 10,446.11	\$ -	\$ 199,361.47		
2046	\$ 114,101.78	\$ 74,318.90	\$ 10,655.03	\$ -	\$ 199,075.71		
2047	\$ 121,323.42	\$ 66,902.28	\$ 10,868.13	\$ -	\$ 199,093.83		
2048	\$ 128,545.05	\$ 59,016.26	\$ 11,085.49	\$ -	\$ 198,646.80		
2049	\$ 137,211.01	\$ 50,660.83	\$ 11,307.20	\$ -	\$ 199,179.04		
2050	\$ 145,154.80	\$ 41,742.12	\$ 11,533.35	\$ -	\$ 198,430.27		
2051	\$ 155,265.09	\$ 32,307.05	\$ 11,764.02	\$ -	\$ 199,336.16		
2052	\$ 164,653.21	\$ 22,137.19	\$ 11,999.30	\$ -	\$ 198,789.69		
2053	\$ 173,319.17	\$ 11,352.41	\$ 12,239.28	\$ -	\$ 196,910.85		
Total	\$ 2,513,127.91	\$ 3,662,379.34	\$ 312,473.79	\$ -	\$ 6,487,981.04		

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-12 – PARCEL R584030 ANNUAL INSTALLMENT

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2021	\$ -	\$ 52,669.89	\$ 7,981.32	\$ (5,886.54)	\$	54,764.67
2022	\$ -	\$ 66,983.46	\$ 2,712.28	\$ (5,886.54)	\$	63,809.21
2023	\$ 11,531.46	\$ 66,983.46	\$ 2,766.53	\$ (5,886.54)	\$	75,394.92
2024	\$ 12,418.50	\$ 66,233.92	\$ 2,821.86	\$ (5,886.54)	\$	75,587.74
2025	\$ 13,009.86	\$ 65,426.71	\$ 2,878.30	\$ (5,886.54)	\$	75,428.33
2026	\$ 13,896.89	\$ 64,581.07	\$ 2,935.86	\$ (5,886.54)	\$	75,527.29
2027	\$ 14,783.93	\$ 63,677.77	\$ 2,994.58	\$ (5,886.54)	\$	75,569.74
2028	\$ 15,670.96	\$ 62,716.82	\$ 3,054.47	\$ (5,886.54)	\$	75,555.72
2029	\$ 16,558.00	\$ 61,698.21	\$ 3,115.56	\$ (5,886.54)	\$	75,485.23
2030	\$ 17,740.71	\$ 60,621.94	\$ 3,177.87	\$ (5,886.54)	\$	75,653.98
2031	\$ 18,923.43	\$ 59,468.79	\$ 3,241.43	\$ (5,886.54)	\$	75,747.11
2032	\$ 20,106.14	\$ 58,238.77	\$ 3,306.26	\$ (5,886.54)	\$	75,764.63
2033	\$ 21,288.86	\$ 56,931.87	\$ 3,372.38	\$ (5,886.54)	\$	75,706.57
2034	\$ 22,471.57	\$ 55,548.09	\$ 3,439.83	\$ (5,886.54)	\$	75,572.96
2035	\$ 23,949.96	\$ 54,087.44	\$ 3,508.63	\$ (5,886.54)	\$	75,659.49
2036	\$ 25,428.35	\$ 52,530.69	\$ 3,578.80	\$ (5,886.54)	\$	75,651.31
2037	\$ 27,202.43	\$ 50,877.85	\$ 3,650.38	\$ (5,886.54)	\$	75,844.12
2038	\$ 28,680.82	\$ 49,109.69	\$ 3,723.38	\$ (5,886.54)	\$	75,627.36
2039	\$ 30,454.89	\$ 47,245.44	\$ 3,797.85	\$ (5,886.54)	\$	75,611.64
2040	\$ 32,524.64	\$ 45,265.87	\$ 3,873.81	\$ (5,886.54)	\$	75,777.78
2041	\$ 34,594.39	\$ 43,151.77	\$ 3,951.28	\$ (5,886.54)	\$	75,810.91
2042	\$ 36,664.14	\$ 40,903.13	\$ 4,030.31	\$ (5,886.54)	\$	75,711.05
2043	\$ 39,029.57	\$ 38,519.97	\$ 4,110.92	\$ (5,886.54)	\$	75,773.91
2044	\$ 41,395.00	\$ 35,983.04	\$ 4,193.14	\$ (5,886.54)	\$	75,684.64
2045	\$ 44,056.10	\$ 33,292.37	\$ 4,277.00	\$ (5,886.54)	\$	75,738.93
2046	\$ 46,717.21	\$ 30,428.72	\$ 4,362.54	\$ (5,886.54)	\$	75,621.93
2047	\$ 49,674.00	\$ 27,392.10	\$ 4,449.79	\$ (5,886.54)	\$	75,629.35
2048	\$ 52,630.78	\$ 24,163.29	\$ 4,538.78	\$ (5,886.54)	\$	75,446.32
2049	\$ 56,178.92	\$ 20,742.29	\$ 4,629.56	\$ (5,886.54)	\$	75,664.24
2050	\$ 59,431.39	\$ 17,090.66	\$ 4,722.15	\$ (5,886.54)	\$	75,357.66
2051	\$ 63,570.89	\$ 13,227.62	\$ 4,816.59	\$ (5,886.54)	\$	75,728.57
2052	\$ 67,414.71	\$ 9,063.73	\$ 4,912.93	\$ (5,886.54)	\$	75,504.83
2053	\$ 70,962.85	\$ 4,648.07	\$ 5,011.18	\$ (5,886.54)	\$	74,735.56
Total	\$ 1,028,961.33	\$ 1,499,504.55	\$ 127,937.56	\$ (194,255.74)	\$	2,462,147.70

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT C-13 – PARCEL R584029 ANNUAL INSTALLMENT

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2021	\$ -	\$ 5,402.04	\$ 818.60	\$ (994.80)	\$ 5,225.84	
2022	\$ -	\$ 6,870.10	\$ 278.18	\$ (994.80)	\$ 6,153.49	
2023	\$ 1,182.71	\$ 6,870.10	\$ 283.75	\$ (994.80)	\$ 7,341.76	
2024	\$ 1,273.69	\$ 6,793.22	\$ 289.42	\$ (994.80)	\$ 7,361.54	
2025	\$ 1,334.34	\$ 6,710.43	\$ 295.21	\$ (994.80)	\$ 7,345.19	
2026	\$ 1,425.32	\$ 6,623.70	\$ 301.11	\$ (994.80)	\$ 7,355.34	
2027	\$ 1,516.30	\$ 6,531.05	\$ 307.14	\$ (994.80)	\$ 7,359.69	
2028	\$ 1,607.28	\$ 6,432.49	\$ 313.28	\$ (994.80)	\$ 7,358.26	
2029	\$ 1,698.26	\$ 6,328.02	\$ 319.54	\$ (994.80)	\$ 7,351.03	
2030	\$ 1,819.56	\$ 6,217.63	\$ 325.94	\$ (994.80)	\$ 7,368.33	
2031	\$ 1,940.86	\$ 6,099.36	\$ 332.45	\$ (994.80)	\$ 7,377.89	
2032	\$ 2,062.17	\$ 5,973.21	\$ 339.10	\$ (994.80)	\$ 7,379.68	
2033	\$ 2,183.47	\$ 5,839.17	\$ 345.89	\$ (994.80)	\$ 7,373.73	
2034	\$ 2,304.78	\$ 5,697.24	\$ 352.80	\$ (994.80)	\$ 7,360.02	
2035	\$ 2,456.41	\$ 5,547.43	\$ 359.86	\$ (994.80)	\$ 7,368.90	
2036	\$ 2,608.04	\$ 5,387.76	\$ 367.06	\$ (994.80)	\$ 7,368.06	
2037	\$ 2,789.99	\$ 5,218.24	\$ 374.40	\$ (994.80)	\$ 7,387.84	
2038	\$ 2,941.62	\$ 5,036.89	\$ 381.89	\$ (994.80)	\$ 7,365.60	
2039	\$ 3,123.58	\$ 4,845.69	\$ 389.52	\$ (994.80)	\$ 7,363.99	
2040	\$ 3,335.86	\$ 4,642.65	\$ 397.31	\$ (994.80)	\$ 7,381.03	
2041	\$ 3,548.14	\$ 4,425.82	\$ 405.26	\$ (994.80)	\$ 7,384.43	
2042	\$ 3,760.42	\$ 4,195.19	\$ 413.37	\$ (994.80)	\$ 7,374.19	
2043	\$ 4,003.03	\$ 3,950.77	\$ 421.63	\$ (994.80)	\$ 7,380.64	
2044	\$ 4,245.64	\$ 3,690.57	\$ 430.07	\$ (994.80)	\$ 7,371.48	
2045	\$ 4,518.57	\$ 3,414.60	\$ 438.67	\$ (994.80)	\$ 7,377.05	
2046	\$ 4,791.51	\$ 3,120.89	\$ 447.44	\$ (994.80)	\$ 7,365.05	
2047	\$ 5,094.77	\$ 2,809.45	\$ 456.39	\$ (994.80)	\$ 7,365.81	
2048	\$ 5,398.03	\$ 2,478.29	\$ 465.52	\$ (994.80)	\$ 7,347.04	
2049	\$ 5,761.94	\$ 2,127.41	\$ 474.83	\$ (994.80)	\$ 7,369.39	
2050	\$ 6,095.53	\$ 1,752.89	\$ 484.32	\$ (994.80)	\$ 7,337.94	
2051	\$ 6,520.09	\$ 1,356.68	\$ 494.01	\$ (994.80)	\$ 7,375.98	
2052	\$ 6,914.33	\$ 929.61	\$ 503.89	\$ (994.80)	\$ 7,353.04	
2053	\$ 7,278.24	\$ 476.72	\$ 513.97	\$ (994.80)	\$ 7,274.14	
Total	\$ 105,534.50	\$ 153,795.34	\$ 13,121.80	\$ (32,828.26)	\$ 239,623.38	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

EXHIBIT D – TIRZ CREDIT

Property ID	Acres	2018 Base Value [a]	2019 Taxable Value [b]	City Tax Rate	City Contribution Rate	County Tax Rate	County Contribution Rate	City Tax Increment	County Tax Increment	EDC Sales Tax Increment	City Retainage @ 2.5% [c]	TIRZ Credit
R590418	0.813	\$ 9,232.17	\$ 161,102	0.631351	60%	0.251529	50%	\$ 575.30	\$ 191.00	0	\$ (19.16)	747
R590420	2.741	\$ 31,121.51	\$ 543,073	0.631351	60%	0.251529	50%	\$ 1,939.33	\$ 643.85	0	\$ (64.58)	2,519
R590424	1.257	\$ 14,277.50	\$ 410,967	0.631351	60%	0.251529	50%	\$ 1,502.70	\$ 498.89	0	\$ (50.04)	1,952
R590417	8.521	\$ 96,766.26	\$ 1,688,579	0.631351	60%	0.251529	50%	\$ 6,029.95	\$ 2,001.94	0	\$ (200.80)	7,831
R590427	0.803	\$ 9,115.21	\$ 262,374	0.631351	60%	0.251529	50%	\$ 959.37	\$ 318.51	0	\$ (31.95)	1,246
R590428	0.516	\$ 5,859.53	\$ 548,735	0.631351	60%	0.251529	50%	\$ 2,056.47	\$ 682.74	0	\$ (68.48)	2,671
R590423	4.430	\$ 50,305.67	\$ 1,448,012	0.631351	60%	0.251529	50%	\$ 5,294.66	\$ 1,757.82	0	\$ (176.31)	6,876
R571099	1.769	\$ 20,082.52	\$ 614,746	0.631351	60%	0.251529	50%	\$ 2,252.65	\$ 747.88	0	\$ (75.01)	2,926
R571095	0.971	\$ 11,025.23	\$ 289,280	0.631351	60%	0.251529	50%	\$ 1,054.06	\$ 349.95	0	\$ (35.10)	1,369
R021442 [a]	0.450	\$ -	\$ -	0.631351	60%	0.251529	50%	\$ -	\$ -	0	\$ -	-
R577611 [a]	1.490	\$ -	\$ -	0.631351	60%	0.251529	50%	\$ -	\$ -	0	\$ -	-
R584030	3.866	\$ 43,898.73	\$ 1,240,445	0.631351	60%	0.251529	50%	\$ 4,532.64	\$ 1,504.83	0	\$ (150.94)	5,887
R584029	0.653	\$ 7,418.67	\$ 209,629	0.631351	60%	0.251529	50%	\$ 765.99	\$ 254.31	0	\$ (25.51)	995
R460519 [d]	2.814	NA										
R571093 [e]	3.3676	NA										
R571094 [e]	0.5231	NA										
R577612 [e]	0.0252	NA										
R590419 [e]	0.3027	NA										
R590425 [e]	0.0835	NA										
R590426 [e]	0.1153	NA										
Total	35.511											35,017

[a] The only parcels in 2018 that were not exempt from property taxes and therefore have a base value were R021438, R460519, and R086650. R460519 is not in the PID boundary and is therefore is not eligible for a TIRZ credit. The \$299,103 base value was allocated pro rata based on acreage over the new non exempt parcel IDs that are eligible for a TIRZ Credit.

[b] The 2019 taxable value was allocated pro rata based on acreage over the new parcel IDs that contain the same area as the 2019 parcels on a parcel by parcel basis.

[c] The City will retain 2.5% of the TIRZ credit until such time as a site development permit for parking garage #1 is approved.

[d] This parcel is not in the PID and therefore is not eligible for a TIRZ Credit.

[e] This parcel is non benefitted property and is therefore not eligible for a TIRZ Credit.

EXHIBIT E – CITY AND CORPORATION INTERLOCAL AGREEMENT DEBT SERVICE SCHEDULE

Installment Payment Date	Installment Payment Due
3/15/2019	\$ 21,750.00
9/15/2019	\$ 21,750.00
3/15/2020	\$ 21,750.00
9/15/2020	\$ 21,750.00
3/15/2021	\$ 324,307.64
9/15/2021	\$ 566,353.75
3/15/2022	\$ 566,353.75
9/15/2022	\$ 566,353.75
3/15/2023	\$ 566,353.75
9/15/2023	\$ 761,353.75
3/15/2024	\$ 560,016.25
9/15/2024	\$ 770,016.25
3/15/2025	\$ 553,191.25
9/15/2025	\$ 773,191.25
3/15/2026	\$ 546,041.25
9/15/2026	\$ 781,041.25
3/15/2027	\$ 538,403.75
9/15/2027	\$ 788,403.75
3/15/2028	\$ 530,278.75
9/15/2028	\$ 795,278.75
3/15/2029	\$ 521,666.25
9/15/2029	\$ 801,666.25
3/15/2030	\$ 512,566.25
9/15/2030	\$ 812,566.25
3/15/2031	\$ 502,816.25
9/15/2031	\$ 822,816.25
3/15/2032	\$ 492,416.25
9/15/2032	\$ 832,416.25
3/15/2033	\$ 481,366.25
9/15/2033	\$ 841,366.25
3/15/2034	\$ 469,666.25
9/15/2034	\$ 849,666.25
3/15/2035	\$ 457,316.25
9/15/2035	\$ 862,316.25
3/15/2036	\$ 444,153.75
9/15/2036	\$ 874,153.75
3/15/2037	\$ 430,178.75
9/15/2037	\$ 880,178.75
3/15/2038	\$ 415,228.75
9/15/2038	\$ 900,228.75
3/15/2039	\$ 399,466.25
9/15/2039	\$ 914,466.25
3/15/2040	\$ 382,728.75
9/15/2040	\$ 932,728.75
3/15/2041	\$ 364,853.75
9/15/2041	\$ 949,853.75
3/15/2042	\$ 345,841.25
9/15/2042	\$ 965,841.25
3/15/2043	\$ 325,691.25
9/15/2043	\$ 983,691.25
3/15/2044	\$ 304,241.25
9/15/2044	\$ 1,004,241.25
3/15/2045	\$ 281,491.25
9/15/2045	\$ 1,026,491.25
3/15/2046	\$ 257,278.75
9/15/2046	\$ 1,047,278.75
3/15/2047	\$ 231,603.75
9/15/2047	\$ 1,071,603.75
3/15/2048	\$ 204,303.75
9/15/2048	\$ 1,094,303.75
3/15/2049	\$ 175,378.75
9/15/2049	\$ 1,125,378.75
3/15/2050	\$ 144,503.75
9/15/2050	\$ 1,149,503.75
3/15/2051	\$ 111,841.25
9/15/2051	\$ 1,186,841.25
3/15/2052	\$ 76,635.00
9/15/2052	\$ 1,216,635.00
3/15/2053	\$ 39,300.00
9/15/2053	\$ 1,239,300.00
\$	\$ 47,844,006.39

EXHIBIT F – FINAL PLAT FOR HUTTO CO-OP DISTRICT



2018038896 PLAT Total Pages: 9



PLAT MAP RECORDING SHEET

DEDICATOR(s):

CITY OF HUTTO
420 US 79 LTD

SUBDIVISION NAME: CO-OP DISTRICT

PROPERTY IS DESCRIBED AS: 28.7261 ACRES NATHANIEL EDWARDS
SURVEY NO 21 ABSTRACT NO 225 AND WILLIAM J BROWN SURVEY NO 22
ABSTRACT NO 105

SUBMITTED BY: CITY OF HUTTO

DIGITALLY RECORDED

FILED AND RECORDED

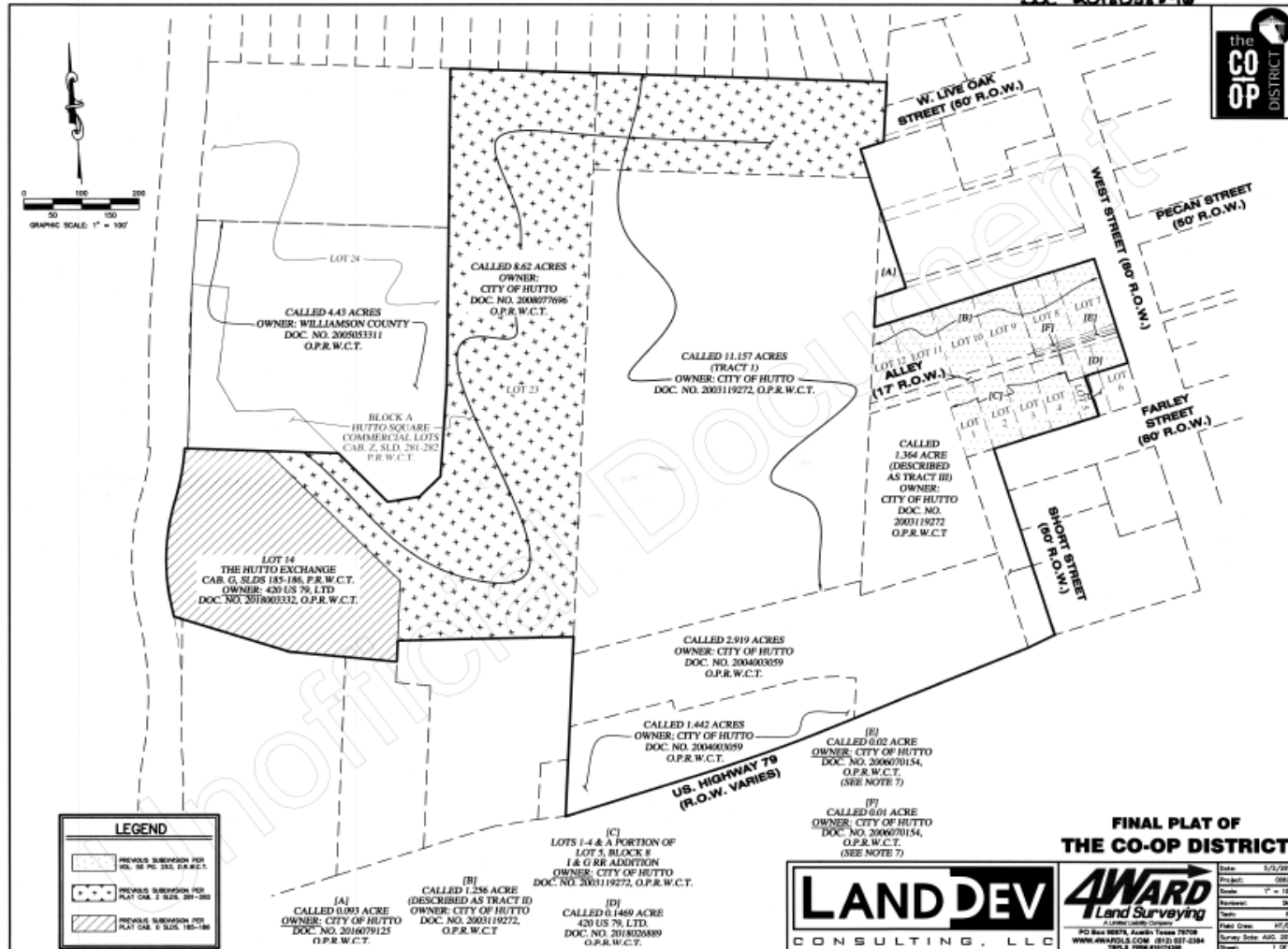
OFFICIAL PUBLIC RECORDS 2018038896

PLAT Fee: \$515.00
05/08/2018 10:29 AM CPHELPS



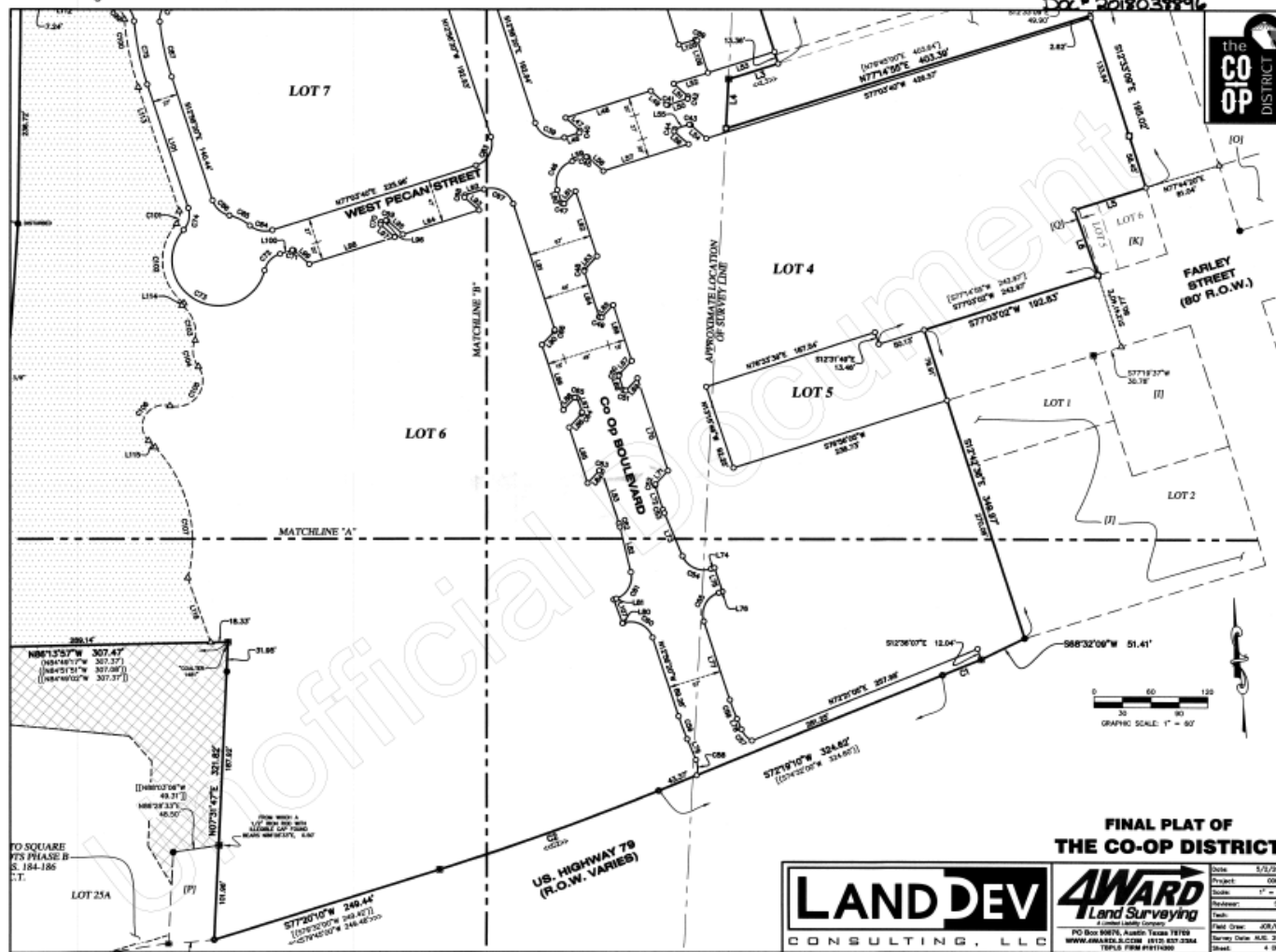
Nancy E. Risher
Nancy E. Risher, County Clerk
Williamson County, Texas

Doc# 2018038896











CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	44.01	2,824.74	052°08'	S72°28'08"W	44.01
C2	248.52	2,824.74	459°59'	S74°47'48"W	248.52
C3	15.69	880.00	116°10'	N67°41'36"E	15.69
C4	183.73	370.00	295°53'	N69°36'44"E	183.73
C5	96.13	430.00	12°48'33"	N151°23'02"E	96.13
C6	25.04	430.00	33°41'32"	N67°40'10"E	25.03
C7	134.63	1,865.00	350°33'	N67°27'36"E	134.61
C8	27.08	486.50	31°43'	S64°46'16"E	27.08
C9	3.12	1.80	116°02'36"	N34°01'48"E	3.09
C10	121.76	486.50	161°10'	N69°06'12"E	121.74
C11	1.37	1.80	6°06'00"	S72°56'30"E	1.36
C12	3.14	1.80	120°00'00"	S71°54'00"E	3.07
C13	1.37	1.80	6°00'00"	S72°56'30"E	1.36
C14	26.43	34.50	86°27'43"	N47°11'13"E	26.30
C15	104.78	50.50	118°12'41"	N76°15'47"E	104.67
C16	12.39	34.50	20°44'01"	S69°15'33"E	12.36
C17	14.37	34.50	32°39'37"	S68°11'36"E	14.36
C18	3.19	1.80	107°41'00"	N11°23'38"E	3.18
C19	30.86	202.75	83°48'	N70°58'13"E	30.83
C20	2.72	2.80	80°12'12"	S68°41'11"E	2.69
C21	32.06	34.50	76°07'14"	N12°35'23"E	32.02
C22	43.40	34.50	161°38'18"	S63°20'48"E	43.34
C23	61.00	313.80	11°08'36"	N17°30'00"E	60.87
C24	22.67	14.50	89°23'37"	N32°16'40"E	22.43
C25	22.76	14.50	89°00'00"	S67°38'36"E	22.51
C26	1.16	4,886.91	0°00'48"	N77°28'23"E	1.16
C27	6.20	286.50	12°58'	S76°46'33"E	6.20
C28	1.90	1.50	79°53'46"	N61°44'45"E	1.74
C29	30.20	34.50	79°16'56"	S53°58'00"E	30.03
C30	43.44	34.50	161°38'18"	N67°14'46"E	43.37
C31	3.14	1.80	120°00'00"	S69°43'00"E	3.07
C32	26.50	333.50	43°37'	S68°10'37"E	26.48
C33	1.90	2.80	43°34'08"	N77°10'10"E	1.86
C34	11.10	313.50	2°02'18"	S72°36'42"E	11.10
C35	10.14	34.50	32°43'37"	S67°46'23"E	10.07
C36	14.38	34.50	33°27'37"	S54°58'30"E	14.18
C37	18.73	50.50	18°50'12"	S58°46'28"E	18.66
C38	21.04	34.50	49°12'24"	S11°28'32"E	20.80
C39	36.48	34.50	89°00'00"	S57°58'20"E	34.88
C40	3.14	1.80	120°00'00"	N17°03'40"E	2.80
C41	1.57	1.80	60°00'00"	N72°58'20"E	1.50
C42	3.14	1.80	120°00'00"	N17°03'40"E	2.80
C43	1.57	1.80	60°00'00"	N72°58'20"E	1.50
C44	3.14	1.80	120°00'00"	N17°03'40"E	2.80
C45	1.57	1.80	60°00'00"	N72°58'20"E	1.50
C46	36.48	34.50	89°00'00"	S57°58'20"E	34.88
C47	3.14	1.80	120°00'00"	N72°58'20"E	2.80
C48	1.57	1.80	60°00'00"	N72°58'20"E	1.50
C49	3.14	1.80	120°00'00"	N72°58'20"E	2.80

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
REC001	248.52	2,824.74	052°08'	S72°28'08"W	248.47
REC02	15.69	880.00	116°10'	N67°41'36"E	15.53
REC03	183.73	370.00	295°53'	N69°36'44"E	183.58
REC04	96.13	430.00	12°48'33"	N151°23'02"E	95.84
REC05	25.04	430.00	33°41'32"	N67°40'10"E	24.81
REC06	134.63	1,865.00	350°33'	N67°27'36"E	134.72
REC07	134.74	1,865.00	350°34'	N68°27'30"E	134.72

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
REC01	S77°14'42"W	54.80

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C50	1.37	1.80	60°00'00"	S72°56'30"E	1.36
C51	3.14	1.80	120°00'00"	S72°56'30"E	2.80
C52	1.37	1.80	60°00'00"	S72°56'30"E	1.36
C53	3.80	48.50	43°43'36"	S151°23'23"E	3.80
C54	36.53	24.50	89°20'34"	S61°13'33"E	33.24
C55	36.48	24.50	89°00'00"	S57°58'20"E	34.88
C56	21.81	27.50	43°34'46"	S151°23'02"E	20.81
C57	18.80	26.50	38°36'46"	S151°23'02"E	18.46
C58	12.14	24.50	40°04'30"	N62°38'12"E	16.76
C59	26.10	338.50	43°34'46"	N61°13'33"E	26.14
C60	36.48	24.50	89°00'00"	N57°58'20"E	34.88
C61	35.05	24.50	83°08'00"	N33°18'10"E	33.81
C62	3.80	48.50	43°43'36"	N103°30'00"E	3.80
C63	3.14	1.80	120°00'00"	N72°58'20"E	2.80
C64	1.37	1.80	60°00'00"	N17°03'40"E	1.30
C65	3.14	1.80	120°00'00"	N72°58'20"E	2.80
C66	1.37	1.80	60°00'00"	N17°03'40"E	1.30
C67	36.48	24.50	89°00'00"	N57°58'20"E	34.88
C68	3.14	1.80	120°00'00"	N72°58'20"E	2.80
C69	1.37	1.80	60°00'00"	N72°58'20"E	1.30
C70	3.14	1.80	120°00'00"	N72°58'20"E	2.80
C71	1.37	1.80	60°00'00"	N72°58'20"E	1.30
C72	25.27	24.50	89°00'00"	N47°58'36"E	24.17
C73	176.88	46.50	288°12'13"	N67°58'20"E	160.52
C74	25.27	24.50	89°00'00"	N47°58'36"E	24.17
C75	89.76	33.50	12°48'33"	N61°35'40"E	89.80
C76	36.53	24.50	89°20'34"	N47°58'36"E	33.20
C77	7.80	53.50	15°23'42"	N63°30'00"E	7.80
C78	37.80	24.50	89°00'00"	N47°58'36"E	34.22
C79	84.42	50.50	10°42'30"	S62°26'25"E	80.28
C80	36.48	24.50	89°00'00"	N47°58'36"E	34.28
C81	16.40	50.50	18°42'38"	N62°47'00"E	16.40
C82	30.86	202.75	83°48'	N32°32'32"E	30.41
C83	36.48	24.50	89°00'00"	N32°32'32"E	34.88
C84	25.27	24.50	89°00'00"	S72°58'20"E	24.17
C85	24.27	48.50	281°12'13"	S57°58'20"E	24.12
C86	25.27	24.50	89°00'00"	N47°58'36"E	24.17
C87	80.80	386.50	12°08'32"	S69°13'34"E	80.69
C88	14.80	8.50	90°00'00"	N32°29'30"E	13.44
C89	2.34	1.80	89°33'48"	N67°43'14"E	2.11
C90	64.80	24.50	151°47'40"	S57°58'20"E	47.52
C91	88.50	24.50	289°14'48"	N151°23'02"E	43.50
C92	77.00	24.50	180°16'47"	N72°58'20"E	48.00
C93	78.80	24.50	179°43'17"	S72°58'20"E	48.00

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
E01	48.07	70.50	27°34'36"	N67°43'04"E	48.20
E02	118.50	56.70	11°32'32"	N102°22'25"E	96.40
E03	33.53	309.00	87°47'50"	N44°54'40"E	32.90
E04	56.80	43.30	70°12'34"	N77°58'00"E	52.80
E05	88.07	38.33	89°33'48"	N67°43'04"E	56.80
E06	21.15	14.50	89°33'48"	N47°58'36"E	18.30
E07	74.62	333.50	1°17'50"	N61°30'00"E	74.48
E08	14.80	14.50	90°00'00"	N72°58'20"E	14.30
E09	86.38	50.50	82°48'30"	N61°43'36"E	86.18
E10	42.08	38.53	82°38'32"	N103°32'30"E	40.02
E11	28.81	27.77	81°41'36"	N61°30'00"E	28.48
E12	87.32	38.17	137°13'43"	N40°08'38"E	82.34
E13	54.47	22.50	151°27'31"	N38°57'47"E	43.81
E14	151.34	151.12	37°21'07"	N68°44'18"E	145.27
E15	16.90	430.00	23°04'04"	N108°08'00"E	16.80
E16	76.32	430.00	10°58'26"	S16°32'32"E	76.13
E17	15.44	476.50	17°58'48"	N67°58'40"E	15.44

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E18	N67°58'40"E	16.80
E19	N67°58'40"E	20.60
E20	N67°58'40"E	48.20
E21	N67°58'40"E	18.88
E22	N67°58'40"E	22.32
E23	N67°58'40"E	21.80
E24	N67°58'40"E	20.60
E25	N67°58'40"E	36.02
E26	N67°58'40"E	73.68
E27	N67°58'40"E	22.32
E28	N67°58'40"E	16.17
E29	N67°58'40"E	20.60
E30	N67°58'40"E	20.26
E31	N67°58'40"E	18.88
E32	N67°58'40"E	73.68
E33	N67°58'40"E	18.80

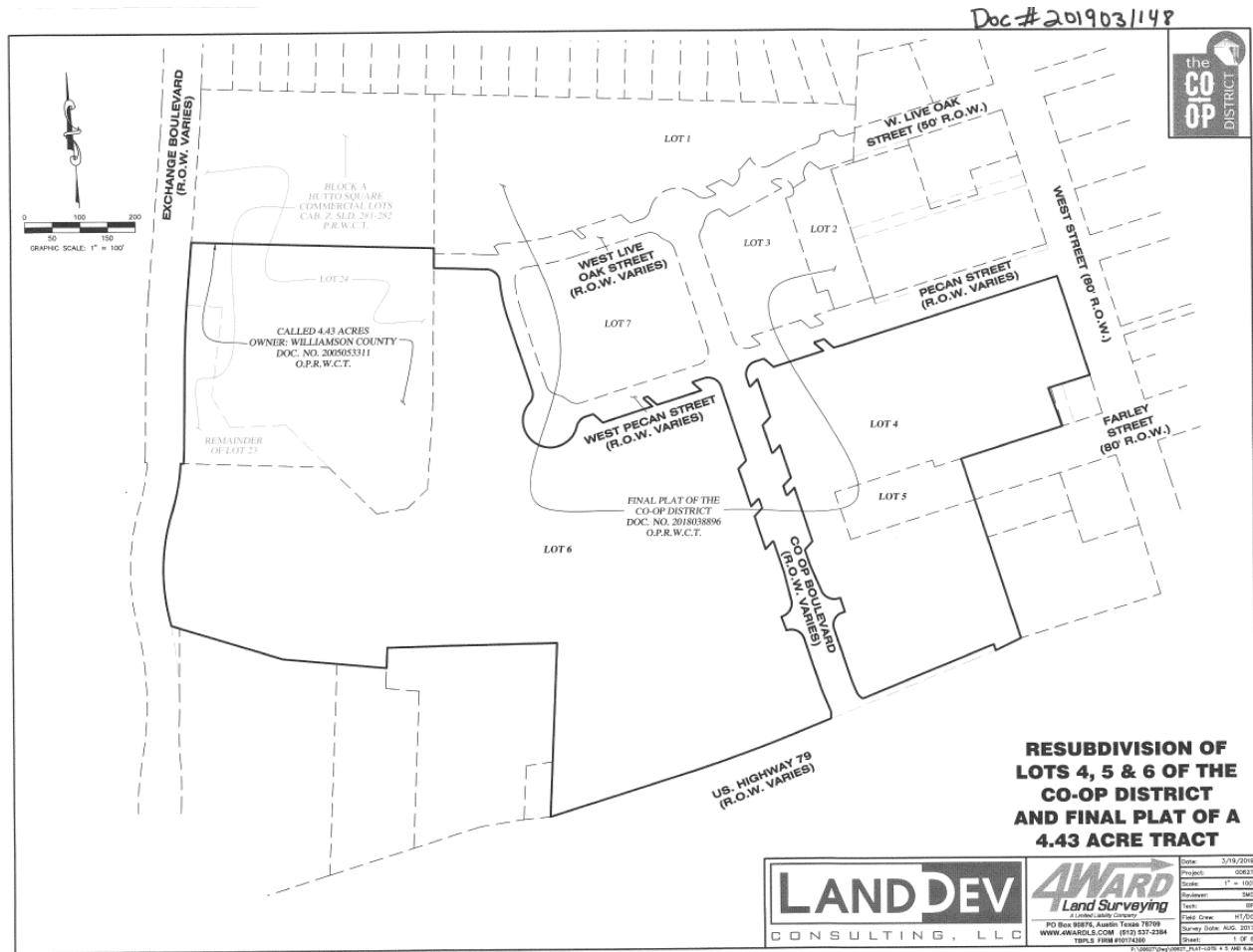
LINE TABLE		LENGTH
LINE #	DIRECTION	
L1	S67°58'40"E	107.24
L2	S77°18'45"E	42.38
L3	S77°18'17"E	54.80
L4	S67°58'40"E	73.36
L5	S77°18'45"E	76.28
L6	S77°18'45"E	74.20
L7	S67°58'40"E	27.46
L8	N68°38'31"E	151.47
L9	S68°18'36"E	84.81
L10	S11°58'36"E	188.16
L11	S24°44'30"E	85.40
L12	S68°50'00"E	104.26
L13	S39°20'32"E	198.87
L14	S39°20'32"E	122.95
L15	N68°44'00"E	56.48
L16	N68°12'38"E	81.80
L17	N68°47'04"E	185.34
L18	S68°11'40"E	87.86
L19	N68°28'41"E	14.86
L20	N68°30'10"E	8.80
L21	N77°03'40"E	23.60
L22	N47°58'36"E	33.27
L23	S77°03'40"E	5.77
L24	N47°58'36"E	20.50
L25	N47°58'36"E	22.32
L26	N77°03'40"E	15.30
L27	S67°58'40"E	18.80
L28	N11°58'36"E	20.81
L29	N68°50'00"E	21.70
L30	N11°58'36"E	1.30
L31	N67°58'36"E	2.00
L32	N47°58'36"E	27.00
L33	N77°03'40"E	3.00
L34	N68°54'33"E	28.07
L35	N77°03'40"E	27.00
L36	N77°03'40"E	18.04
L37	S77°03'40"E	56.38
L38	S12°38'00"E	8.52
L39	S12°38'00"E	140.44
L40	N68°11'40"E	87.80
L41	S68°23'17"E	22.27
L42	N77°03'40"E	3.00
L43	N68°54'33"E	2.80
L44	S10°03'00"E	30.50
L45	N68°54'33"E	21.80
L46	N47°58'36"E	21.80
L47	N47°58'36"E	20.60
L48	N77°03'40"E	48.20
L49	N47°58'36"E	84.80
L50	N47°58'36"E	22.32
L51	N47°58'36"E	20.60
L52	N77°03'40"E	36.02
L53	N77°03'40"E	73.68
L54	N77°03'40"E	22.32
L55	S77°03'40"E	16.17
L56	N47°58'36"E	20.60
L57	N47°58'36"E	20.26
L58	N47°58'36"E	18.88
L59	S77°03'40"E	73.68
L60	S47°58'40"E	18.80

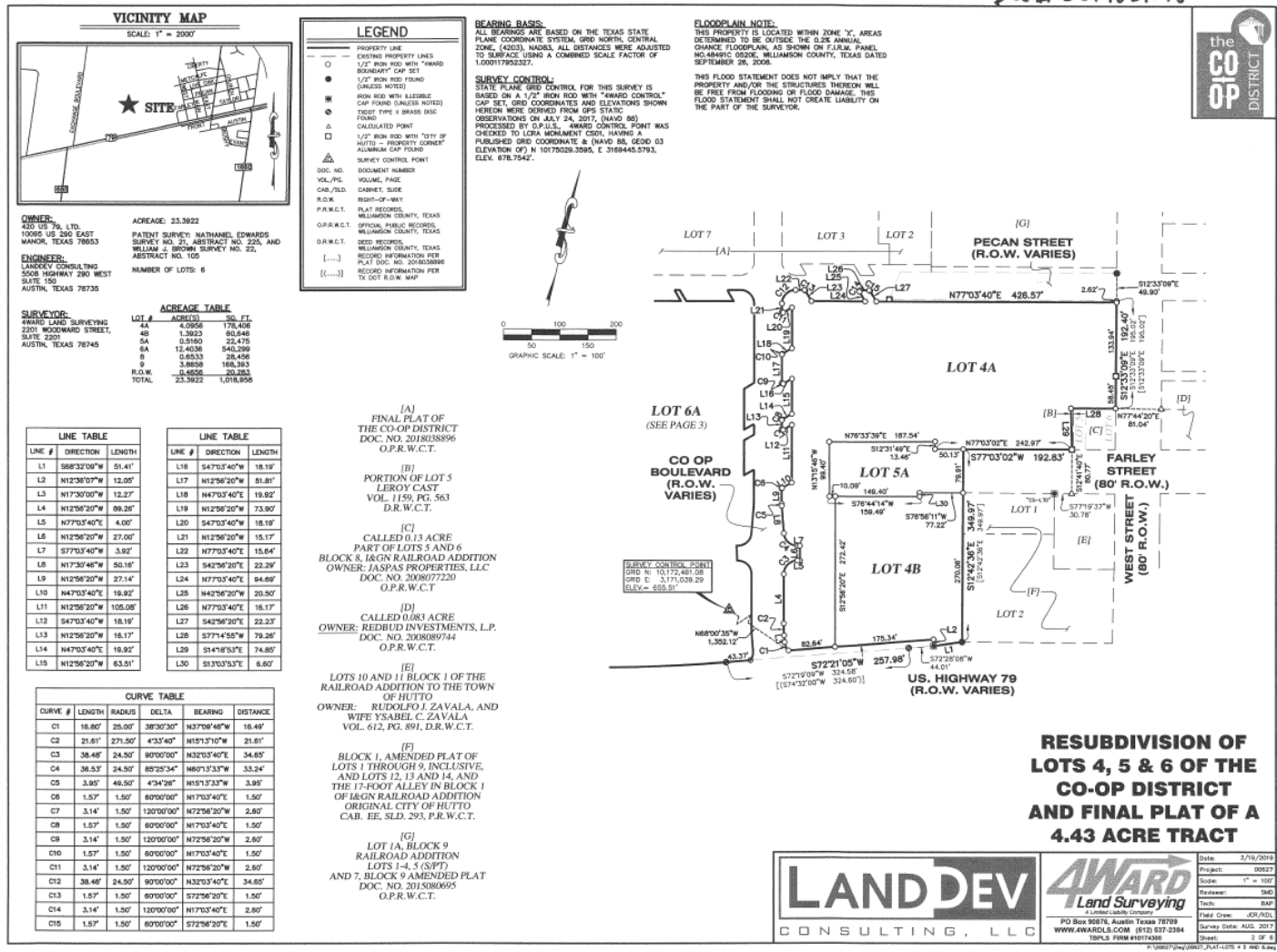
LINE TABLE		LENGTH
LINE #	DIRECTION	
L61	S77°03'40"E	107.24
L62	S77°18'45"E	42.38
L63	S77°18'17"E	54.80
L64	S67°58'40"E	73.36
L65	S77°18'45"E	76.28
L66	S77°18'45"E	74.20
L67	S67°58'40"E	27.46
L68	N68°38'31"E	151.47
L69	S68°18'36"E	84.81
L70	S11°58'36"E	188.16
L71	S24°44'30"E	85.40
L72	S68°50'00"E	104.26
L73	S39°20'32"E	198.87
L74	S39°20'32"E	122.95
L75	N68°44'00"E	56.48
L76	N68°12'38"E	81.80

Date:	5/2/2016
Project:	00627
Scale:	-
Equipment:	SAT
Tech:	RM
Field Crew:	JCP, AJS
Survey Date:	ASG, 2011

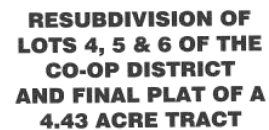


EXHIBIT G - RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT





HUTTO CO-OP PID 2020 ANNUAL SERVICE PLAN UPDATE



LAND DEV
CONSULTING, LLC

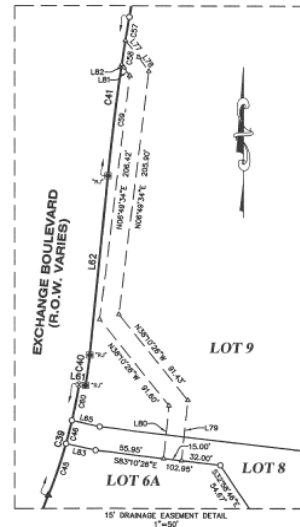
PO Box 90875, Austin, Texas 78709
 WWW.4WARDLS.COM (512) 537-2364
 CREA.L. ERM (617) 743560

Date: 3/19/24
 Project: 00
 Scale: 1" =
 Reviewer:
 Tech:
 Field Crew: JCR/
 Survey Date: AUG. 2
 Sheet: 3 of 3

Doc# 2019031148



LINE TABLE			CURVE TABLE					
LINE #	DIRECTION	LENGTH	CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
L31	S05°40'42"W	37.01'	C16	7.85'	913.50'	0°32'34"	S83°36'07"E	7.85'
L32	S63°11'49"E	87.36'	C17	35.87'	24.50'	8°33'24"	S42°07'42"E	32.75'
L33	S12°56'28"E	140.44'	C18	69.76'	313.50'	1°45'21"	S06°33'40"E	69.65'
L34	N77°03'40"E	13.46'	C19	25.27'	24.50'	59°06'07"	S16°36'43"W	24.17'
L35	S42°56'20"E	22.23'	C20	179.88'	48.50'	208°17'13"	S87°56'50"E	96.00'
L36	N77°03'40"E	84.69'	C21	25.27'	24.50'	59°06'07"	N47°30'38"E	24.17'
L37	N42°56'20"W	20.50'	C22	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
L38	N77°03'40"E	5.77'	C23	3.14'	1.50'	120°00'00"	N17°03'40"E	2.80'
L39	S42°56'20"E	22.23'	C24	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
L40	N77°03'40"E	84.29'	C25	3.14'	1.50'	120°00'00"	N17°03'40"E	2.80'
L41	N42°56'21"W	20.50'	C26	36.48'	24.50'	89°58'56"	S37°56'20"E	34.65'
L42	N77°03'40"E	20.82'	C27	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
L43	S12°56'20"E	143.13'	C28	3.14'	1.50'	120°00'00"	S72°56'20"E	2.80'
L44	S47°03'40"W	19.92'	C29	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
L45	S12°56'20"E	73.90'	C30	3.14'	1.50'	120°00'00"	S72°56'20"E	2.80'
L46	N47°03'40"E	18.19'	C31	3.95'	48.50'	4°34'28"	S10°39'07"E	3.95'
L47	S12°56'20"E	16.17'	C32	26.55'	24.50'	83°08'08"	S33°12'10"W	32.51'
L48	S47°03'40"W	19.92'	C33	36.48'	24.50'	90°00'00"	S37°56'20"E	34.65'
L49	S12°56'20"E	63.51'	C34	26.15'	328.50'	4°33'40"	S15°31'10"E	26.14'
L50	N47°03'40"E	18.19'	C35	17.14'	24.50'	40°04'30"	S02°32'15"W	16.79'
L51	S12°56'20"E	58.47'	C36	248.50'	2,824.79'	4°59'59"	S74°47'48"W	246.42'
L52	S08°21'54"E	50.08'	C37	15.69'	680.00'	1°19'19"	N07°41'36"W	15.69'
L53	S74°46'13"W	2.97'	C38	193.73'	370.00'	29°59'57"	N06°38'44"E	191.53'
L54	S10°11'14"E	27.50'	C39	96.13'	430.00'	12°48'33"	N15°13'50"E	95.93'
L55	N77°03'40"E	1.00'	C40	25.84'	435.00'	3°24'12"	N07°40'10"E	25.83'
L56	S12°56'20"E	89.26'	C41	134.63'	1,965.00'	2°55'33"	N07°27'50"E	134.61'
L57	S17°30'00"E	24.27'	C42	19.30'	430.00'	2°34'56"	N07°08'54"W	19.29'
L58	S72°19'15"W	43.37'	C43	18.56'	1,494.97'	0°42'43"	N09°09'48"E	18.56'
L59	N07°31'47"E	321.82'	C44	116.20'	1,949.20'	2°34'41"	N07°11'59"E	116.24'
L60	S07°20'38"W	37.49'	C45	45.57'	430.00'	6°04'30"	N18°35'56"E	45.55'
L61	S63°05'40"E	5.40'	C46	20.01'	430.00'	2°39'37"	N14°13'47"E	20.01'
L62	N05°38'31"E	151.41'	C47	13.81'	24.50'	32°17'57"	N09°39'12"E	13.63'
L63	N09°32'37"E	97.41'	C48	36.51'	24.50'	62°00'20"	S02°11'36"E	25.24'
L64	N89°05'55"E	48.65'	C49	36.51'	24.50'	62°00'17"	N05°47'59"E	25.24'
L65	S77°06'12"E	23.36'	C50	1.57'	1.50'	60°00'00"	S33°11'49"E	1.50'
L66	S63°11'49"E	116.54'	C51	3.14'	1.50'	119°59'19"	N36°47'50"E	2.80'
L67	S63°11'49"E	32.73'	C52	1.57'	1.50'	60°00'43"	S33°11'28"E	1.50'
L68	S63°11'49"E	4.10'	C53	3.14'	1.50'	120°02'12"	N36°48'11"E	2.80'
L69	S23°11'49"E	22.23'	C54	75.24'	48.75'	89°25'57"	S30°29'45"W	67.99'
L70	S63°11'49"E	84.29'	C55	59.19'	87.51'	36°45'14"	S01°29'34"W	58.07'
L71	N23°11'49"W	20.50'	C56	91.22'	73.33'	71°16'31"	S10°47'40"E	85.45'
L72	S63°11'49"E	5.77'	C57	20.00'	1,965.00'	0°35'00"	N09°08'08"E	20.00'
L73	S23°11'49"E	22.23'	C58	20.63'	1,965.00'	0°36'08"	N08°32'34"E	20.63'
L74	S63°11'49"E	84.30'	C59	84.00'	1,965.00'	2°44'22"	N06°52'17"E	83.99'
L75	N23°11'50"W	20.50'	C60	30.55'	430.00'	4°04'15"	N10°51'41"E	30.55'
RECORD LINE TABLE			RECORD CURVE TABLE					
LINE #	DIRECTION	LENGTH	CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
((L62))	N07°00'03"E	151.45'	((C38))	248.50'	2,824.79'	5°00'03"	S77°15'00"W	248.47'
((L62))	N07°00'03"E	151.45'	((C37))	15.69'	680.00'	1°19'19"	N04°50'20"W	15.69'
((L62))	N07°00'03"E	151.45'	((C36))	193.74'	370.00'	30°00'02"	N09°30'00"E	191.53'
((L62))	N07°00'03"E	151.45'	((C35))	95.84'	430.00'	12°48'12"	N18°06'54"E	95.84'
((L62))	N07°00'03"E	151.45'	((C34))	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
((L62))	N07°00'03"E	151.45'	((C40))	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
((L62))	N07°00'03"E	151.45'	((C41))	134.75'	1,965.00'	3°58'44"	N08°57'55"E	134.72'
((L62))	N07°00'03"E	151.45'	((C43))	18.24'	1,965.00'	0°31'50"	N10°39'50"E	18.24'
((L62))	N07°00'03"E	151.45'	((C44))	116.51'	1,965.00'	2°23'50"	N08°41'58"E	116.48'



**RESUBDIVISION OF
LOTS 4, 5 & 6 OF THE
CO-OP DISTRICT
AND FINAL PLAT OF A
4.43 ACRE TRACT**

LAND DEV
CONSULTING, LLC

4WARD
Land Surveying
LLC
PO Box 9078, Austin Texas 78709
WWW.4WARDS.COM (512) 551-2384
TSPS FORM #0174300

Date: 3/19/2019
Project: 08827
Scale: 1" = 50'
Drawn: SMO
Tech: SMO
Check: JCR/SL
Survey Date: AUG. 2017
Sheet: 4 OF 8

Doc # 2019031148

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

WE, EDWARD S. BUTLER, REPRESENTATIVE OF 420 US 79, LTD., A TEXAS LIMITED PARTNERSHIP;
OWNERS OF THE CERTAIN TRACT OF LAND TRACT OF LAND SHOWN HEREON AND DESCRIBED AS FOLLOWS:

BEGING ALL OF LOTS 4, 5 AND 6 OF THE CO-OP DISTRICT, RECORDED IN DOCUMENT NO. 2018030886 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOTS 4, 5 AND 6 CONVEYED TO 420 US 79, LTD. RECORDED IN DOCUMENT NO. 2018044038 (O.P.R.W.C.T.), AND ALL OF A CALLED 4.43 ACRES OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225 CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 (O.P.R.W.C.T.), SAID TRACT ALSO BEING A PORTION OF LOTS 23 AND 24, BLOCK A OF HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, SLIDES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.).

AND DO HEREBY STATE THAT THESE ARE NO LIEH HOLDERS OF THE CERTAIN TRACT OF LAND, AND AND DO HEREBY SURRENDER 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 RESUBDIVISION IS TO BE KNOWN AS

RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 20 DAY OF March 2019

BY: Edward S. Butler
EDWARD S. BUTLER, REPRESENTATIVE OF 420 US 79, LTD.
1000S US 280 EAST
MAHAR, TEXAS 78853

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF March 2019

BY: EDWARD S. BUTLER, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 21st DAY OF March 2019

Jamie Hissey
NOTARY PUBLIC, THE STATE OF TEXAS
Jamie Hissey 10/03/2022
PRINTED NAME MY COMMISSION EXPIRES



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

I, JUD T. WILLIAMS, 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

19th DAY OF MARCH 2019

Jud T. Williams
JUD T. WILLIAMS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90356
STATE OF TEXAS
800N HIGHWAY 280 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.8856



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

I, STEVEN M. DUARTE, REGISTERED PUBLIC SURVEYOR NO. 5840, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON AUGUST 6, 2017.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

1st DAY OF MARCH 2019

Steven M. Duarte
STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5840
4840 LAND SURVEYING
2201 HOOVER STREET, SUITE 2201
AUSTIN, TEXAS 78744
512-537-2384



PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
3. A MINIMUM 10 FOOT PUBLIC ACCESS EASEMENT SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT OF WAY AT SITE DEVELOPMENT PERMIT.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
6. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
7. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO.4649C-0220E, DATED SEPTEMBER 26, 2006.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
9. A PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.
10. ALL OPEN SPACE/DRAINAGE EASEMENTS/PUBLIC UTILITY EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
11. 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 EASEMENTS, COVENANTS AND RESTRICTIONS FROM THE PREVIOUS PLATS (THE CO-OP DISTRICT AND HUTTO SQUARE COMMERCIAL LOTS) SHALL APPLY TO THIS RESUBDIVISION PLAT, EXCEPT AS SHOWN.
13. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. THE ACCESS EASEMENT DEDICATED IN DOCUMENT NO. 2018070929 IS HEREBY RELEASED PER THIS PLAT.
15. THE DRAINAGE EASEMENT DEDICATED IN DOCUMENT NO. 2018070930 IS HEREBY RELEASED PER THIS PLAT.
16. THE SIGN EASEMENT DEDICATED IN DOCUMENT NO. 2005053311 IS HEREBY RELEASED PER THIS PLAT.
17. CROSS ACCESS IS HEREBY GRANTED FOR LOTS 8 AND 9.

STREET NAMES APPROVED

Susan Baker 4/3/19
WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE

21 DAY OF March 2019

David Gaul DATE 4/4/19
DAVID GAUL, MAYOR USA L. BROWN, CITY SECRETARY DATE

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF MARCH 2019 AT 2:30 O'CLOCK, P.M., AND DULY RECORDED THIS 21st DAY OF MARCH 2019 AT 2:30 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2019031148.

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: Brenda McIntosh DEPUTY
Brenda McIntosh



**RESUBDIVISION OF
LOTS 4, 5 & 6 OF THE
CO-OP DISTRICT
AND FINAL PLAT OF A
4.43 ACRE TRACT**

LAND DEV
CONSULTING, LLC

4WARD
Land Surveying

PO Box 80878, Austin Texas 78709
WWW.4WARDS.COM (512) 537-2384
E-MAIL: info@4wards.com

Date: 3/19/2019
Project: 00627
Owner: SMO
Reviewer: SMO
Title: SGP
Field Crew: JCR/MSL
Survey Date: 4/16/2019
Sheet: 6 of 8

ORDINANCE NO. O-2020-033

AN ORDINANCE OF THE CITY COUNCIL OF THE OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN FOR THE CO-OP PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Co-Op Public Improvement District, (Co-Op PID”), was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9D on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the 35.1 acres of property in the Co-Op PID; and

WHEREAS, on December 6, 2018 the City Council accepted and approved the 2018 Service and Assessment Plan, (“2018 SAP”), for the Co-Op PID by adopting Ordinance No. O-18-12-06-9A which approved the levy of Special Assessments for Assessed Property within the Co-Op PID and the Assessment Roll; and

WHEREAS, the 2018 SAP identified the Authorized Improvements to be provided by the Co-Op PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the Co-Op PID for the costs of the Authorized Improvements. The City adopted the Assessment Roll identifying the Special Assessments on each Lot or Parcel within the PID, based on the method of assessment identified in the 2018 SAP; and

WHEREAS, on July 3, 2019, the City approved by ordinance the 2019 Annual Service Plan Update for the Co-Op PID. The 2019 Annual Service Plan Update also updated the Special Assessment Roll for 2019; and

WHEREAS, pursuant to Texas Local Government Code Chapter 372, the Service and Assessment Plan must be reviewed and updated annually. Attachment “A” is the annual update of the 2018 SAP for 2020 and this Annual Service Plan Update also updates the Assessment Roll for 2020.

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. Annual Service Plan Update to the Service and Assessment Plan.

The 2018 SAP as accepted, approved, and recorded in the December 6, 2018 minutes is hereby incorporated in this Ordinance as if set forth herein, and the City Council hereby accepts and approves the Annual Service Plan Update, as stated on Attachment "A".

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 as allowed by law and in accordance with the Charter of the City of Hutto, Texas.

THE CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

By: _____
Holly Nagy, City Secretary

Adopted by the City Council for the City of Hutto, Texas, on first reading on the 17th day of September, 2020.

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 _____.

PASSED AND ADOPTED, on first and final reading by the Council of the City of Hutto,
Texas this September ____, 2017.

CITY OF HUTTO, TEXAS

DOUG GAUL, Mayor

ATTEST:

HOLLY NAGY, City Secretary

(SEAL)



MUSTANG CREEK
PUBLIC IMPROVEMENT DISTRICT
2020 ANNUAL SERVICE PLAN UPDATE
SEPTEMBER 17, 2020

INTRODUCTION

Capitalized terms used in this 2020 Annual Service Plan Update shall have the meanings set forth in the 2019 Service and Assessment Plan (the “2019 SAP”), used for the levying of Special Assessments.

The PID was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9C on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the property in the PID.

On June 20, 2019, the City approved Resolution No. R-19-06-20-9A amending the resolution authorizing and creating the Mustang Creek Public Improvement District, amending the boundary of the PID to a total of 153.34 acres.

On September 5, 2019 the City Council accepted and approved the 2019 SAP for the PID by adopting an Ordinance No. O-19-09-05-10H which approved the levy of Special Assessments for Assessed Property within the PID and the Assessment Roll.

The 2019 SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City adopted the Assessment Roll identifying the Special Assessments on each Lot or Parcel within the PID, based on the method of assessment identified in the 2019 SAP.

Pursuant to Texas Local Government Code Chapter 372, the SAP must be reviewed and updated annually. This document is the annual update of the SAP for 2020. This Annual Service Plan Update also updates the Assessment Roll for 2020.

LISTED EVENTS

There have not been any Listed Events in the PID.

PARCEL SUBDIVISION

There have not been any recorded plats in the PID.

LOT AND HOME SALES

As of June 30, 2020, Phase 1 of the development is under construction and will consist of 144 single family homes. The estimated date of completion for all units is October 2024.

OUTSTANDING SPECIAL ASSESSMENT

The PID has an outstanding Special Assessment of \$9,405,000.

ANNUAL INSTALLMENT DUE 1/31/2021

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$677,219.88.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$125,700.00.

Due January 31, 2021		
Mustang Creek PID		
Principal	\$	100,000.00
Interest	\$	577,219.88
Administrative Expenses	\$	125,700.00
Total Annual Installment	\$	802,919.88

Exhibit B shows the projected Annual Installments for the PID. See **Exhibit C** for the debt service schedule for the Special Assessments as shown in the Interlocal Agreement between the City and the River Creek Development Corporation.

PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL

No full prepayments of Special Assessments have occurred within the PID.

PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS

No partial prepayments of Special Assessments have occurred within the PID.

AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements has been revised to \$8,347,842 as shown on the

table below. Final acceptance of all Authorized Improvements is projected for September 2020.

Authorized Improvements	Original SAP Budget ¹	Revised Budget ^{2 3}	Delta ⁴	Actual Spent ⁵	% Complete
Authorized Improvements					
Site Work, Site Grading and Drainage	\$ 1,389,227	\$ 1,226,552	\$ (162,675)	\$ 1,226,552	100.00%
Neighborhood Streets	\$ 1,614,035	\$ 1,425,035	\$ (189,000)	\$ 1,353,783	95.00%
Wastewater	\$ 1,931,906	\$ 1,705,684	\$ (226,222)	\$ 1,705,684	100.00%
Erosion and Sedimentation Control	\$ 33,251	\$ 29,357	\$ (3,894)	\$ 29,357	100.00%
Engineering and Planning Costs	\$ 1,904,268	\$ 1,681,284	\$ (222,984)	\$ 1,681,284	100.00%
Parks and Open Space	\$ 2,582,313	\$ 2,279,930	\$ (302,383)	\$ 2,279,930	100.00%
	\$ 9,455,000	\$ 8,347,842	\$ (1,107,158)	\$ 8,276,590	99.15%
Loan Expenses					
Original Issue Discount	\$ -	\$ 225,671	\$ 225,671	\$ 225,671	100.00%
Deposit to Reserve Fund	\$ -	\$ 317,745	\$ 317,745	\$ 317,745	100.00%
Deposit to Cost of Issuance Account	\$ -	\$ 563,742	\$ 563,742	\$ 563,742	100.00%
	\$ -	\$ 1,107,158	\$ 1,107,158	\$ 1,107,158	100.00%
Authorized Improvements Plus Loan Expenses	\$ 9,455,000	\$ 9,455,000	\$ -	\$ 9,383,748	99.25%

Footnotes:

¹As shown in Original SAP approved August 27, 2019 and Exhibit B to the "Form of Tax Certificate" included in the Interlocal Agreement between the City of Hutto and the River Creek Development Corporation, dated September 5, 2019.

² Revised budget per the Quarterly Report prepared by the developer for the period ending December 31, 2019.

³ The revised budget matches the \$8,347,841.40 authorized to be paid to the developer pursuant to Section 5.02(a) of the Construction Contract dated September 5, 2019 and the deposit to the Project Fund from the funding of the loan, on page 1 of the Closing Memorandum dated October 2019.

⁵ Per the Quarterly Report prepared by the developer for the period ending June 30, 2020.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Mustang Creek PID					
Annual Installments Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025	
Principal		\$ 100,000.00	\$ 105,000.00	\$ 110,000.00	\$ 115,000.00	\$ 120,000.00	
Interest		\$ 577,219.88	\$ 571,122.38	\$ 564,720.00	\$ 558,012.76	\$ 551,000.62	
(1)		\$ 677,219.88	\$ 676,122.38	\$ 674,720.00	\$ 673,012.76	\$ 671,000.62	
Administrative Expenses		(2)	\$ 125,700.00	\$ 36,414.00	\$ 37,142.28	\$ 37,885.13	\$ 38,642.83
Total Annual Installment		(3) = (1) + (2)	\$ 802,919.88	\$ 712,536.38	\$ 711,862.28	\$ 710,897.89	\$ 709,643.45

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total Special Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2020 Annual Installments which will be delinquent if not paid by January 31, 2021.

ATTORNEY GENERAL REVIEW OF OUTSTANDING ASSESSMENT

On September 3, 2020, the City Council voted unanimously to direct the City Attorney to seek a sponsor for the City's request for legal advice from the Office of the Texas Attorney General relating to the amount of outstanding Special Assessments.

The legal advice sought from the Office of the Attorney General is summarized as follows: Do the costs associated with the Loan Agreement constitute "Authorized Improvements" that are eligible to be repaid with Assessments?

- If the answer is **YES**, the Assessment Roll attached hereto as **Exhibit A** and the Special Assessment Debt Service Schedule attached hereto as **Exhibit C** will remain unchanged.
- If the answer is **NO**, the Assessment Roll attached hereto as **Exhibit A** and the Special Assessment Debt Service Schedule attached hereto as **Exhibit C** will be adjusted so that the Special Assessments equal the cost of the Authorized Improvements, currently estimated at \$8,347,842. In addition, the interest collected as part of the Annual Installments due 1/31/20 and 1/31/21 would be reallocated between principal and interest payments based on the reduced Special Assessment Amount.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Mustang Creek PID	
	Outstanding Special Assessment	Annual Installment due 1/31/21
R582910	\$ 9,405,000	\$ 802,920
Total	\$ 9,405,000	\$ 802,920

EXHIBIT B – PROJECTED ANNUAL INSTALLMENTS

Installments Due 1/31	Principal [a]	Interest [a]	Administrative Expenses	Annual Installment
2021	\$ 100,000	\$ 577,219.88	\$ 125,700	\$ 802,920
2022	\$ 105,000	\$ 571,122.38	\$ 36,414	\$ 712,536
2023	\$ 110,000	\$ 564,720.00	\$ 37,142	\$ 711,862
2024	\$ 115,000	\$ 558,012.76	\$ 37,885	\$ 710,898
2025	\$ 120,000	\$ 551,000.62	\$ 38,643	\$ 709,643
2026	\$ 130,000	\$ 543,683.62	\$ 39,416	\$ 713,099
2027	\$ 135,000	\$ 535,756.88	\$ 40,204	\$ 710,961
2028	\$ 140,000	\$ 527,525.26	\$ 41,008	\$ 708,533
2029	\$ 150,000	\$ 518,988.76	\$ 41,828	\$ 710,817
2030	\$ 160,000	\$ 509,842.50	\$ 42,665	\$ 712,507
2031	\$ 165,000	\$ 500,086.50	\$ 43,518	\$ 708,605
2032	\$ 175,000	\$ 490,025.62	\$ 44,388	\$ 709,414
2033	\$ 185,000	\$ 479,355.00	\$ 45,276	\$ 709,631
2034	\$ 195,000	\$ 468,074.62	\$ 46,182	\$ 709,256
2035	\$ 210,000	\$ 456,184.50	\$ 47,105	\$ 713,290
2036	\$ 220,000	\$ 443,379.76	\$ 48,047	\$ 711,427
2037	\$ 230,000	\$ 429,965.26	\$ 49,008	\$ 708,974
2038	\$ 245,000	\$ 415,941.00	\$ 49,989	\$ 710,930
2039	\$ 260,000	\$ 401,002.12	\$ 50,988	\$ 711,991
2040	\$ 275,000	\$ 385,148.62	\$ 52,008	\$ 712,157
2041	\$ 290,000	\$ 368,380.50	\$ 53,048	\$ 711,429
2042	\$ 305,000	\$ 350,697.76	\$ 54,109	\$ 709,807
2043	\$ 325,000	\$ 332,100.38	\$ 55,191	\$ 712,292
2044	\$ 340,000	\$ 312,283.50	\$ 56,295	\$ 708,579
2045	\$ 360,000	\$ 291,552.00	\$ 57,421	\$ 708,973
2046	\$ 380,000	\$ 269,601.00	\$ 58,570	\$ 708,171
2047	\$ 405,000	\$ 246,430.50	\$ 59,741	\$ 711,172
2048	\$ 430,000	\$ 221,735.62	\$ 60,936	\$ 712,671
2049	\$ 455,000	\$ 195,516.38	\$ 62,155	\$ 712,671
2050	\$ 480,000	\$ 167,772.76	\$ 63,398	\$ 711,170
2051	\$ 505,000	\$ 138,504.76	\$ 64,666	\$ 708,170
2052	\$ 535,000	\$ 107,712.38	\$ 65,959	\$ 708,671
2053	\$ 570,000	\$ 75,090.76	\$ 67,278	\$ 712,369
2054	\$ 600,000	\$ 40,335.00	\$ 68,624	\$ 708,959
Total	\$ 9,405,000	\$ 13,044,749	\$ 1,804,807	\$ 24,254,556

[a] Per the City and Corporation Interlocal Agreement Debt Service Schedule

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – SPECIAL ASSESSMENT DEBT SERVICE SCHEDULE

Installment Payment Date	Installment Principal	Installment Interest	Semi-Annual Total	Annual Total
3/15/2020	-	\$305,355.96	\$305,355.96	
9/15/2020	50,000.00	264,621.81	314,621.81	619,977.77
3/15/2021	-	313,997.44	313,997.44	
9/15/2021	100,000.00	263,222.44	363,222.44	677,219.88
3/15/2022	-	310,698.69	310,698.69	
9/15/2022	105,000.00	260,423.69	365,423.69	676,122.38
3/15/2023	-	307,235.00	307,235.00	
9/15/2023	110,000.00	257,485.00	367,485.00	674,720.00
3/15/2024	-	303,606.38	303,606.38	
9/15/2024	115,000.00	254,406.38	369,406.38	673,012.76
3/15/2025	-	299,812.81	299,812.81	
9/15/2025	120,000.00	251,187.81	371,187.81	671,000.62
3/15/2026	-	295,854.31	295,854.31	
9/15/2026	130,000.00	247,829.31	377,829.31	673,683.62
3/15/2027	-	291,565.94	291,565.94	
9/15/2027	135,000.00	244,190.94	379,190.94	670,756.88
3/15/2028	-	287,112.63	287,112.63	
9/15/2028	140,000.00	240,412.63	380,412.63	667,525.26
3/15/2029	-	282,494.38	282,494.38	
9/15/2029	150,000.00	236,494.38	386,494.38	668,988.76
3/15/2030	-	277,546.25	277,546.25	
9/15/2030	160,000.00	232,296.25	392,296.25	669,842.50
3/15/2031	-	272,268.25	272,268.25	
9/15/2031	165,000.00	227,818.25	392,818.25	665,086.50
3/15/2032	-	266,825.31	266,825.31	
9/15/2032	175,000.00	223,200.31	398,200.31	665,025.62
3/15/2033	-	261,052.50	261,052.50	
9/15/2033	185,000.00	218,302.50	403,302.50	664,355.00
3/15/2034	-	254,949.81	254,949.81	
9/15/2034	195,000.00	213,124.81	408,124.81	663,074.62
3/15/2035	-	248,517.25	248,517.25	
9/15/2035	210,000.00	207,667.25	417,667.25	666,184.50
3/15/2036	-	241,589.88	241,589.88	
9/15/2036	220,000.00	201,789.88	421,789.88	663,379.76
3/15/2037	-	234,332.63	234,332.63	

9/15/2037	230,000.00	195,632.63	425,632.63	659,965.26
3/15/2038	-	226,745.50	226,745.50	
9/15/2038	245,000.00	189,195.50	434,195.50	660,941.00
3/15/2039	-	218,663.56	218,663.56	
9/15/2039	260,000.00	182,338.56	442,338.56	661,002.12
3/15/2040	-	210,086.81	210,086.81	
9/15/2040	275,000.00	175,061.81	450,061.81	660,148.62
3/15/2041	-	201,015.25	201,015.25	
9/15/2041	290,000.00	167,365.25	457,365.25	658,380.50
3/15/2042	-	191,448.88	191,448.88	
9/15/2042	305,000.00	159,248.88	464,248.88	655,697.76
3/15/2043	-	181,387.69	181,387.69	
9/15/2043	325,000.00	150,712.69	475,712.69	657,100.38
3/15/2044	-	170,666.75	170,666.75	
9/15/2044	340,000.00	141,616.75	481,616.75	652,283.50
3/15/2045	-	159,451.00	159,451.00	
9/15/2045	360,000.00	132,101.00	492,101.00	651,552.00
3/15/2046	-	147,575.50	147,575.50	
9/15/2046	380,000.00	122,025.50	502,025.50	649,601.00
3/15/2047	-	135,040.25	135,040.25	
9/15/2047	405,000.00	111,390.25	516,390.25	651,430.50
3/15/2048	-	121,680.31	121,680.31	
9/15/2048	430,000.00	100,055.31	530,055.31	651,735.62
3/15/2049	-	107,495.69	107,495.69	
9/15/2049	455,000.00	88,020.69	543,020.69	650,516.38
3/15/2050	-	92,486.38	92,486.38	
9/15/2050	480,000.00	75,286.38	555,286.38	647,772.76
3/15/2051	-	76,652.38	76,652.38	
9/15/2051	505,000.00	61,852.38	566,852.38	643,504.76
3/15/2052	-	59,993.69	59,993.69	
9/15/2052	535,000.00	47,718.69	582,718.69	642,712.38
3/15/2053	-	42,345.38	42,345.38	
9/15/2053	570,000.00	32,745.38	602,745.38	645,090.76
3/15/2054	-	23,542.50	23,542.50	
9/15/2054	600,000.00	16,792.50	616,792.50	640,335.00
	\$9,455,000.00	\$13,614,726.73	\$23,069,726.73	\$23,069,726.73

ORDINANCE NO. O-2020-034

AN ORDINANCE OF THE CITY COUNCIL OF THE OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN FOR THE MUSTANG CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mustang Creek Public Improvement District, (“Mustang Creek PID”), was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9C on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the property in the Mustang Creek PID; and

WHEREAS, on June 20, 2019, the City approved Resolution No. R-19-06-20-9A amending the resolution authorizing and creating the Mustang Creek PID, amending the boundary of the PID to a total of 153.34 acres: and

WHEREAS, on September 5, 2019 the City Council accepted and approved the 2019 Service and Assessment Plan (“2019 SAP”), for the Mustang Creek PID by adopting Ordinance No. O-19-09-05-10H which approved the levy of Special Assessments for Assessed Property within the Mustang Creek PID and the Assessment Roll: and

WHEREAS, the 2019 SAP identified the Authorized Improvements to be provided by the Mustang Creek PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the Mustang Creek PID for the costs of the Authorized Improvement and the City adopted the Assessment Roll identifying the Special Assessments on each Lot or Parcel within the Mustang Creek PID, based on the method of assessment identified in the 2019 SAP; and

WHEREAS, pursuant to Texas Local Government Code Chapter 372, the Service and Assessment Plan must be reviewed and updated annually. Attachment “A” is the annual update of the 2018 SAP for 2020 and this Annual Service Plan Update also updates the Assessment Roll for 2020.

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. Annual Service Plan Update to the Service and Assessment Plan.

The 2018 SAP as accepted, approved, and recorded in the September 5, 2019 minutes is hereby incorporated in this Ordinance as if set forth herein, and the City Council hereby accepts and approves the Annual Service Plan Update, as stated on Attachment "A".

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 as allowed by law and in accordance with the Charter of the City of Hutto, Texas.

THE CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

By: _____
Holly Nagy, City Secretary

Adopted by the City Council for the City of Hutto, Texas, on first reading on the 17th day of September, 2020.

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 _____.



CROSS CREEK
PUBLIC IMPROVEMENT DISTRICT
2020 ANNUAL SERVICE PLAN UPDATE
SEPTEMBER 17, 2020

INTRODUCTION

Capitalized terms used in this 2020 Annual Service Plan Update shall have the meanings set forth in the 2018 Service and Assessment Plan (the “2018 SAP”), used for the levying of Special Assessments.

The PID was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9A on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the property in the PID.

On January 17, 2019 the City Council accepted and approved the 2018 SAP for the PID by adopting ordinance No. O-19-01-17-9A which approved the levy of Special Assessments for Assessed Property within the PID and the Assessment Roll.

The 2018 SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City adopted the Assessment Roll identifying the Assessments on each Lot or Parcel within the PID, based on the method of assessment identified in the 2018 SAP.

On July 3, 2019, the City approved the 2019 Annual Service Plan Update for the PID. The 2019 Annual Service Plan Update also updated the Assessment Roll for 2019.

Pursuant to Texas Local Government Code Chapter 372, the 2018 SAP must be reviewed and updated annually. This document is the annual update of the 2018 SAP for 2020. This Annual Service Plan Update also updates the Assessment Roll for 2020.

LISTED EVENTS

There have not been any Listed Events in the PID.

PARCEL SUBDIVISION

The following plats have been recorded within the PID.

- Cross Creek Phase 1 Plat

See **Exhibit B** for Cross Creek Phase 1 Recorded Plat.

LOT AND HOME SALES

As of June 30, 2020, the first phase, comprised of 213 lots was completed and accepted by the City. The second phase of development is under construction and comprises 107 residential lots. Construction is completed on 45 units with 37 sold to end users. The estimated date of completion for all units is November 2023.

See **Exhibit C** for Homebuyer Disclosures.

OUTSTANDING SPECIAL ASSESSMENT

The PID has an outstanding Special Assessment of \$6,660,000.

ANNUAL INSTALLMENT DUE 1/31/2021

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$348,132.95.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$36,414.00.

Due January 31, 2021		
Cross Creek PID		
Principal	\$	70,000.00
Interest	\$	278,132.95
Administrative Expenses	\$	36,414.00
Total Annual Installment	\$	384,546.95

See **Exhibit D** for the debt service schedule as shown in the City and Corporation Interlocal Agreement.

PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL

No full prepayments of Special Assessments have occurred within the PID.

PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS

No partial prepayments of Special Assessments have occurred within the PID.

AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements remains at \$7,200,986 as shown on the table below.

Authorized Improvements	Total Budget ¹	Actual Spent ²	% Complete
Carl Stern Extension, Bridge and Road	\$ 2,702,630	\$ 2,702,630	100%
Cottonwood Creek and Other Drainage	\$ 1,118,563	\$ 1,118,563	100%
Landscaping and Perimeter Walls	\$ 1,179,250	\$ 605,905	51%
Waterline	\$ 597,650	\$ 597,650	100%
Wastewater	\$ 930,703	\$ 930,703	100%
Parks, Open Space and Trails	\$ 458,000	\$ 216,056	47%
Engineering and Planning Costs	\$ 214,190	\$ 214,190	100%
Total Authorized Improvements	\$ 7,200,986	\$ 6,385,697	89%

Footnotes:

¹ Per the 2018 SAP.

² Per the Quarterly Report prepared by the developer for the period ending June 30, 2020.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Cross Creek PID					
Annual Installments Due	1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal	\$ 70,000	\$ 75,000	\$ 80,000	\$ 85,000	\$ 90,000
Interest	278,133	400,561	396,102	391,343	386,283
	\$ 348,133	\$ 475,561	\$ 476,102	\$ 476,343	\$ 476,283
Annual Collection Costs	\$ 36,414	\$ 37,142	\$ 37,885	\$ 38,643	\$ 39,416
Total Annual Installment	\$ 384,547	\$ 512,703	\$ 513,987	\$ 514,986	\$ 515,699

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2020 Annual Installments which will be delinquent if not paid by January 31, 2021.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Cross Creek PID	
		Outstanding Special Assessment	Annual Installment due 1/31/21
R020580 [a]	Unplatted Parcel	\$ 1,128,894.00	\$ 65,182.09
R330882 [a]	Unplatted Parcel	\$ 343,488.75	\$ 19,832.97
R584874 [a]	Unplatted Parcel	\$ 1,322,106.42	\$ 76,338.14
R584875 [a]	Unplatted Parcel	\$ 382,456.51	\$ 22,082.96
R584876 [a]	Unplatted Parcel	\$ 591,086.90	\$ 34,129.23
R584924	Open Space	\$ -	\$ -
R584932	Open Space	\$ -	\$ -
R584883	Open Space	\$ -	\$ -
R584884	Lot Type 3	\$ 14,243.36	\$ 822.41
R584885	Lot Type 3	\$ 14,243.36	\$ 822.41
R584886	Lot Type 3	\$ 14,243.36	\$ 822.41
R584887	Lot Type 3	\$ 14,243.36	\$ 822.41
R584888	Lot Type 3	\$ 14,243.36	\$ 822.41
R584889	Lot Type 3	\$ 14,243.36	\$ 822.41
R584890	Lot Type 3	\$ 14,243.36	\$ 822.41
R584891	Lot Type 3	\$ 14,243.36	\$ 822.41
R584892	Lot Type 3	\$ 14,243.36	\$ 822.41
R584893	Lot Type 3	\$ 14,243.36	\$ 822.41
R584894	Lot Type 3	\$ 14,243.36	\$ 822.41
R584895	Open Space	\$ -	\$ -
R584896	Lot Type 2	\$ 14,243.36	\$ 822.41
R584897	Open Space	\$ -	\$ -
R584898	Lot Type 2	\$ 14,243.36	\$ 822.41
R584899	Lot Type 2	\$ 14,243.36	\$ 822.41
R584900	Lot Type 2	\$ 14,243.36	\$ 822.41
R584901	Lot Type 2	\$ 14,243.36	\$ 822.41
R584902	Lot Type 2	\$ 14,243.36	\$ 822.41
R584903	Lot Type 2	\$ 14,243.36	\$ 822.41
R584904	Lot Type 2	\$ 14,243.36	\$ 822.41
R584905	Lot Type 2	\$ 14,243.36	\$ 822.41
R584906	Lot Type 2	\$ 14,243.36	\$ 822.41
R584907	Lot Type 2	\$ 14,243.36	\$ 822.41
R584908	Lot Type 2	\$ 14,243.36	\$ 822.41
R584909	Lot Type 2	\$ 14,243.36	\$ 822.41
R584910	Lot Type 2	\$ 14,243.36	\$ 822.41
R584911	Lot Type 2	\$ 14,243.36	\$ 822.41
R584912	Lot Type 2	\$ 14,243.36	\$ 822.41
R584913	Lot Type 2	\$ 14,243.36	\$ 822.41
R584914	Lot Type 2	\$ 14,243.36	\$ 822.41
R584915	Lot Type 2	\$ 14,243.36	\$ 822.41

Property ID	Lot Type	Cross Creek PID	
		Outstanding Special Assessment	Annual Installment due 1/31/21
R584916	Lot Type 2	\$ 14,243.36	\$ 822.41
R584917	Open Space	\$ -	\$ -
R584918	Open Space	\$ -	\$ -
R584919	Lot Type 3	\$ 14,243.36	\$ 822.41
R584920	Lot Type 3	\$ 14,243.36	\$ 822.41
R584921	Lot Type 3	\$ 14,243.36	\$ 822.41
R584922	Lot Type 3	\$ 14,243.36	\$ 822.41
R584923	Lot Type 3	\$ 14,243.36	\$ 822.41
R584924	Open Space	\$ -	\$ -
R584925	Lot Type 2	\$ 14,243.36	\$ 822.41
R584926	Lot Type 2	\$ 14,243.36	\$ 822.41
R584927	Lot Type 2	\$ 14,243.36	\$ 822.41
R584928	Lot Type 2	\$ 14,243.36	\$ 822.41
R584929	Lot Type 2	\$ 14,243.36	\$ 822.41
R584930	Lot Type 2	\$ 14,243.36	\$ 822.41
R584931	Lot Type 2	\$ 14,243.36	\$ 822.41
R584932	Open Space	\$ -	\$ -
R584933	Lot Type 2	\$ 14,243.36	\$ 822.41
R584934	Lot Type 2	\$ 14,243.36	\$ 822.41
R584935	Lot Type 2	\$ 14,243.36	\$ 822.41
R584936	Lot Type 2	\$ 14,243.36	\$ 822.41
R584937	Lot Type 2	\$ 14,243.36	\$ 822.41
R584938	Lot Type 2	\$ 14,243.36	\$ 822.41
R584939	Lot Type 1	\$ 12,838.72	\$ 741.31
R584940	Lot Type 1	\$ 12,838.72	\$ 741.31
R584941	Lot Type 1	\$ 12,838.72	\$ 741.31
R584942	Lot Type 1	\$ 12,838.72	\$ 741.31
R584943	Open Space	\$ -	\$ -
R584944	Lot Type 1	\$ 12,838.72	\$ 741.31
R584945	Lot Type 1	\$ 12,838.72	\$ 741.31
R584946	Open Space	\$ -	\$ -
R584947	Lot Type 1	\$ 12,838.72	\$ 741.31
R584948	Lot Type 1	\$ 12,838.72	\$ 741.31
R584949	Lot Type 1	\$ 12,838.72	\$ 741.31
R584950	Lot Type 1	\$ 12,838.72	\$ 741.31
R584951	Lot Type 1	\$ 12,838.72	\$ 741.31
R584952	Lot Type 1	\$ 12,838.72	\$ 741.31
R584953	Lot Type 1	\$ 12,838.72	\$ 741.31
R584954	Lot Type 1	\$ 12,838.72	\$ 741.31
R584955	Lot Type 1	\$ 12,838.72	\$ 741.31

		Cross Creek PID	
Property ID	Lot Type	Outstanding Special Assessment	Annual Installment due 1/31/21
R584956	Lot Type 1	\$ 12,838.72	\$ 741.31
R584957	Lot Type 1	\$ 12,838.72	\$ 741.31
R584958	Lot Type 1	\$ 12,838.72	\$ 741.31
R584959	Lot Type 1	\$ 12,838.72	\$ 741.31
R584960	Lot Type 1	\$ 12,838.72	\$ 741.31
R584961	Lot Type 1	\$ 12,838.72	\$ 741.31
R584962	Lot Type 1	\$ 12,838.72	\$ 741.31
R584963	Lot Type 1	\$ 12,838.72	\$ 741.31
R584964	Lot Type 1	\$ 12,838.72	\$ 741.31
R584965	Lot Type 1	\$ 12,838.72	\$ 741.31
R584966	Lot Type 1	\$ 12,838.72	\$ 741.31
R584967	Lot Type 1	\$ 12,838.72	\$ 741.31
R584968	Lot Type 1	\$ 12,838.72	\$ 741.31
R584969	Lot Type 1	\$ 12,838.72	\$ 741.31
R584970	Lot Type 1	\$ 12,838.72	\$ 741.31
R584971	Open Space	\$ -	\$ -
R584972	Lot Type 3	\$ 14,243.36	\$ 822.41
R584973	Lot Type 3	\$ 14,243.36	\$ 822.41
R584974	Lot Type 3	\$ 14,243.36	\$ 822.41
R584975	Lot Type 3	\$ 14,243.36	\$ 822.41
R584976	Lot Type 3	\$ 14,243.36	\$ 822.41
R584977	Lot Type 3	\$ 14,243.36	\$ 822.41
R584978	Lot Type 3	\$ 14,243.36	\$ 822.41
R584979	Lot Type 3	\$ 14,243.36	\$ 822.41
R584980	Lot Type 3	\$ 14,243.36	\$ 822.41
R584981	Lot Type 3	\$ 14,243.36	\$ 822.41
R584982	Lot Type 3	\$ 14,243.36	\$ 822.41
R584983	Lot Type 3	\$ 14,243.36	\$ 822.41
R584984	Lot Type 3	\$ 14,243.36	\$ 822.41
R584985	Open Space	\$ -	\$ -
R584986	Lot Type 1	\$ 12,838.72	\$ 741.31
R584987	Lot Type 1	\$ 12,838.72	\$ 741.31
R584988	Lot Type 1	\$ 12,838.72	\$ 741.31
R584989	Lot Type 1	\$ 12,838.72	\$ 741.31
R584990	Lot Type 1	\$ 12,838.72	\$ 741.31
R584991	Lot Type 1	\$ 12,838.72	\$ 741.31
R584992	Lot Type 1	\$ 12,838.72	\$ 741.31
R584993	Lot Type 1	\$ 12,838.72	\$ 741.31
R584994	Lot Type 1	\$ 12,838.72	\$ 741.31
R584995	Lot Type 1	\$ 12,838.72	\$ 741.31

Property ID	Lot Type	Cross Creek PID	
		Outstanding Special Assessment	Annual Installment due 1/31/21
R584996	Lot Type 1	\$ 12,838.72	\$ 741.31
R584997	Lot Type 1	\$ 12,838.72	\$ 741.31
R584998	Lot Type 1	\$ 12,838.72	\$ 741.31
R584999	Lot Type 1	\$ 12,838.72	\$ 741.31
R585000	Lot Type 1	\$ 12,838.72	\$ 741.31
R585001	Lot Type 1	\$ 12,838.72	\$ 741.31
R585002	Lot Type 1	\$ 12,838.72	\$ 741.31
R585003	Lot Type 1	\$ 12,838.72	\$ 741.31
R585004	Lot Type 1	\$ 12,838.72	\$ 741.31
R585005	Lot Type 1	\$ 12,838.72	\$ 741.31
R585006	Lot Type 1	\$ 12,838.72	\$ 741.31
R585007	Lot Type 1	\$ 12,838.72	\$ 741.31
R585008	Lot Type 1	\$ 12,838.72	\$ 741.31
R585009	Lot Type 1	\$ 12,838.72	\$ 741.31
R585010	Lot Type 1	\$ 12,838.72	\$ 741.31
R585011	Lot Type 1	\$ 12,838.72	\$ 741.31
R585012	Lot Type 1	\$ 12,838.72	\$ 741.31
R585013	Lot Type 1	\$ 12,838.72	\$ 741.31
R585014	Lot Type 1	\$ 12,838.72	\$ 741.31
R585015	Lot Type 1	\$ 12,838.72	\$ 741.31
R585016	Lot Type 1	\$ 12,838.72	\$ 741.31
R585017	Lot Type 1	\$ 12,838.72	\$ 741.31
R585018	Lot Type 1	\$ 12,838.72	\$ 741.31
R585019	Lot Type 1	\$ 12,838.72	\$ 741.31
R585020	Lot Type 1	\$ 12,838.72	\$ 741.31
R585021	Lot Type 1	\$ 12,838.72	\$ 741.31
R585022	Lot Type 1	\$ 12,838.72	\$ 741.31
R585023	Lot Type 1	\$ 12,838.72	\$ 741.31
R585024	Lot Type 1	\$ 12,838.72	\$ 741.31
R585025	Lot Type 1	\$ 12,838.72	\$ 741.31
R585026	Lot Type 1	\$ 12,838.72	\$ 741.31
R585027	Lot Type 1	\$ 12,838.72	\$ 741.31
R585028	Lot Type 1	\$ 12,838.72	\$ 741.31
R585029	Lot Type 1	\$ 12,838.72	\$ 741.31
R585030	Lot Type 1	\$ 12,838.72	\$ 741.31
R585031	Lot Type 1	\$ 12,838.72	\$ 741.31
R585032	Lot Type 1	\$ 12,838.72	\$ 741.31
R585033	Lot Type 1	\$ 12,838.72	\$ 741.31
R585034	Lot Type 1	\$ 12,838.72	\$ 741.31
R585035	Lot Type 1	\$ 12,838.72	\$ 741.31

		Cross Creek PID	
Property ID	Lot Type	Outstanding Special Assessment	Annual Installment due 1/31/21
R585036	Lot Type 1	\$ 12,838.72	\$ 741.31
R585037	Lot Type 1	\$ 12,838.72	\$ 741.31
R585038	Lot Type 1	\$ 12,838.72	\$ 741.31
R585039	Lot Type 1	\$ 12,838.72	\$ 741.31
R585040	Lot Type 1	\$ 12,838.72	\$ 741.31
R585041	Lot Type 1	\$ 12,838.72	\$ 741.31
R585042	Lot Type 1	\$ 12,838.72	\$ 741.31
R585043	Lot Type 1	\$ 12,838.72	\$ 741.31
R585044	Lot Type 2	\$ 14,243.36	\$ 822.41
R585045	Lot Type 2	\$ 14,243.36	\$ 822.41
R585046	Lot Type 2	\$ 14,243.36	\$ 822.41
R585047	Lot Type 2	\$ 14,243.36	\$ 822.41
R585048	Lot Type 2	\$ 14,243.36	\$ 822.41
R585049	Lot Type 2	\$ 14,243.36	\$ 822.41
R585050	Lot Type 2	\$ 14,243.36	\$ 822.41
R585051	Lot Type 2	\$ 14,243.36	\$ 822.41
R585052	Lot Type 2	\$ 14,243.36	\$ 822.41
R585053	Lot Type 2	\$ 14,243.36	\$ 822.41
R585054	Lot Type 2	\$ 14,243.36	\$ 822.41
R585055	Lot Type 2	\$ 14,243.36	\$ 822.41
R585056	Lot Type 2	\$ 14,243.36	\$ 822.41
R585057	Lot Type 2	\$ 14,243.36	\$ 822.41
R585058	Lot Type 2	\$ 14,243.36	\$ 822.41
R585059	Lot Type 2	\$ 14,243.36	\$ 822.41
R585060	Lot Type 2	\$ 14,243.36	\$ 822.41
R585061	Lot Type 2	\$ 14,243.36	\$ 822.41
R585062	Lot Type 2	\$ 14,243.36	\$ 822.41
R585063	Lot Type 2	\$ 14,243.36	\$ 822.41
R585064	Lot Type 2	\$ 14,243.36	\$ 822.41
R585065	Lot Type 2	\$ 14,243.36	\$ 822.41
R585066	Lot Type 2	\$ 14,243.36	\$ 822.41
R585067	Lot Type 2	\$ 14,243.36	\$ 822.41
R585068	Lot Type 2	\$ 14,243.36	\$ 822.41
R585069	Lot Type 2	\$ 14,243.36	\$ 822.41
R585070	Lot Type 2	\$ 14,243.36	\$ 822.41
R585071	Lot Type 2	\$ 14,243.36	\$ 822.41
R585076	Lot Type 2	\$ 14,243.36	\$ 822.41
R585077	Lot Type 2	\$ 14,243.36	\$ 822.41
R585078	Lot Type 2	\$ 14,243.36	\$ 822.41
R585079	Lot Type 2	\$ 14,243.36	\$ 822.41

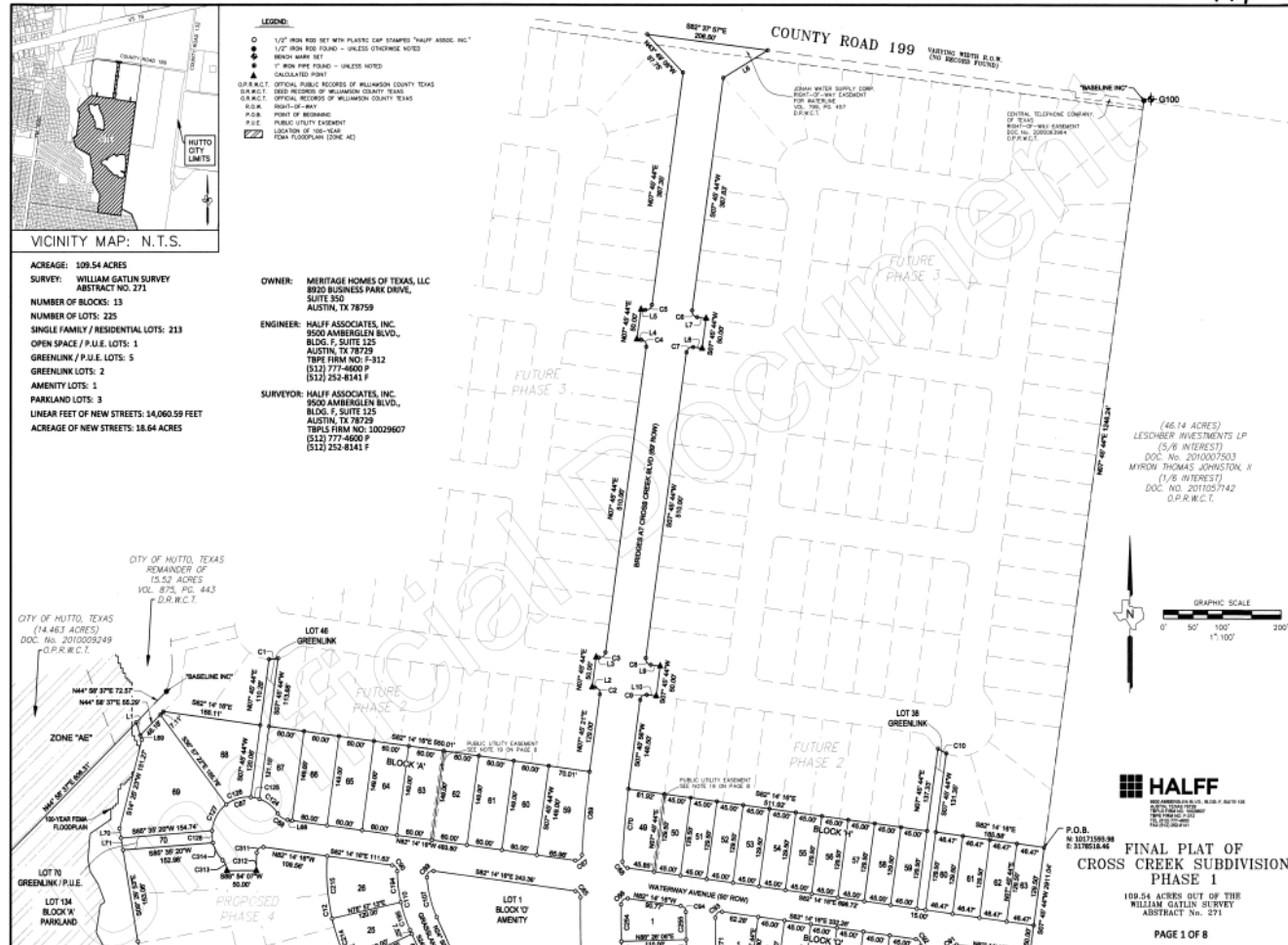
Property ID	Lot Type	Cross Creek PID	
		Outstanding Special Assessment	Annual Installment due 1/31/21
R585080	Lot Type 2	\$ 14,243.36	\$ 822.41
R585081	Lot Type 2	\$ 14,243.36	\$ 822.41
R585082	Lot Type 2	\$ 14,243.36	\$ 822.41
R585083	Lot Type 2	\$ 14,243.36	\$ 822.41
R585084	Lot Type 2	\$ 14,243.36	\$ 822.41
R585085	Lot Type 2	\$ 14,243.36	\$ 822.41
R585086	Lot Type 2	\$ 14,243.36	\$ 822.41
R585087	Lot Type 2	\$ 14,243.36	\$ 822.41
R585088	Lot Type 2	\$ 14,243.36	\$ 822.41
R585089	Lot Type 2	\$ 14,243.36	\$ 822.41
R585090	Lot Type 2	\$ 14,243.36	\$ 822.41
R585091	Lot Type 2	\$ 14,243.36	\$ 822.41
R585092	Lot Type 2	\$ 14,243.36	\$ 822.41
R585093	Lot Type 3	\$ 14,243.36	\$ 822.41
R585094	Lot Type 3	\$ 14,243.36	\$ 822.41
R585095	Lot Type 3	\$ 14,243.36	\$ 822.41
R585096	Lot Type 3	\$ 14,243.36	\$ 822.41
R585097	Lot Type 3	\$ 14,243.36	\$ 822.41
R585098	Lot Type 1	\$ 12,838.72	\$ 741.31
R585099	Lot Type 1	\$ 12,838.72	\$ 741.31
R585100	Lot Type 1	\$ 12,838.72	\$ 741.31
R585101	Lot Type 1	\$ 12,838.72	\$ 741.31
R585102	Lot Type 1	\$ 12,838.72	\$ 741.31
R585103	Lot Type 1	\$ 12,838.72	\$ 741.31
R585104	Lot Type 1	\$ 12,838.72	\$ 741.31
R585105	Lot Type 1	\$ 12,838.72	\$ 741.31
R585106	Lot Type 1	\$ 12,838.72	\$ 741.31
R585107	Lot Type 1	\$ 12,838.72	\$ 741.31
R585108	Lot Type 1	\$ 12,838.72	\$ 741.31
R585109	Lot Type 1	\$ 12,838.72	\$ 741.31
R585110	Lot Type 1	\$ 12,838.72	\$ 741.31
R585111	Open Space	\$ -	\$ -
Total		\$ 6,660,000.00	\$ 384,546.95

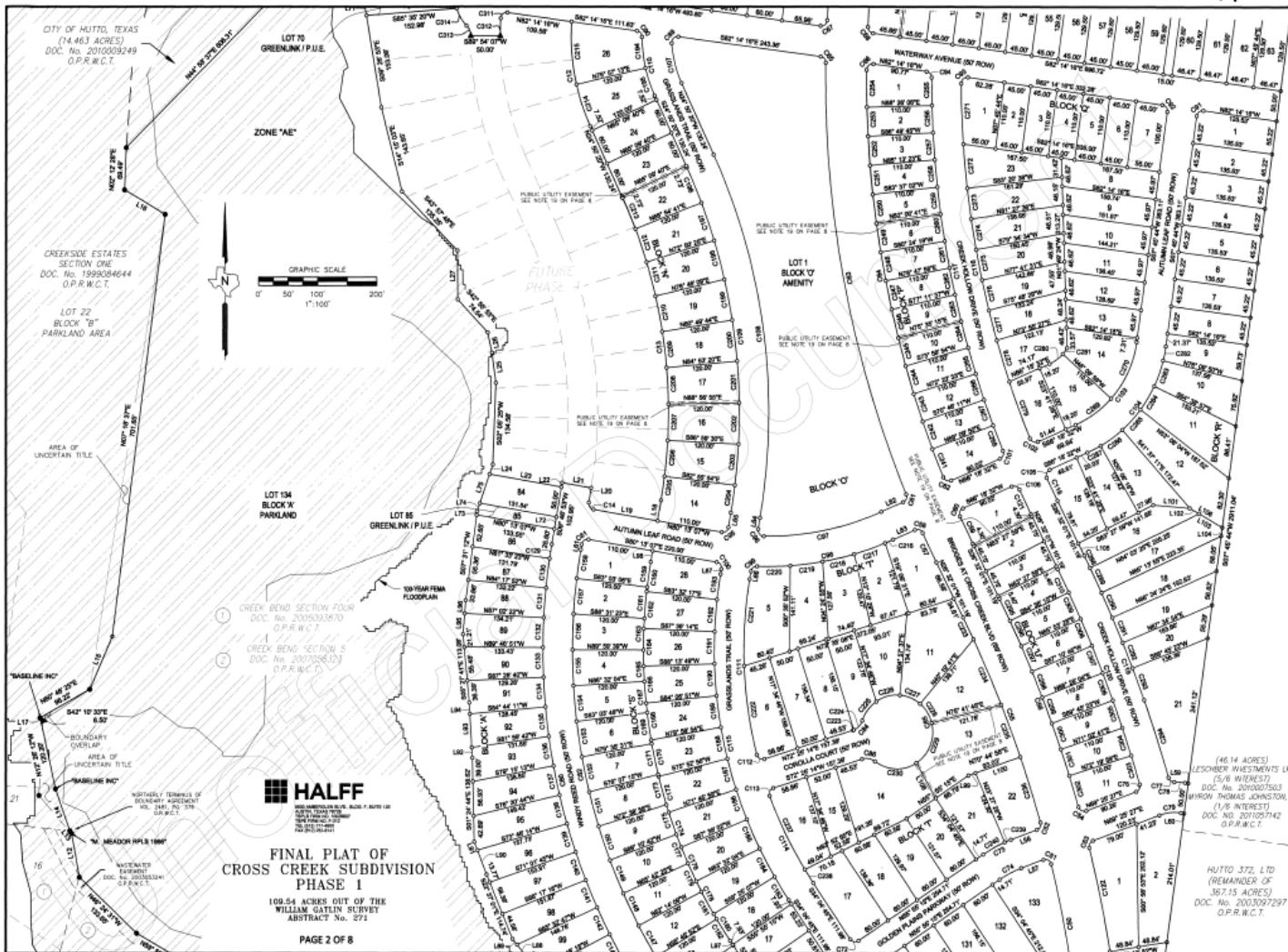
[a] The Unplatted Parcel Assessment is allocated pro rata based on acreage until a plat is recorded.

EXHIBIT B – APPROVED PLATS

Doc#2019075999

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Doc #2019075999

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	81.00'	15.42'	15.38'	N84°59'18"E
C2	10.00'	15.71'	14.14'	N37°14'16"W
C3	10.00'	15.71'	14.14'	N52°45'44"E
C4	10.00'	15.71'	14.14'	N37°14'16"W
C5	10.00'	15.71'	14.14'	N52°45'44"E
C6	10.00'	15.71'	14.14'	N37°14'16"W
C7	10.00'	15.71'	14.14'	N52°45'44"E
C8	10.00'	15.71'	14.14'	N37°14'16"W
C9	10.00'	15.71'	14.14'	N52°45'44"E
C10	81.00'	16.20'	16.15'	S60°29'36"E
C11	1965.50'	571.98'	569.96'	N00°43'48"E
C12	355.00'	176.97'	175.15'	N10°33'27"W
C13	845.00'	510.58'	502.85'	N07°31'43"W
C14	10.00'	15.71'	14.14'	S33°13'07"E
C15	1965.50'	82.38'	82.38'	N10°44'29"E
C16	354.00'	27.55'	27.55'	N10°13'33"E
C17	10.00'	15.71'	14.14'	S10°55'15"W
C18	10.00'	15.71'	14.14'	N79°04'45"W
C19	575.00'	26.55'	26.54'	N81°06'39"W
C20	35.00'	64.82'	55.95'	N26°43'56"W
C21	81.00'	272.04'	86.45'	S78°33'45"W
C22	85.00'	45.38'	44.84'	S64°29'37"E
C23	10.00'	15.71'	14.14'	S34°47'18"E
C24	35.00'	46.13'	42.87'	S47°58'22"W
C25	81.00'	272.04'	86.45'	S42°01'38"E
C26	10.00'	15.71'	14.14'	N55°12'42"E
C27	625.00'	28.85'	28.85'	S81°06'39"E
C28	575.00'	22.63'	22.63'	N80°54'37"W
C29	575.00'	3.92'	3.92'	N82°14'18"W
C30	81.00'	22.61'	22.48'	S20°49'48"W
C31	81.00'	38.85'	38.20'	S49°41'37"W
C32	81.00'	73.14'	66.84'	N77°42'45"W
C33	81.00'	137.44'	110.16'	N21°11'07"E
C34	35.00'	30.58'	29.62'	S60°42'15"W
C35	35.00'	15.55'	15.43'	S22°56'34"W
C36	85.00'	27.16'	27.04'	N70°38'04"W
C37	85.00'	18.22'	18.19'	N50°20'23"W
C38	81.00'	23.05'	22.91'	N38°22'31"W
C39	81.00'	15.04'	15.00'	N20°29'22"W
C40	81.00'	38.79'	38.14'	N04°47'17"E
C41	81.00'	79.63'	74.09'	N80°24'01"E
C42	81.00'	43.71'	42.78'	S81°40'34"E
C43	81.00'	71.84'	67.76'	S07°24'47"E
C44	909.50'	208.47'	208.02'	S71°17'40"W
C45	565.50'	327.52'	322.96'	S81°19'11"W
C46	840.50'	215.13'	214.54'	S72°03'38"W
C47	834.50'	367.48'	362.36'	S81°19'11"W
C48	554.00'	10.04'	10.04'	S08°16'54"W
C49	2034.50'	779.43'	774.67'	N03°12'48"W
C50	1965.50'	215.75'	215.64'	S10°45'05"E
C51	10.00'	16.87'	14.94'	S82°14'09"E
C52	10.00'	14.90'	13.86'	N28°44'01"E
C53	10.00'	14.59'	13.33'	N27°37'05"E
C54	10.00'	16.46'	14.66'	S63°22'02"E
C55	1965.50'	362.82'	362.31'	N21°14'43"W
C56	2034.50'	368.41'	367.90'	S21°20'49"E
C57	1784.50'	53.72'	53.72'	N25°40'16"W
C58	10.00'	15.51'	14.00'	N68°15'00"W
C59	1715.50'	49.90'	49.90'	S25°42'01"E
C60	10.00'	15.91'	14.29'	S20°43'15"W

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C61	10.00'	15.51'	14.00'	S21°52'04"W
C62	10.00'	15.91'	14.29'	S88°08'11"E
C63	1784.50'	729.32'	724.26'	S10°51'55"E
C64	1715.50'	688.51'	683.90'	S11°01'53"E
C65	10.00'	14.50'	13.26'	S40°41'50"E
C66	10.00'	16.98'	15.01'	S49°07'17"W
C67	10.00'	16.52'	14.71'	S50°25'34"W
C68	10.00'	14.85'	13.52'	S39°41'49"E
C69	1784.50'	138.35'	138.31'	S00°18'39"W
C70	1715.50'	120.54'	120.51'	S04°51'30"W
C71	10.00'	15.71'	14.14'	S10°55'15"W
C72	10.00'	15.71'	14.14'	S79°04'45"E
C73	225.00'	53.03'	52.90'	N62°40'21"E
C74	175.00'	41.24'	41.15'	N62°40'21"E
C75	10.00'	15.71'	14.14'	N10°55'15"E
C76	10.00'	14.97'	13.61'	N26°32'22"E
C77	10.00'	12.96'	12.08'	S52°24'31"E
C78	125.00'	18.13'	18.12'	S86°23'38"E
C79	75.00'	37.09'	36.72'	N83°35'38"E
C80	1025.00'	784.85'	785.63'	S17°08'56"E
C81	81.00'	15.71'	14.14'	N54°46'53"E
C82	975.00'	746.37'	728.28'	N17°08'56"E
C83	10.00'	15.71'	14.14'	N79°04'45"W
C84	24.00'	22.85'	22.06'	N45°01'19"E
C85	81.00'	308.32'	70.33'	S17°34'49"E
C86	24.00'	22.85'	22.06'	N80°10'51"W
C87	81.00'	170.77'	120.22'	S66°21'10"W
C88	24.00'	20.44'	19.83'	N57°50'34"W
C89	10.00'	17.72'	15.49'	N45°59'38"E
C90	10.00'	14.27'	13.09'	S41°20'39"E
C91	10.00'	15.71'	14.14'	S52°45'44"W
C92	10.00'	15.71'	14.14'	S37°14'18"E
C93	10.00'	17.11'	15.10'	N48°44'31"E
C94	10.00'	14.37'	13.16'	N47°04'58"W
C95	10.00'	15.71'	14.14'	S54°46'53"W
C96	10.00'	17.26'	15.19'	N39°39'11"W
C97	475.00'	263.97'	202.41'	S78°38'38"W
C98	525.00'	236.14'	234.16'	S79°11'41"W
C99	10.00'	14.36'	13.16'	S50°55'51"W
C100	10.00'	15.71'	14.14'	S30°13'07"E
C101	10.00'	15.49'	13.99'	N21°55'47"E
C102	10.00'	15.83'	14.30'	N68°02'32"W
C103	175.00'	178.82'	171.14'	S37°02'08"W
C104	225.00'	229.91'	220.04'	S37°02'08"W
C105	10.00'	15.93'	14.30'	S20°39'36"W
C106	10.00'	15.49'	13.99'	N89°18'43"W
C107	185.00'	68.01'	67.63'	N14°18'24"W
C108	1015.00'	813.30'	804.01'	N07°31'43"W
C109	865.00'	583.09'	574.28'	S07°31'43"E
C110	235.00'	100.03'	99.27'	S12°38'41"E
C111	685.00'	291.58'	289.38'	S02°24'47"E
C112	10.00'	16.23'	14.50'	S61°05'26"E
C113	10.00'	16.23'	14.50'	S20°56'04"W
C114	685.00'	161.73'	161.30'	S27°18'56"E
C115	735.00'	562.85'	549.01'	S12°08'56"E
C116	1555.50'	600.39'	596.67'	N1°20'09"W
C117	1605.50'	631.09'	627.04'	N11°11'20"W
C118	1555.50'	41.84'	41.84'	S25°45'40"E
C119	2184.50'	383.22'	392.70'	S21°24'01"E
C120	2144.50'	381.34'	380.84'	N21°26'22"W

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C121	1605.50'	44.86'	44.86'	N25°43'59"W
C122	2034.50'	174.08'	174.03'	N11°44'12"W
C123	2034.50'	605.34'	603.11'	N00°45'42"W
C124	81.00'	40.09'	39.37'	N52°16'29"W
C125	81.00'	15.08'	15.04'	N78°10'54"W
C126	81.00'	44.39'	43.42'	S73°53'28"W
C127	81.00'	51.12'	48.64'	S29°02'03"W
C128	81.00'	20.09'	20.00'	S04°24'40"E
C129	1025.00'	23.84'	23.83'	S09°06'45"W
C130	1025.00'	49.04'	48.04'	S07°04'22"W
C131	1025.00'	49.04'	48.04'	S04°19'53"W
C132	1025.00'	49.04'	48.04'	S01°35'24"W
C133	1025.00'	49.04'	48.04'	S01°09'05"E
C134	1025.00'	49.04'	48.04'	S03°53'34"E
C135	1025.00'	49.04'	48.04'	S06°38'04"E
C136	1025.00'	49.04'	48.04'	S09°22'33"E
C137	1025.00'	49.04'	48.04'	S12°07'02"E
C138	1025.00'	49.04'	48.04'	S14°51'31"E
C139	1025.00'	49.04'	48.04'	S17°36'00"E
C140	1025.00'	49.04'	48.04'	S20°20'29"E
C141	1025.00'	49.04'	48.04'	S23°04'58"E
C142	1025.00'	49.04'	48.04'	S25°49'27"E
C143	1025.00'	49.04'	48.04'	S28°33'57"E
C144	1025.00'	49.04'	48.04'	S31°18'26"E
C145	1025.00'	25.07'	25.07'	S33°22'43"E
C146	975.00'	48.39'	48.38'	S32°39'26"E
C147	975.00'	59.07'	59.06'	S29°29'59"E
C148	975.00'	59.07'	59.06'	S26°01'43"E
C149	975.00'	59.07'	59.06'	S22°33'26"E
C150	975.00'	59.07'	59.06'	S19°05'10"E
C151	975.00'	59.07'	59.06'	S15°36'53"E
C152	975.00'	59.07'	59.06'	S12°08'37"E
C153	975.00'	59.07'	59.06'	S08°40'20"E
C154	975.00'	59.07'	59.06'	S05°12'04"E
C155	975.00'	59.07'	59.06'	S01°43'47"E
C156	975.00'	59.07'	59.06'	S01°44'29"W
C157	975.00'	59.07'	59.06'	S05°12'46"W
C158	975.00'	48.21'	48.21'	S08°21'54"W
C159	855.00'	42.28'	42.27'	S08°21'54"W
C160	855.00'	49.53'	49.53'	S08°07'18"W
C161	855.00'	51.80'	51.79'	S05°12'46"W
C162	855.00'	61.42'	61.41'	S04°24'15"W
C163	855.00'	51.80'	51.79'	S01°44'29"W
C164	855.00'	61.42'	61.41'	S00°17'17"W
C165	855.00'	51.80'	51.79'	S01°43'47"E
C166	855.00'	61.42'	61.41'	S03°49'40"E
C167	855.00'	51.80'	51.79'	S05°12'04"E
C168	855.00'	61.42'	61.41'	S07°56'38"E
C169	855.00'	51.80'	51.79'	S08°40'20"E
C170	855.00'	61.42'	61.41'	S12°03'35"E
C171	855.00'	51.80'	51.79'	S12°08'37"E
C172	855.00'	61.42'	61.41'	S16°10'32"E
C173	855.00'	51.80'	51.79'	S19°36'53"E
C174	855.00'	61.42'	61.41'	S20°17'30"E
C175	855.00'	51.80'	51.79'	S19°05'10"E
C176	855.00'	61.42'	61.41'	S24°24'27"E
C177	855.00'	51.80'	51.79'	S22°33'26"E
C178	855.00'	61.42'	61.41'	S28°31'25"E
C179	855.00'	51.80'	51.79'	S28°01'43"E
C180	855.00'	52.19'	52.19'	S32°19'49"E

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C181	855.00'	51.80'	51.79'	S29°29'59"	738°17'
C182	855.00'	42.43'	42.43'	S32°39'26"	726°17'
C183	735.00'	44.87'	44.86'	S32°19'49"	726°50'
C184	735.00'	52.80'	52.79'	S28°31'25"	706°59'
C185	735.00'	52.80'	52.79'	S24°24'27"	706°57'
C186	735.00'	52.80'	52.79'	S20°17'30"	706°57'
C187	735.00'	52.80'	52.79'	S16°10'32"	706°57'
C188	735.00'	52.80'	52.79'	S12°03'35"	706°57'
C189	735.00'	52.80'	52.79'	S07°56'38"	706°57'
C190	735.00'	52.80'	52.79'	S03°49'40"	706°57'
C191	735.00'	52.80'	52.79'	S00°17'17"	706°57'
C192	735.00'	52.80'	52.79'	S04°24'15"	706°57'
C193	735.00'	42.58'	42.58'	S08°07'18"	719°10'
C194	235.00'	51.66'	51.56'	S08°44'55"	123°54'
C195	235.00'	48.37'	48.28'	S18°56'33"	114°73'
C196	965.00'	63.16'	63.15'	N22°57'49"	34°03'
C197	965.00'	86.17'	86.16'	N19°07'27"	355°44'
C198	965.00'	86.17'	86.16'	N15°11'43"	355°44'
C199	965.00'	86.38'	86.36'	N11°23'03"	423°35'
C200	965.00'	86.38'	86.36'	N07°08'28"	423°35'
C201	965.00'	86.38'	86.36'	N03°04'53"	423°35'
C202	965.00'	86.38'	86.36'	N00°58'14"	423°35'
C203	965.00'	86.38'	86.36'	N00°02'18"	423°35'
C204	965.00'	43.70'	43.69'	N08°25'29"	24°48'
C205	845.00'	45.01'	45.01'	N08°25'29"	24°48'
C206	845.00'	58.87'	58.86'	N05°02'18"	423°35'
C207	845.00'	58.87'	58.86'	N00°58'14"	423°35'
C208	845.00'	58.87'	58.86'	N03°04'53"	423°35'
C209	845.00'	58.87'	58.86'	N07°08'28"	423°35'
C210	845.00'	58.87'	58.86'	N11°23'03"	355°44'
C211	845.00'	58.87'	58.83'	N15°11'43"	355°44'
C212	845.00'	58.84'	58.83'	N19°07'27"	355°44'
C213	845.00'	57.31'	57.30'	N22°57'49"	345°01'
C214	350.00'	73.08'	72.94'	S18°56'33"	114°73'
C215	350.00'	103.19'	103.54'	S04°30'46"	164°14'
C216	525.00'	144.31'	144.83'	N67°00'06"	137°08'
C217	525.00'	55.01'	54.98'	N0°55'46"	600°12'
C218	525.00'	54.84'	54.78'	N°55'51" E	598°51'
C219	525.00'	55.52'	55.19'	N8°25'30"	601°34'
C220	525.00'	56.28'	56.25'	N89°03'35"	608°32'
C221	685.00'	143.30'	143.04'	S03°47'18"	1158°10'
C222	685.00'	148.28'	147.99'	S08°24'22"	1224°09'
C223	24.00'	14.17'	14.97'	N0°39'48"	330°48'
C224	24.00'	21.48'	20.77'	N43°15'45"	311°70'
C225	61.00'	4.05'	39.33'	S36°28'54"	373°39'

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C226	81.00'	42.25'	41.41'	379°07'01"W
C227	81.00'	37.85'	37.85'	N67°21'21"W
C228	81.00'	37.85'	37.85'	N31°58'17"W
C229	81.00'	76.02'	71.30'	N31°23'54"E
C230	81.00'	74.65'	70.08'	S87°50'24"E
C233	1985.50'	40.15'	40.15'	N28°58'34"W
C234	1985.50'	117.75'	117.74'	N28°58'46"W
C235	1985.50'	91.84'	91.83'	N20°35'26"W
C236	1985.50'	112.88'	112.86'	N17°38'14"W
C237	885.00'	135.42'	135.40'	S29°13'26"E
C238	885.00'	26.10'	26.10'	S32°59'15"E
C239	225.00'	11.32'	11.32'	S87°58'59"W
C240	225.00'	41.71'	41.85'	S61°13'53"W
C241	1715.50'	50.27'	50.27'	S21°40'32"E
C242	1715.50'	48.08'	48.08'	S20°01'56"E
C243	1715.50'	48.08'	48.08'	S18°25'38"E
C244	1715.50'	48.08'	48.08'	S16°49'17"E
C245	1715.50'	48.08'	48.08'	S15°12'55"E
C246	1715.50'	48.08'	48.08'	S13°36'34"E
C247	1715.50'	48.08'	48.08'	S12°00'13"E
C248	1715.50'	48.08'	48.08'	S10°23'51"E
C249	1715.50'	48.08'	48.08'	S08°47'30"E
C250	1715.50'	48.08'	48.08'	S07°11'08"E
C251	1715.50'	48.08'	48.08'	S05°34'47"E
C252	1715.50'	48.08'	48.08'	S03°58'26"E
C253	1715.50'	48.08'	48.08'	S02°22'05"E
C254	1715.50'	61.24'	61.23'	S00°32'33"E
C255	1805.50'	45.88'	45.87'	S00°44'47"E
C256	1805.50'	45.00'	45.00'	S02°22'05"E
C257	1805.50'	45.00'	45.00'	S03°58'26"E
C258	1805.50'	45.00'	45.00'	S05°34'47"E
C259	1805.50'	45.00'	45.00'	S07°11'08"E
C260	1805.50'	45.00'	45.00'	S08°47'30"E
C261	1805.50'	45.00'	45.00'	S10°23'51"E
C262	1805.50'	45.00'	45.00'	S12°00'13"E
C263	1805.50'	45.00'	45.00'	S13°36'34"E
C264	1805.50'	45.00'	45.00'	S15°12'55"E
C265	1805.50'	45.00'	45.00'	S16°49'17"E
C266	1805.50'	45.00'	45.00'	S18°25'38"E
C267	1805.50'	45.00'	45.00'	S20°01'56"E
C268	1805.50'	45.21'	45.21'	S21°36'34"E
C269	175.00'	74.76'	74.19'	N54°04'17"E
C270	175.00'	104.07'	102.54'	N24°47'53"E
C271	1555.50'	100.10'	100.09'	S02°07'19"E

Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C272	1555.50'	73.04'	73.03'	S05°18'39"E
C273	1555.50'	51.15'	51.14'	S07°30'53"E
C274	1555.50'	51.15'	51.14'	S09°28'55"E
C275	1555.50'	51.15'	51.14'	S11°21'57"E
C276	1555.50'	51.15'	51.14'	S13°19'00"E
C277	1555.50'	51.15'	51.14'	S15°08'02"E
C278	1555.50'	71.57'	71.57'	S17°23'39"E
C279	1555.50'	89.84'	89.82'	S20°33'10"E
C280	85.00'	27.77'	27.86'	N64°04'17"E
C281	85.00'	12.14'	12.12'	N36°29'03"E
C282	225.00'	23.85'	23.84'	N10°47'57"E
C283	225.00'	45.22'	45.14'	N19°30'36"E
C284	225.00'	45.22'	45.14'	N31°06'57"E
C285	225.00'	45.22'	45.14'	N42°37'23"E
C286	225.00'	45.22'	45.14'	N54°08'18"E
C287	225.00'	25.19'	25.17'	N65°08'07"E
C288	2194.50'	22.62'	22.62'	N26°14'18"W
C289	2194.50'	45.00'	45.00'	N29°21'20"W
C290	2194.50'	45.00'	45.00'	N24°10'51"W
C291	2194.50'	45.00'	45.00'	N23°00'21"W
C292	2194.50'	45.00'	45.00'	N21°49'51"W
C293	2194.50'	56.15'	56.15'	N20°30'38"W
C294	2194.50'	134.45'	134.43'	N18°01'20"W
C295	2034.50'	40.35'	40.35'	N25°57'56"W
C296	2034.50'	45.75'	45.75'	N24°45'11"W
C297	2034.50'	45.75'	45.75'	N23°27'33"W
C298	2034.50'	45.75'	45.75'	N22°10'30"W
C299	2034.50'	45.75'	45.75'	N20°53'16"W
C300	2034.50'	45.75'	45.75'	N19°35'58"W
C301	2034.50'	45.75'	45.75'	N18°18'40"W
C302	2034.50'	53.56'	53.56'	N16°54'46"W
C303	2144.50'	48.47'	48.47'	N17°00'22"W
C304	2144.50'	48.22'	48.22'	N18°18'40"W
C305	2144.50'	48.22'	48.22'	N19°35'58"W
C306	2144.50'	48.22'	48.22'	N20°53'16"W
C307	2144.50'	48.22'	48.22'	N22°10'30"W
C308	2144.50'	48.22'	48.22'	N23°27'33"W
C309	2144.50'	48.22'	48.22'	N24°45'11"W
C310	2144.50'	42.53'	42.53'	N25°57'56"W
C311	10.00'	16.48'	14.68'	S50°36'14"W
C312	475.00'	29.38'	29.37'	S01°40'28"W
C313	24.00'	18.00'	18.51'	N22°46'43"W
C314	81.00'	33.66'	33.23'	N29°39'10"W
C315	81.00'	25.18'	25.00'	N27°12'59"E
C316	1985.50'	26.25'	26.25'	N09°26'58"E

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	22.45'	S17°59'04"E	L37	56.50'	S82°28'51"E	L73	6.00'	N07°31'12"E
L2	4.50'	N82°14'16"E	L38	35.02'	S43°55'11"E	L74	14.13'	N18°57'05"E
L3	4.52'	S82°14'16"E	L39	1.78'	N48°38'11"E	L75	50.65'	N18°57'05"E
L4	7.51'	N82°14'16"E	L40	33.27'	N64°08'30"E	L76	4.76'	S11°10'24"E
L5	7.51'	S82°14'16"E	L41	15.00'	N07°49'29"E	L77	24.44'	S34°04'45"E
L6	86.34'	S58°51'43"W	L42	18.45'	S70°47'18"E	L78	20.02'	S34°04'45"E
L7	15.48'	S82°14'16"E	L43	54.81'	S50°35'44"E	L79	16.39'	N16°24'00"W
L8	15.48'	N82°14'16"E	L44	25.34'	N25°00'54"W	L80	52.48'	N16°24'00"W
L9	15.98'	S82°14'16"E	L45	25.34'	S25°00'54"W	L81	18.78'	N16°24'00"W
L10	16.00'	N82°14'16"E	L46	3.73'	S50°35'44"E	L82	56.90'	N04°33'06"W
L11	73.20'	N57°21'53"W	L47	3.40'	S70°47'18"E	L83	7.66'	N04°33'06"W
L12	73.59'	N10°19'27"W	L48	41.50'	S64°59'08"E	L84	47.48'	N47°29'22"W
L13	5.18'	N37°39'42"W	L49	3.52'	S64°59'08"E	L85	6.31'	N47°29'22"W
L14	73.21'	N19°24'00"W	L50	86.47'	S56°46'51"E	L86	19.75'	N51°29'07"W
L15	95.09'	N23°37'10"E	L51	7.69'	S56°46'51"E	L87	31.24'	N38°47'35"W
L16	79.81'	N59°51'53"W	L52	66.00'	S43°37'32"E	L88	12.10'	N38°47'35"W
L17	6.50'	S42°10'33"E	L53	3.84'	S43°37'32"E	L89	42.85'	N21°03'36"W
L18	34.41'	N09°46'53"E	L54	17.10'	S49°11'55"E	L91	14.85'	N21°03'36"W
L19	110.00'	S80°13'07"E	L55	4.00'	N82°05'19"W	L92	16.88'	N03°19'25"W
L20	24.41'	S09°46'53"W	L56	46.90'	N89°25'27"E	L93	55.35'	N03°19'25"W
L21	50.00'	S80°13'07"E	L57	39.98'	N89°25'27"E	L94	18.62'	N03°19'25"W
L22	7.35'	S09°46'53"W	L58	4.00'	N34°04'45"W	L95	34.44'	N04°37'57"E
L23	123.47'	S80°13'07"E	L59	5.53'	S82°14'16"E	L96	21.80'	N04°37'57"E
L24	17.20'	S18°57'05"W	L60	5.53'	S82°14'16"E	L97	9.37'	N34°04'45"W
L25	50.00'	S07°43'52"E	L61	8.54'	N09°46'53"E	L98	18.54'	S09°46'53"W
L26	34.42'	S12°05'23"E	L62	40.34'	S68°18'32"W	L99	12.72'	S70°44'58"W
L27	80.41'	S00°22'44"E	L63	40.34'	S68°18'32"W	L100	80.31'	S70°44'58"W
L28	29.13'	S78°36'56"E	L64	18.85'	N09°46'53"E	L101	62.39'	S85°38'08"E
L29	31.98'	S11°10'24"E	L65	24.41'	S09°46'53"W	L102	18.04'	S59°50'37"E
L30	57.54'	N34°04'45"W	L66	13.36'	S09°46'53"W	L103	45.58'	S59°50'37"E
L31	50.00'	S59°55'15"W	L67	8.54'	S09°46'53"W	L104	14.12'	S07°45'44"W
L32	20.00'	S34°04'45"E	L68	7.84'	N82°14'16"W	L105	22.38'	S26°32'01"E
L33	4.00'	N34°04'45"W	L69	7.85'	N17°59'04"W	L106	63.62'	S59°50'37"E
L34	50.00'	S59°55'15"W	L70	15.91'	N09°26'53"W	L107	6.50'	S42°10'33"E
L35	56.72'	N82°28'01"W	L71	20.08'	N09°26'53"W	L108	66.62'	S29°50'56"E
L36	29.70'	S70°47'18"E	L72	20.00'	S09°46'53"W			



FINAL PLAT OF CROSS CREEK SUBDIVISION PHASE 1

100.54 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271

PAGE 6 OF 8

LEGAL DESCRIPTION:

BEING A 124.47 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 167.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MERRISSE HOMES OF TEXAS, L.P. AN ANONYMOUS LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NUMBER 2010080207 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (J.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALF" set in the east line of said 167.461 acres tract, same being the west line of a called 46.14 acres tract described in a Special Warranty Deed to Leachman Investments, LP and recorded in Document Number 2010080207 of said J.P.R.W.C.T., from which a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found in the south-right-of-way line of County Road 238 (CR 238), a variable with 400'-0" away line recording info found, for the northeast corner of said 167.461 acres tract, same being the northwest corner of said 46.14 acres tract, bears N07°14'47"W a distance of 1,346.24 feet.

THENCE with the east line of said 167.461 acres tract, same being the west line of said 46.14 acres tract and the west line of the remainder of a called 387.15 acres tract described in a Warranty Deed to Hutto 172, LTD and recorded in Document Number 2008052027 of said J.P.R.W.C.T., N07°48'47"W a distance of 2,801.04 feet to a 1/2-inch iron rod found for an angle point in said east line of the 167.461 acres tract and said west line of the remainder of the 387.15 acres tract;

CONTINUING with said east line of the 167.461 acres tract and the west line of the remainder of the 387.15 acres tract, S07°34'40"W passing at a distance of 643.87 feet to a 1/2-inch iron rod with plastic cap stamped "MADONNO SURVEYING" found for the northeast corner of Lot 12, Glenwood, Phase 5, a legal subdivision according to the plat of record in Document Number 2012044417 of said J.P.R.W.C.T., continuing in all a distance of 854.89 feet to a 1/2-inch iron rod with plastic cap stamped "MADONNO SURVEYING" found for the southeast corner of said 167.461 acres tract, the southeast corner of said 124.47 acres tract and this tract, same being the southwest corner of said Lot 12, Glenwood Phase 5 and the northeast corner of Lot 26, said Glenwood Phase 5, the northeast corner of Lot 25, Glenwood Phase 5A, a legal subdivision according to the plat of record in Document Number 2012044417 of said J.P.R.W.C.T.;

THENCE with the south line of said 167.461 acres tract, same being the north line of said Glenwood Phase 5A and the north line of Glenwood Phase 5B, a legal subdivision according to the plat of record in Document Number 2012044417 of said J.P.R.W.C.T., N07°48'47"W a distance of 1,346.24 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found in the south-right-of-way line of County Road 238 (CR 238), a variable with 400'-0" away line recording info found, for the northeast corner of said 167.461 acres tract, same being the northwest corner of said 46.14 acres tract, bears N07°14'47"W a distance of 1,346.24 feet.

THENCE with the south line of Lot 13, Glenwood Phase 6B with the west line of said 167.461 acres tract, same being the east line of said 20.47 acres tract and this tract, same being the southeast corner of a 20.47 acres tract described in a Declaration Deed to the Public in Volume 271, Page 123 of Other Records, Williamson County, Texas (J.P.R.W.C.T.);

THENCE along the west line of said 167.461 acres tract, same being the west line of said Lot 13, Glenwood Phase 6B and the west line of a called 1.7 acres tract described in a Declaration Deed to the City of Hutto and recorded in Document Number 2007057713 of said J.P.R.W.C.T., and the east line of Creek Bend Section 1, a legal subdivision according to the plat of record in Document Number 2007057713 of said J.P.R.W.C.T., N07°48'47"W a distance of 498.87 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found for an angle point in said west line of the 167.461 acres tract and said east line of Creek Bend Section 1;

CONTINUING with said west line of the 167.461 acres tract and said east line of Creek Bend Section 1 the following nine (9) courses and distances:

1. N01°37'07"E a distance of 187.76 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found;
2. N02°10'04"E a distance of 115.44 feet to a 1/2-inch iron rod found;
3. N01°21'37"W a distance of 226.14 feet to a 1/2-inch iron rod found;
4. N01°12'37"W a distance of 286.97 feet to a 1/2-inch iron rod with plastic cap stamped "STANLEY CONSULTANTS INC" found;
5. N01°12'37"W a distance of 172.20 feet to a 1/2-inch iron rod found;
6. N02°30'05"W a distance of 172.87 feet to a 1/2-inch iron rod with plastic cap stamped "M. MEADOR RPLS 1986" found;
7. N02°30'05"W a distance of 152.78 feet to a 1/2-inch iron rod found;
8. N01°30'30"W a distance of 61.51 feet to a 1/2-inch iron rod found;
9. N01°30'30"W a distance of 114.65 feet to a 1/2-inch iron rod found for an angle point in said west line of the 167.461 acres tract, same being the northwest corner of Lot 26, said Creek Bend, Section 1, same being the east easterly corner of Lot 16, Creek Bend, Section 4, a legal subdivision according to the plat of record in Document Number 2005095970 of said J.P.R.W.C.T.

CONTINUING with said west line of the 167.461 acres tract, same being the west line of Lot 16, Creek Bend Section 4, the following two (2) courses and distances:

1. N01°21'37"W a distance of 71.59 feet to a 1/2-inch iron rod with plastic cap stamped "M. MEADOR RPLS 1986" found, and
2. N01°30'30"W a distance of 118.10 feet for the northeast corner of Lot 16, Creek Bend Section 4, same being the southeast corner of Lot 16, Creek Bend Section 1, a legal subdivision according to the plat of record in Document Number 1999084646 of said J.P.R.W.C.T.

CONTINUING with said west line of the 167.461 acres tract, N11°47'40"W a distance of 72.31 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found in said west line of the 167.461 acres tract;

THENCE with said west line of the 167.461 acres tract, N12°20'12"W passing at a distance of 102.48 feet the east line of Lot 22, said Creabake Estates Section 1, and continuing in all a distance of 130.10 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found for an angle point in said west line of Lot 22, Creabake Estates Section 1, bears S42°19'33"E a distance of 6.50 feet;

CONTINUING across said Lot 22 with said west line of the 167.461 acres tract, N06°48'23"E a distance of 96.32 feet to a 1/2-inch iron rod found for an angle point in said west line of the 167.461 acres tract, and said east line of said Lot 22, Creabake Estates Section 1;

THENCE leaving said east line of Lot 22, Creabake Estates Section 1, continuing with said west line of the 167.461 acres tract, the following two (2) courses and distances:

1. N01°37'07"E a distance of 96.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set, and
2. N01°37'07"E a distance of 701.65 feet to a 1/2-inch iron rod found for an angle point in said west line of the 167.461 acres tract, same being and angle point in said east line of Lot 22, Creabake Estates Section 1;

CONTINUING with said west line of the 167.461 acres tract and said east line of Lot 22, Creabake Estates Section 1 the following two (2) courses and distances:

1. N00°31'32"W a distance of 70.81 feet to a 1/2-inch iron rod found, and
2. N02°12'26"E a distance of 69.49 feet to a 1/2-inch iron rod found for an angle point in said west line of the 167.461 acres tract and said east line of Lot 22, Creabake Estates Section 1, for the southeast corner of said 167.461 acres tract described in a Special Warranty Deed and Declaration to the City of Hutto and recorded in Document Number 2010080207 of said J.P.R.W.C.T.;

THENCE with said west line of the 167.461 acres tract, same being the south line of said 14.83 acres tract and the south line of the remainder of a called 62.32 acres tract described in a Special Warranty Deed to Leachman Investments, LP and recorded in Volume 875, Page 443 of said J.P.R.W.C.T., N04°38'37"E a distance of 606.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set, from which a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found in said west line of the 167.461 acres tract for the southeast corner of said 15.52 acres tract, bears N04°38'37"E a distance of 71.37 feet;

THENCE into and across said 167.461 acres tract, the following twenty one (21) courses and distances:

1. S17°39'04"E a distance of 22.43 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
2. N04°52'57"E a distance of 55.29 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
3. S02°14'26"E a distance of 186.11 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
4. N07°45'44"E a distance of 110.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
5. with the arc of a curve to the left a distance of 11.42 feet, said curve having a radius of 61.00 feet, a central angle of 14°29'00", and a chord bearing N07°45'44"E a distance of 15.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
6. S07°45'44"W a distance of 133.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
7. S02°14'26"E a distance of 550.01 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
8. N07°45'21"E a distance of 120.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
9. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing N7°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
10. N02°14'16"W a distance of 4.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
11. N01°14'47"E a distance of 55.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
12. S02°14'16"E a distance of 41.22 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
13. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing N02°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
14. N07°45'44"E a distance of 510.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
15. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing N7°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
16. N02°14'16"W a distance of 1.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
17. N07°45'44"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
18. S02°14'26"E a distance of 7.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
19. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing N02°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
20. N07°45'44"E a distance of 587.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set in the south-right-of-way line of CR 238, same being the north line of said 167.461 acres tract;
21. N04°39'09"W a distance of 81.75 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set in the south-right-of-way line of CR 238, same being the north line of said 167.461 acres tract;

THENCE along the west line of said 167.461 acres tract, same being the south-right-of-way line of CR 238, S02°37'57"E a distance of 20.30 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;

THENCE into and across said 167.461 acres tract, the following eighteen (18) courses and distances:

1. S58°31'43"W a distance of 88.34 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
2. S07°45'44"W a distance of 387.83 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
3. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing S07°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
4. S02°14'26"E a distance of 15.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
5. S07°45'44"W a distance of 61.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
6. N02°14'16"W a distance of 11.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
7. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing S2°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
8. S07°45'44"W a distance of 510.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
9. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing S07°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
10. S02°14'26"E a distance of 15.58 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
11. S07°45'44"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
12. N02°14'16"W a distance of 61.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
13. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing S2°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
14. S07°45'44"W a distance of 510.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
15. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing S07°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
16. S07°45'44"W a distance of 587.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
17. with the arc of a curve to the left a distance of 11.71 feet, said curve having a radius of 61.00 feet, a central angle of 15°12'44", and a chord bearing S07°45'44"W a distance of 15.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
18. S07°45'44"W a distance of 181.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
19. S02°14'26"E a distance of 185.88 feet to said POINT OF BEGINNING and containing 124.47 acres.

SAVE AND EXCEPT FOLLOWING TWO TRACTS:

A 8.00 ACRES TRACT, BEING OUT OF SAID 167.461 ACRES TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "SURVEYING" found for the southeast corner of said 167.461 acres tract and the southeast corner of said 20.47 acres tract, same being the southwest corner of Lot 16, the northeast corner of Lot 26, said Glenwood Phase 5 and the northeast corner of Lot 25, said Glenwood Phase 6A;

THENCE along the east line of said 167.461 acres tract, same being the west line of said Lot 13, Glenwood Phase 5 and the west line of the remainder of a called 387.15 acres tract and the west line of said 46.14 acres tract, N07°48'47"E a distance of 2,791.30 feet to calculated point, and N02°14'16"W a distance of 948.31 feet to the POINT OF BEGINNING;

THENCE into and across said 167.461 acres tract, the following thirty two (32) courses and distances:

1. N01°37'07"E a distance of 168.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
2. N01°37'07"E a distance of 71.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
3. N07°36'58"W a distance of 29.13 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
4. N08°54'27"W a distance of 80.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
5. N04°38'37"W a distance of 84.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
6. N04°38'37"W a distance of 79.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
7. N04°38'37"W a distance of 75.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
8. N07°45'21"E a distance of 75.36 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
9. N06°38'37"W a distance of 73.62 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
10. N04°39'09"W a distance of 62.39 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
11. N07°45'21"E a distance of 75.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
12. N07°22'37"E a distance of 68.60 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
13. N01°10'24"W a distance of 31.86 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;

14. N01°37'07"E a distance of 275.72 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
15. S24°04'43"E a distance of 57.34 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
16. N01°37'07"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
17. N04°38'37"W a distance of 80.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
18. with the arc of a curve to the right a distance of 25.71 feet, said curve having a radius of 150.00 feet, a central angle of 90°00'00", and a chord bearing N01°37'07"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
19. N01°37'07"E a distance of 230.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
20. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 150.00 feet, a central angle of 90°00'00", and a chord bearing S27°39'30"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
21. S24°04'43"E a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
22. N01°37'07"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
23. S24°04'43"E a distance of 236.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
24. N01°37'07"E a distance of 130.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
25. S01°12'51"E a distance of 175.59 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
26. with the arc of a curve to the right a distance of 175.59 feet, said curve having a radius of 1865.50 feet, a central angle of 18°40'51", and a chord bearing S00°43'48"W a distance of 588.90 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
27. N01°37'07"E a distance of 127.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
28. with the arc of a curve to the right a distance of 25.58 feet, said curve having a radius of 61.00 feet, a central angle of 90°00'00", and a chord bearing S27°39'30"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
29. S02°45'02"E a distance of 135.32 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
30. with the arc of a curve to the right a distance of 62.38 feet, said curve having a radius of 1865.50 feet, a central angle of 18°40'51", and a chord bearing S27°39'30"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
31. S21°38'52"W a distance of 68.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
32. with the arc of a curve to the left a distance of 27.53 feet, said curve having a radius of 594.00 feet, a central angle of 02°50'50", and a chord bearing S27°39'30"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;

A 8.85 ACRES TRACT, BEING OUT OF SAID 167.461 ACRES TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "SURVEYING" found for the southeast corner of said 167.461 acres tract and the southeast corner of said 20.47 acres tract, same being the southwest corner of Lot 16, the northeast corner of Lot 26, said Glenwood Phase 5 and the northeast corner of Lot 25, said Glenwood Phase 6A;

THENCE along the west line of said 167.461 acres tract, same being the west line of said Lot 13, Glenwood Phase 5, the west line of the remainder of a called 387.15 acres tract and the west line of said 46.14 acres tract, N07°48'47"E a distance of 2,791.30 feet to calculated point, and N02°14'16"W a distance of 948.31 feet to the POINT OF BEGINNING;

THENCE into and across said 167.461 acres tract, the following twenty six (26) courses and distances:

1. N00°13'07"W a distance of 110.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
2. with the arc of a curve to the right a distance of 25.71 feet, said curve having a radius of 150.00 feet, a central angle of 90°00'00", and a chord bearing N01°37'07"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
3. N07°45'21"E a distance of 24.43 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
4. N01°37'07"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
5. S07°45'44"W a distance of 7.25 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
6. N02°14'16"W a distance of 12.44 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
7. N01°37'07"E a distance of 11.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
8. N02°12'51"E a distance of 14.58 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
9. N07°45'21"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
10. N02°12'51"E a distance of 34.42 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
11. N02°12'51"E a distance of 74.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
12. N01°37'07"E a distance of 80.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
13. N01°37'07"E a distance of 185.25 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
14. N01°37'07"E a distance of 143.61 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
15. N07°45'21"E a distance of 153.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
16. N01°37'07"E a distance of 152.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
17. with the arc of a curve to the left a distance of 21.66 feet, said curve having a radius of 61.00 feet, a central angle of 31°30'40", and a chord bearing S27°39'30"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
18. with the arc of a curve to the right a distance of 15.00 feet, said curve having a radius of 24.00 feet, a central angle of 47°21'47", and a chord bearing S22°46'43"E a distance of 18.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
19. N01°37'07"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
20. with the arc of a curve to the right a distance of 25.58 feet, said curve having a radius of 61.00 feet, a central angle of 02°52'37", and a chord bearing N01°37'07"E a distance of 29.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
21. with the arc of a curve to the right a distance of 25.46 feet, said curve having a radius of 61.00 feet, a central angle of 02°52'37", and a chord bearing N01°37'07"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
22. S02°45'02"E a distance of 109.58 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
23. with the arc of a curve to the left a distance of 176.97 feet, said curve having a radius of 355.00 feet, a central angle of 38°33'47", and a chord bearing S27°39'30"E a distance of 175.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
24. S24°04'43"E a distance of 130.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
25. with the arc of a curve to the right a distance of 210.88 feet, said curve having a radius of 845.00 feet, a central angle of 34°31'13", and a chord bearing S07°31'43"E a distance of 502.85 feet to a 1/2-inch iron rod with plastic cap stamped "HALF" set;
26. S09°48'53"W a distance of 34.41 feet to said POINT OF BEGINNING and containing 5.85 acres.



**FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1**

10.54 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT NO. 271

PAGE 7 OF 8

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM UDC REQUIREMENTS.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION WITH THE FOLLOWING EXCEPTION: CARL STERN DRIVE WILL BE PROVIDED WITH AN 8' SIDEWALK ON THE NORTH SIDE OF THE STREET.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GRADING SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. A PORTION OF THIS TRACT IS ENCOMPASSED BY SPECIAL FLOOD HAZARD AREAS UNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BOUNDARY MAP FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 484502020E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY.
12. UTILITY PRIORITIES FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: SPECTRUM BUSINESS (FORMERLY TIME WARNER CABLE)
13. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY USE, UNLESS OTHERWISE SPECIFIED.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. AMENITY LOT (BLOCK Q, LOT 1), GREENLINK LOTS (BLOCK A, LOT 46; AND BLOCK H, LOT 38) AND ALL LANDSCAPING WITHIN RIGHT-OF-WAY OF BRIDGES OF CROSS CREEK BOULEVARD SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE CROSS CREEK PLANNED UNIT DEVELOPMENT.
17. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
18. PARKLAND (BLOCK A, LOT 134; BLOCK G, LOT 81; AND BLOCK W, LOT 31) TO BE DEDICATED AND CONVEYED BY DEED, SHALL BE OWNED AND MAINTAINED BY THE CITY OF HUTTO.
19. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF THE INTERIOR LOT LINE SHARED BY THE FOLLOWING LOTS: BLOCK A, LOTS 62-81; BLOCK H, LOTS 49-50; BLOCK K, LOTS 16-17 & LOTS 22-23; BLOCK N, LOTS 16-17 & LOTS 22-23; BLOCK P, LOTS 5-6 & LOTS 9-10; BLOCK T, LOTS 12-13 & LOTS 13-14; AND BLOCK U, LOTS 1-2.
20. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 50%. THE FOLLOWING BLOCK AND LOT NUMBERS SHALL BE ALLOWED 60% IMPERVIOUS COVER PER LOT: BLOCK K, LOTS 15-23; BLOCK P, LOTS 1-14; BLOCK Q, LOTS 1-7; AND BLOCK U, LOTS 1-11.

CITY OF HUTTO DEVELOPMENT SERVICES
220 U.S. 79 EAST, SUITE #300,
HUTTO, TX 78064
512-759-3679

WATER AND WASTEWATER SERVICE:
CITY OF HUTTO ENGINEERING
220 U.S. 79 EAST, SUITE #300,
HUTTO, TX 78064
CONTACT: SAMUEL E. RAY, P.E.
512-759-5889

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESOM
301 EXCHANGE BLVD.
HUTTO, TEXAS 78064
512-759-2616

ELECTRIC SERVICE:
ONCOR
300 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
CONTACT: ANDREW GUNALDO
512-344-5676

GAS SERVICE:
ATMOS ENERGY
CONTACT: MARTIN PEREZ
512-415-8426

TV CABLE SERVICE:
SPECTRUM BUSINESS
(FORMERLY TIME WARNER CABLE)
CONTACT: CHRIS TERHEUNE
202-402-4792

TV CABLE SERVICE:
CENTURYLINK
CONTACT: MONIQUE MISSOURI
281-589-6533

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
THAT MERITAGE HOMES OF TEXAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT CERTAIN 100.54 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 187.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018050406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON.

THIS SUBDIVISION IS TO BE KNOWN AS "CROSS CREEK SUBDIVISION PHASE 1."

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16 DAY OF August, 2019

BY: Matthew Schriener
MATTHEW SCHRIENER, LAND DEVELOPMENT VICE PRESIDENT
MERITAGE HOMES OF TEXAS, L.L.C.
8600 BUSINESS PARK DRIVE, SUITE 150
AUSTIN, TX 78759

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE 16 DAY OF August, 2019

BY: MATTHEW SCHRIENER, LAND DEVELOPMENT VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, L.L.C.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 16 DAY OF August, 2019

Elizabeth Mayle
NOTARY PUBLIC, STATE OF TEXAS

7-26-2023
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
I, DAN H. CLARK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS 12 DAY OF August, 2019

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6011
STATE OF TEXAS
HALFF ASSOCIATES, INC.
10059007
9500 AMBERGLEN BLVD., SUITE 125
AUSTIN, TEXAS 78759



STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS
A PORTION OF THIS TRACT IS ENCOMPASSED BY SPECIAL FLOOD HAZARD AREAS UNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BOUNDARY MAP FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 484502020E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY. THE 1% CHANCE FLOODPLAIN SHOWN ON THIS PLAT ARE PRELIMINARY FEMA FLOODPLAIN, PROVIDED BY THE CITY OF HUTTO, AND CONSIDERED TO BE THE BEST AVAILABLE DATA AT THIS TIME.

NICHOLAS P. LESCHKE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

NICHOLAS P. LESCHKE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 130255
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TYPE FIRM REGISTRATION NO. 312
9500 AMBERGLEN BLVD., BLDG. 7, SUITE 125
AUSTIN, TEXAS 78729-1102



STREET NAMES APPROVED
Shirley Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Teresa Baker

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE

15 DAY OF November, 2019

Doree Shaw 8/14/2019 Shirley Baker 8/14/2019
DOUG GADL, MAYOR DATE Loche Hare DATE

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 16 DAY OF

August, 2019, A.D., AT 9:40 O'CLOCK, A.M., AND DULY RECORDED THIS 16 DAY OF

August, 2019, A.D., AT 9:20 O'CLOCK, A.M. IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. 2019075999

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: Brenda McKinnis DEPUTY



FINAL PLAT OF CROSS CREEK SUBDIVISION PHASE 1

100.54 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271

PAGE 8 OF 8

BUILDING SETBACKS					
	FRONT	GARAGE DOOR	SIDE	SIDE STREET	REAR
TYPICAL LOT (89+ LOTS)	20 FT.	20 FT.	5 FT.	15 FT.	10 FT.
TYPICAL LOT (49-49 LOTS)	20 FT.	20 FT.	5 FT.	10 FT.	10 FT.
CL. DE-SAC OR BULK LOT	15 FT.	20 FT.	5 FT.	10 FT.	5 FT.
ACCESSORY BUILDING	"SEE NOTE"	"SEE NOTE"	5 FT.	15 FT.	5 FT.
* ACCESSORY BUILDINGS ARE PROHIBITED BETWEEN THE FRONT BUILDING WALL OF THE PRIMARY STRUCTURE AND THE PUBLIC RIGHT OF WAY.					
* DETACHED GARAGES NEED TO MAINTAIN THE 25-FOOT FRONT YARD GARAGE DOOR SETBACK.					
1. ACCESSORY STRUCTURES MUST BE PLACED AT LEAST 10 FT. OR A LESSER OR GREATER DISTANCE EQUIVALENT TO THEIR HEIGHT FROM PRIMARY STRUCTURES ON A SITE.					
2. PRIMARY STRUCTURE MUST BE ORIENTED WHERE THE FRONT FACADE IS PARALLEL TO AND FACING THE STREET AS MUCH AS POSSIBLE, AND NOT ANOTHER DWELLING ON AN ADJACENT LOT. ON CORNER LOTS, HOUSES MAY FACE THE CORNER OR EITHER FRONTING STREET. THIS IS IN ACCORDANCE TO SECTION 10.454.2.2 BUILDING ORIENTATION IN CHAPTER 4 SITE DESIGN STANDARDS OF THE UDC.					
3. BUILDING PERMITTING DOES NOT APPLY TO ACCESSORY STRUCTURES NO MORE THAN 200 SQ. FT.					

EXHIBIT C – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3

CROSS CREEK PID - HOMEBUYER DISCLOSURE - LOT TYPE 1

**NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT SPECIAL ASSESSMENTS
TO CITY OF HUTTO, TEXAS**

CONCERNING THE PROPERTY AT:

STREET ADDRESS

LOT TYPE 1 ASSESSMENT: \$12,838.72

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to City of Hutto, Texas, for the costs of a portion of public improvements (the “***Authorized Improvements***”) undertaken for the benefit of the property within “***Cross Creek Public Improvement District***” (the “***District***”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE LOT TYPE 1 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$12,838.72, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

CROSS CREEK PID – LOT TYPE 1 ANNUAL INSTALLMENTS

Installments Due 1/31	Principal [a]	Interest [a]	Administrative Expenses	Annual Installment
2021	\$ 134.94	\$ 536.17	\$ 70.20	\$ 741.31
2022	\$ 144.58	\$ 772.18	\$ 71.60	\$ 988.36
2023	\$ 154.22	\$ 763.58	\$ 73.03	\$ 990.83
2024	\$ 163.86	\$ 754.41	\$ 74.49	\$ 992.76
2025	\$ 173.50	\$ 744.65	\$ 75.98	\$ 994.13
2026	\$ 183.13	\$ 734.32	\$ 77.50	\$ 994.96
2027	\$ 192.77	\$ 723.41	\$ 79.05	\$ 995.24
2028	\$ 202.41	\$ 711.92	\$ 80.63	\$ 994.97
2029	\$ 221.69	\$ 699.85	\$ 82.25	\$ 1,003.79
2030	\$ 231.33	\$ 686.63	\$ 83.89	\$ 1,001.85
2031	\$ 240.97	\$ 672.82	\$ 85.57	\$ 999.36
2032	\$ 260.24	\$ 658.44	\$ 87.28	\$ 1,005.96
2033	\$ 269.88	\$ 642.90	\$ 89.03	\$ 1,001.81
2034	\$ 289.16	\$ 626.77	\$ 90.81	\$ 1,006.74
2035	\$ 298.80	\$ 609.49	\$ 92.62	\$ 1,000.92
2036	\$ 318.08	\$ 591.64	\$ 94.48	\$ 1,004.19
2037	\$ 337.35	\$ 572.62	\$ 96.36	\$ 1,006.34
2038	\$ 356.63	\$ 552.44	\$ 98.29	\$ 1,007.36
2039	\$ 375.91	\$ 531.11	\$ 100.26	\$ 1,007.27
2040	\$ 404.82	\$ 508.61	\$ 102.26	\$ 1,015.70
2041	\$ 424.10	\$ 484.37	\$ 104.31	\$ 1,012.78
2042	\$ 453.02	\$ 458.98	\$ 106.39	\$ 1,018.39
2043	\$ 472.30	\$ 431.84	\$ 108.52	\$ 1,012.66
2044	\$ 501.21	\$ 403.55	\$ 110.69	\$ 1,015.45
2045	\$ 530.13	\$ 373.52	\$ 112.91	\$ 1,016.55
2046	\$ 559.04	\$ 341.74	\$ 115.16	\$ 1,015.95
2047	\$ 597.60	\$ 308.23	\$ 117.47	\$ 1,023.30
2048	\$ 626.51	\$ 272.40	\$ 119.82	\$ 1,018.73
2049	\$ 665.07	\$ 234.82	\$ 122.21	\$ 1,022.11
2050	\$ 703.62	\$ 194.93	\$ 124.66	\$ 1,023.21
2051	\$ 742.18	\$ 152.71	\$ 127.15	\$ 1,022.04
2052	\$ 780.73	\$ 108.18	\$ 129.69	\$ 1,018.61
2053	\$ 828.93	\$ 61.32	\$ 132.29	\$ 1,022.54
Total	\$ 12,838.72	\$ 16,920.55	\$ 3,236.87	\$ 32,996.15

[a] Per the City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from Loan Agreement and LOM.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

CROSS CREEK PID - HOMEBUYER DISCLOSURE - LOT TYPE 2

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT SPECIAL ASSESSMENTS TO CITY OF HUTTO, TEXAS

CONCERNING THE PROPERTY AT:

STREET ADDRESS

LOT TYPE 2 ASSESSMENT: \$14,243.36

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to City of Hutto, Texas, for the costs of a portion of public improvements (the “*Authorized Improvements*”) undertaken for the benefit of the property within “*Cross Creek Public Improvement District*” (the “*District*”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$14,243.36, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

CROSS CREEK PID – LOT TYPE 2 ANNUAL INSTALLMENTS

Installments Due 1/31	Principal [a]		Interest [a]		Administrative Expenses	Annual Installment
2021	\$	149.70	\$	594.83	\$ 77.88	\$ 822.41
2022	\$	160.40	\$	856.66	\$ 79.43	\$ 1,096.49
2023	\$	171.09	\$	847.12	\$ 81.02	\$ 1,099.23
2024	\$	181.78	\$	836.94	\$ 82.64	\$ 1,101.37
2025	\$	192.48	\$	826.12	\$ 84.30	\$ 1,102.90
2026	\$	203.17	\$	814.66	\$ 85.98	\$ 1,103.81
2027	\$	213.86	\$	802.56	\$ 87.70	\$ 1,104.12
2028	\$	224.56	\$	789.81	\$ 89.46	\$ 1,103.82
2029	\$	245.94	\$	776.42	\$ 91.24	\$ 1,113.61
2030	\$	256.64	\$	761.75	\$ 93.07	\$ 1,111.46
2031	\$	267.33	\$	746.43	\$ 94.93	\$ 1,108.70
2032	\$	288.72	\$	730.48	\$ 96.83	\$ 1,116.02
2033	\$	299.41	\$	713.23	\$ 98.77	\$ 1,111.41
2034	\$	320.80	\$	695.35	\$ 100.74	\$ 1,116.89
2035	\$	331.49	\$	676.18	\$ 102.76	\$ 1,110.42
2036	\$	352.88	\$	656.36	\$ 104.81	\$ 1,114.05
2037	\$	374.26	\$	635.27	\$ 106.91	\$ 1,116.44
2038	\$	395.65	\$	612.88	\$ 109.05	\$ 1,117.58
2039	\$	417.04	\$	589.21	\$ 111.23	\$ 1,117.47
2040	\$	449.11	\$	564.25	\$ 113.45	\$ 1,126.82
2041	\$	470.50	\$	537.37	\$ 115.72	\$ 1,123.59
2042	\$	502.58	\$	509.19	\$ 118.03	\$ 1,129.81
2043	\$	523.97	\$	479.09	\$ 120.40	\$ 1,123.45
2044	\$	556.05	\$	447.70	\$ 122.80	\$ 1,126.55
2045	\$	588.13	\$	414.38	\$ 125.26	\$ 1,127.77
2046	\$	620.21	\$	379.13	\$ 127.76	\$ 1,127.10
2047	\$	662.98	\$	341.95	\$ 130.32	\$ 1,135.25
2048	\$	695.06	\$	302.20	\$ 132.93	\$ 1,130.18
2049	\$	737.83	\$	260.51	\$ 135.58	\$ 1,133.93
2050	\$	780.60	\$	216.26	\$ 138.30	\$ 1,135.16
2051	\$	823.38	\$	169.42	\$ 141.06	\$ 1,133.86
2052	\$	866.15	\$	120.01	\$ 143.88	\$ 1,130.05
2053	\$	919.62	\$	68.03	\$ 146.76	\$ 1,134.41
Total	\$	14,243.36	\$	18,771.77	\$ 3,591.01	\$ 36,606.14

[a] Per the City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from Loan Agreement and LOM.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

CROSS CREEK PID - HOMEBUYER DISCLOSURE - LOT TYPE 3

**NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT SPECIAL ASSESSMENTS
TO CITY OF HUTTO, TEXAS**

CONCERNING THE PROPERTY AT:

STREET ADDRESS

LOT TYPE 3 ASSESSMENT: \$14,243.36

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to City of Hutto, Texas, for the costs of a portion of public improvements (the “***Authorized Improvements***”) undertaken for the benefit of the property within “***Cross Creek Public Improvement District***” (the “***District***”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$14,243.36, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

CROSS CREEK PID – LOT TYPE 3 ANNUAL INSTALLMENTS

Installments		Administrative			
Due 1/31	Principal [a]	Interest [a]	Expenses	Annual Installment	
2021	\$ 149.70	\$ 594.83	\$ 77.88	\$ 822.41	
2022	\$ 160.40	\$ 856.66	\$ 79.43	\$ 1,096.49	
2023	\$ 171.09	\$ 847.12	\$ 81.02	\$ 1,099.23	
2024	\$ 181.78	\$ 836.94	\$ 82.64	\$ 1,101.37	
2025	\$ 192.48	\$ 826.12	\$ 84.30	\$ 1,102.90	
2026	\$ 203.17	\$ 814.66	\$ 85.98	\$ 1,103.81	
2027	\$ 213.86	\$ 802.56	\$ 87.70	\$ 1,104.12	
2028	\$ 224.56	\$ 789.81	\$ 89.46	\$ 1,103.82	
2029	\$ 245.94	\$ 776.42	\$ 91.24	\$ 1,113.61	
2030	\$ 256.64	\$ 761.75	\$ 93.07	\$ 1,111.46	
2031	\$ 267.33	\$ 746.43	\$ 94.93	\$ 1,108.70	
2032	\$ 288.72	\$ 730.48	\$ 96.83	\$ 1,116.02	
2033	\$ 299.41	\$ 713.23	\$ 98.77	\$ 1,111.41	
2034	\$ 320.80	\$ 695.35	\$ 100.74	\$ 1,116.89	
2035	\$ 331.49	\$ 676.18	\$ 102.76	\$ 1,110.42	
2036	\$ 352.88	\$ 656.36	\$ 104.81	\$ 1,114.05	
2037	\$ 374.26	\$ 635.27	\$ 106.91	\$ 1,116.44	
2038	\$ 395.65	\$ 612.88	\$ 109.05	\$ 1,117.58	
2039	\$ 417.04	\$ 589.21	\$ 111.23	\$ 1,117.47	
2040	\$ 449.11	\$ 564.25	\$ 113.45	\$ 1,126.82	
2041	\$ 470.50	\$ 537.37	\$ 115.72	\$ 1,123.59	
2042	\$ 502.58	\$ 509.19	\$ 118.03	\$ 1,129.81	
2043	\$ 523.97	\$ 479.09	\$ 120.40	\$ 1,123.45	
2044	\$ 556.05	\$ 447.70	\$ 122.80	\$ 1,126.55	
2045	\$ 588.13	\$ 414.38	\$ 125.26	\$ 1,127.77	
2046	\$ 620.21	\$ 379.13	\$ 127.76	\$ 1,127.10	
2047	\$ 662.98	\$ 341.95	\$ 130.32	\$ 1,135.25	
2048	\$ 695.06	\$ 302.20	\$ 132.93	\$ 1,130.18	
2049	\$ 737.83	\$ 260.51	\$ 135.58	\$ 1,133.93	
2050	\$ 780.60	\$ 216.26	\$ 138.30	\$ 1,135.16	
2051	\$ 823.38	\$ 169.42	\$ 141.06	\$ 1,133.86	
2052	\$ 866.15	\$ 120.01	\$ 143.88	\$ 1,130.05	
2053	\$ 919.62	\$ 68.03	\$ 146.76	\$ 1,134.41	
Total	\$ 14,243.36	\$ 18,771.77	\$ 3,591.01	\$ 36,606.14	

[a] Per the City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from Loan Agreement and LOM.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**EXHIBIT D – CITY AND CORPORATION INTERLOCAL AGREEMENT DEBT SERVICE
SCHEDULE**

Installment Payment Date	Payment Amount
3/15/2019	-
9/15/2019	-
3/15/2020	\$12,384.00
9/15/2020	9,324.00
3/15/2021	77,333.95
9/15/2021	270,799.00
3/15/2022	201,872.12
9/15/2022	273,688.50
3/15/2023	199,674.55
9/15/2023	276,427.25
3/15/2024	197,327.49
9/15/2024	279,015.25
3/15/2025	194,830.99
9/15/2025	281,452.50
3/15/2026	192,185.06
9/15/2026	283,739.00
3/15/2027	189,389.73
9/15/2027	285,874.75
3/15/2028	186,445.03
9/15/2028	287,859.75
3/15/2029	183,350.98
9/15/2029	294,694.00
3/15/2030	179,956.87
9/15/2030	296,226.75
3/15/2031	176,413.48
9/15/2031	297,608.75
3/15/2032	172,720.82
9/15/2032	303,840.00
3/15/2033	168,728.19
9/15/2033	304,769.75
3/15/2034	164,586.36
9/15/2034	310,548.75
3/15/2035	160,144.61
9/15/2035	311,026.25
3/15/2036	155,553.72

9/15/2036	316,353.00
3/15/2037	150,662.99
9/15/2037	321,378.25
3/15/2038	145,472.43
9/15/2038	326,102.00
3/15/2039	139,982.09
9/15/2039	330,524.25
3/15/2040	134,192.00
9/15/2040	339,645.00
3/15/2041	127,951.44
9/15/2041	343,313.50
3/15/2042	121,411.20
9/15/2042	351,680.50
3/15/2043	114,420.56
9/15/2043	354,595.25
3/15/2044	107,130.32
9/15/2044	362,208.50
3/15/2045	99,389.75
9/15/2045	369,369.50
3/15/2046	91,198.91
9/15/2046	376,078.25
3/15/2047	82,557.82
9/15/2047	387,334.75
3/15/2048	73,315.78
9/15/2048	392,988.25
3/15/2049	63,623.58
9/15/2049	403,189.50
3/15/2050	53,330.52
9/15/2050	412,787.75
3/15/2051	42,436.62
9/15/2051	421,783.00
3/15/2052	30,941.94
9/15/2052	430,175.25
3/15/2053	18,846.53
9/15/2053	442,964.50

ORDINANCE NO. O-2020-035

AN ORDINANCE OF THE CITY COUNCIL OF THE OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN FOR THE CROSS CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cross Creek Public Improvement District, ("Cross Creek PID"), was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9A on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the property in the PID.

WHEREAS, on January 17, 2019 the City Council accepted and approved the 2018 SAP for the Cross Creek PID by adopting ordinance No. O-19-01-17-9A which approved the levy of Special Assessments for Assessed Property within the Cross Creek PID and the Assessment Roll; and

WHEREAS, the 2018 SAP identified the Authorized Improvements to be provided by the Cross Creek PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the Cross Creek PID for the costs of the Authorized Improvements and the City adopted the Assessment Roll identifying the Assessments on each Lot or Parcel within the Cross Creek PID, based on the method of assessment identified in the 2018 SAP; and

WHEREAS, On July 3, 2019, the City approved the 2019 Annual Service Plan Update for the Cross Creek PID and the 2019 and the Annual Service Plan Update also updated the Assessment Roll for 2019; and

WHEREAS, pursuant to Texas Local Government Code Chapter 372, the Service and Assessment Plan must be reviewed and updated annually. Attachment "A" is the annual update of the 2018 SAP for 2020 and this Annual Service Plan Update also updates the Assessment Roll for 2020.

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. Annual Service Plan Update to the Service and Assessment Plan.

The Annual Service Plan Update as accepted, approved, and recorded in the January 17, 2019 minutes is hereby incorporated in this Ordinance as if set forth herein, and the City Council hereby accepts and approves the Annual Service Plan Update, as stated on Attachment "A".

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 as allowed by law and in accordance with the Charter of the City of Hutto, Texas.

THE CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

By: _____
Holly Nagy, City Secretary

Adopted by the City Council for the City of Hutto, Texas, on first reading on the 17th day of September, 2020.

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 _____.

ORDINANCE NO. O-2020-032

AN ORDINANCE AMENDING CHAPTER 2 “ADMINISTRATION AND PERSONNEL,” OF THE HUTTO CODE OF ORDINANCES, TO AMEND ARTICLE 2.03 “PERSONNEL,” SECTION 2.03.041 “RESIDENCY REQUIREMENT” TO REQUIRE THAT THE CITY MANAGER SHALL RESIDE WITHIN THE HUTTO CITY LIMITS; PROVIDING THAT A PROSPECTIVE CITY MANAGER SHALL ESTABLISH A RESIDENCE WITHIN CITY LIMITS WITHIN SIX (6) MONTHS AFTER ACCEPTING THE CITY MANAGER POSITION; AND PROVIDING FOR EFFECTIVE DATE, PUBLICATION, SEVERABILITY, REPEAL, OPEN MEETINGS CLAUSE AND ENACTMENT.

WHEREAS, Section 150.021 of the Texas Local Government Code provides that a municipality may establish residency requirements for municipal department heads appointed by the mayor or the governing body of the municipality; and

WHEREAS, Ordinance O-11-12-15-VI9 requires the City Manager to reside within city limits, or the city’s extraterritorial jurisdiction, while serving as city manager; and

WHEREAS, Ordinance O-11-12-15-VI9 further requires a prospective city manager that resides outside city limits or the city’s extraterritorial jurisdiction to establish a residence within the city limits or the city’s extraterritorial jurisdiction within six (6) months after accepting the city manager position; and

WHEREAS, the City Council desires to modify the residency requirements for the position of the City Manager; 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 2.03.041.

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 Section 2.03.041 of the Hutto Code of Ordinances, is hereby amended as follows:

Sec. 2.03.041 Residency requirement

The city manager shall reside within the city limits~~[, or its extraterritorial jurisdiction,]~~ while serving as city manager. If a prospective city manager resides outside the city limits ~~[or its extraterritorial jurisdiction,]~~ he or she shall establish a residence within the city limits ~~[or its extraterritorial jurisdiction]~~ within six (6) months after accepting the city manager position.

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 immediately upon passage.

READ and APPROVED on first reading on the ___ day of **September**, 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 551.001, et. seq., of the Texas Government Code.

READ and APPROVED on second reading on the ___ day of **September**, 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 551.001, et. seq., of the Texas Government Code.

THE CITY OF HUTTO, TEXAS

By: _____
Doug Gaul, Mayor

By: _____
Holly Nagy, City Secretary

(SEAL)