City of Hutto

Agenda

City Council Meeting

Thursday, October 1, 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. City 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 October 1, 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 Cottonwood Creek Phase 3 Final Plat, 32.904 acres, more or less, of land, 138 residential lots, located on CR 199.(Ashley Lumpkin) — 7 - 8

Agenda Item Report - AIR-20-305 - Pdf

8.2. Consideration and possible action on a resolution approving the proposed Highlands North Section 3 Final Plat, 44.847 acres, more or less, of land, 134 residential lots, located on CR 133.(Ashley Lumpkin) — 9 - 10

Agenda Item Report - AIR-20-309 - Pdf

8.3. Consideration and possible action on a resolution approving the subdivision plat approval extension request for the Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on FM 1660 North.(Ashley Lumpkin) — 11

Agenda Item Report - AIR-20-360 - Pdf

8.4. Consideration and possible action on a resolution approving the subdivision plat approval extension request for the Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Limmer Loop.(Ashley Lumpkin) — 12

Agenda Item Report - AIR-20-361 - Pdf

8.5. Consideration and possible action to approving the August 20, 2020 City Council Work Session minutes. — 13

August 20, 2020 - City Council Work Session Minutes

8.6. Consideration and possible action on approving the August 20, 2020 City Council meeting minutes. — 14 - 18

August 20, 2020 City Council Meeting Minutes

8.7. Consideration and possible action on approving the August 27, 2020 Special Called City Council meeting minutes. — 19 - 25

August 27, 2020 Special Called City Council Meeting Minutes

9. ORDINANCES

9.1. Consideration and possible action on Ordinance No. O-2020-034 accepting and — 26 - 37

approving Annual Service and Assessment Plan Update for Mustang Creek Public Improvement District. (Second Reading)

2020-9_3_HUT_Mustang Creek_2020 SAP Update
Hutto - Ordinance Approving 2020 SAP Annual Update for Mustang Creek PID

9.2. 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. (Second Reading) 38 - 71

2020-9-3_HUT_Cross Creek_2020 SAP Update
Hutto - Ordinance Approving 2020 SAP Annual Update for Cross Creek PID

9.3. 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. (First Reading)(Tabled at the 9/17/20 meeting) 72 - 115

2020-9-3_HUT_Co-Op_2020 SAP Update
Hutto - Ordinance Approving 2020 SAP Annual Update for Co-Op PID

9.4. Consideration and possible action on approving the second reading of Ordinance No.O-2020-042 approving the annual update to the Co-Op Public Improvement District (PID) Service and Assessment Plan (SAP) from July 3, 2019 City Council meeting.(Jon Snyder PID Administrator)

10. RESOLUTIONS

10.1. Consideration and Possible Action on a Resolution Authorizing the City Manager to Execute 3 Supplemental Agreements for HNTB Corporation to Individual Task Orders Related to the FM 1660 Intersection Improvement Projects. (Samuel Ray) 116 - 150

Agenda Item Report - AIR-20-347 - Pdf
HNTB - TO01-Supp01
HNTB - TO01-Supp02
HNTB - TO03_Supp02

11. OTHER BUSINESS

11.1. Consideration of and possible appointments to City Boards and Commissions.(City Secretary) 151 - 154

Boards Commissions List 9-25-20

11.2. Consideration and possible action on compliance with the May 11, 2017 Master Development Agreement, as amended between the City of Hutto and MA Partners. (Councilmember T. Rose)

11.3. Consideration and possible action on requesting that the City Manager require current City Employees to appear and provide information and for subpoenas to be issued by the City Secretary for witnesses to appear at the October 8, 2020 3.16 Investigation, concerning the Transition, Severance and Separation Agreement, Special Called City Council meeting. (City Attorney)

11.4. Consideration and possible action regarding a status update on Resolution No. R-2020-075 that was approved on August 27, 2020 pertaining to waiving the attorney-client privilege concerning McGinnis Lochridge law firm's attorney fee bills in response to R000706-073019.

11.5. Update on Lakeside Lift Station. (Samuel Ray)

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 from the City Attorney in accordance with Tex. Gov't Code § 551.071 (1) about pending litigation, to wit: Case 1:20-cv-00978 Preston Hollow Capital, LLC v. Cottonwood Development Corporation, et al; pending in the United States District Court for the Western District of Texas, Austin Division, engage the law firm of Russell Rodriguez Hyde Bullock, LLP to jointly represent the City and Cottonwood Development Corporation; and entering into a Joint Defense Agreement between Cottonwood Development Corporation and the City of Hutto, Texas in connection with the litigation.

12.2. 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 from the City Attorney in accordance with Tex. Gov't Code § 551.071 (1) about pending litigation, to wit: Case 1:20-cv-00978 Preston Hollow Capital, LLC v. Cottonwood Development Corporation, et al; pending in the United States District Court for the Western District of Texas, Austin Division, engage the law firm of Russell Rodriguez Hyde Bullock, LLP to jointly represent the City and Cottonwood Development Corporation; and entering into a Joint Defense Agreement between Cottonwood Development Corporation and the City of Hutto, Texas in connection with the litigation.

13.2. Possible action on legal advice received 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 **October 1, 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 25, 2020** at **5:00 P.M.**

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 of Hutto

MINUTES

City Council Work Session
Thursday, August 20, 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 video conference)Councilmember Scott Rose, Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Patti Martinez,

   Absent- 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. OTHER BUSINESS
   - 3.1. Outside Agency Funding Presentation- The TSTC Foundation.
     Presentation ensued.
   - 3.2. Outside Agency Funding Presentation- Hutto Young Life.
     Presentation ensued.
   - 3.3. Outside Agency Funding Presentation- Round Rock Area Serving Center.
     Presentation ensued.
4. ADJOURNMENT - *6:30 PM*

PASSED and APPROVED on October 1, 2020.

ATTEST:

_____
Doug Gaul, Mayor

_____
Holly Nagy, City Secretary

City of Hutto

MINUTES

City Council Meeting
Thursday, August 20, 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

1. CALL SESSION TO ORDER - *7:00 PM*

2. ROLL CALL

Members of the City Council present were: Mayor Doug Gaul, MPT Tom Hines (via video conference)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 the City Manager; Holly Nagy, City Secretary and; Dorothy Palumbo, City Attorney.

3. INVOCATION:

3.1. Pastor Piet Van Waarde, Shoreline Church

4. PLEDGE OF ALLEGIANCE

5. CITY COUNCIL COMMENTS

5.1. General Comments from City Council.

Councilmember Martinez: There was some idea shared with me by one of the council members. As you know I've been absent from some of the meetings due to some issues with my back, so not to be disrespectful, but I may stand up and take the microphone if possible, and maybe walk around to the side so that I can make it through this meeting. I just wanted to give you guys a heads up.

5.2. Council Commission Liaison Reports – None

6. PUBLIC COMMENT

- Terri Grimm
- Jacque Corbiere
- Melissa Mckey
- Ron McKey
- Robin Sutton
- James Weber *via email.
-Troy McMillin * via email.

7. CITY MANAGER COMMENTS

7.1. Consideration and possible action on Resolution No. R-2020-077 for a Development Agreement between the City of Hutto with Kalorgridis and Kalogridis Development, LLC, a Limited Liability Corporation, for a property being approximately 56.797 acres, also known as The Landing Project.

Presentation by Mitchel Kalogridis ensued.

Discussion between Council and the Kalogridis development team ensued.

Councilmember S. Rose made a motion to table Item 7.1 to follow Item 12.3, and move Item 12.3 up. Councilmember Martinez. The motion passed unanimously.

A 10-minute break was taken.

Councilmember S.Rose made a motion to move Items 13.1 and 14.1 up. Councilmember Martinez seconded the motion. The motion was unanimous.

13. EXECUTIVE SESSION *Entered: 9:05 PM*

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

13.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 regarding agreement with GAR Broadcasting, LLC.

14. ACTION RELATIVE TO EXECUTIVE SESSION *Reconvened: 9:34 PM*

14.1. Discussion and possible action relating to legal advice pursuant to Texas Government Code Sec. 551.071 regarding agreement with GAR Broadcasting, LLC.

Jason Nassor was present for questions. Discussion ensued.

Councilmember S. Rose made a motion to help defray the expenses incurred for Kokefest 2020 for the city to agree to pay up to $250,000 to reimburse for those expenses out of the 2020 budget with line item invoices. Councilmember Martinez seconded the motion. The motion was passed unanimously.

12.3. Discussion and possible action on the Capital Improvement Plan.

Samuel Ray P.E. presented. Discussion ensued.

Council went back to Item 7.1 at this time.

MPT Hines made a motion to approve the Development Agreement with Kalogridis Development LLC.

Councilmember S. Rose made an amendment to the motion to include the language for 15%, 55 + and/or disabled as discussed earlier for the multi-family.

Councilmember Gordon rescued himself from voting on this topic as he lives within 200 ft of the project.

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 3 nays.

A 10-minute break was taken.

Councilmember Gordon made a motion to pull Items 8.4., 8.7., and 8.8 off Consent Agenda and move Items 9.1, 10.1, 12.2, 13.3 and 14.4 next in line to discuss. Councilmember S. Rose seconded the motion. The motion passed unanimously.

8.4 Consideration and possible action on the second 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. (Second Reading) (City Attorney)

Councilmember T. Rose made a motion to accept the second reading of Ordinance No. O-2020-024, Councilmember S. Rose seconded the motion. The motion passed unanimously. (5:0)

MPT Hines recused himself from this item.

8.7 Consideration and possible action on a resolution approving the proposed Wilco Ranch Phase 3 Section 1 Final Plat, 20.437 acres, more or less, of land, 83 residential lots, located at Limmer Loop and CR 119. (Ashley Lumpkin)

Councilmember T. Rose made a motion to approve Item 8.7. Councilmember S. Rose seconded the motion. The motion passed unanimously. (6:0)

8.8 Consideration and possible action on the second 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.

Councilmember S. Rose made a motion to approve Item 8.8, Councilmember Snyder seconded the motion. The motion passed unanimously. (7:0)

9. PUBLIC HEARINGS

9.1. Open and conduct a public hearing to hear testimony regarding the proposed Fiscal Year 2020-2021 Budget.

Open: 11:46 PM

No one signed up to speak.

Closed: 11:47 PM

10. ORDINANCES

10.1 Consideration and possible action on Ordinance No. O-2020-028 relating to the Hutto Co-Op District in the City of Hutto, Texas, amending the final project and financing plan for the Tax Increment Reinvestment Zone (TIRZ) No. 1 for the Hutto Co-Op District. (First Reading)

Byron Frankland, Assistant City Manager spoke on this item.

MPT Hines made a motion to approve Item 10.1, Councilmember S. Rose seconded the motion. The motion passed unanimously. (7:0).

Second reading will be at the September 3, 2020 meeting.

12.2 Consideration and possible action on the first amendment of an Interlocal Agreement regarding the Tax Increment Financing by and between Williamson County, the City of Hutto, and the Hutto Reinvestment Zone Number One.

Councilmember T. Rose made a motion to approve Item 12.2, Councilmember S. Rose seconded the motion. The motion passed unanimously. (7:0)

13.3. Executive Session: *Entered – 11:51 PM*

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.

Reconvened: 12:34 AM

14.3. 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.

Councilmember S. Rose made a motion to direct the Interim City Manager or his designee to present a proposal to a potential business prospect as discussed in executive session. Councilmember T. Rose seconded the motion. The motion passed unanimously.(7:0)

11.1. Consideration and possible action on Resolution No. R-2020-073 authorizing the Interim City Manager to execute an agreement with Lauren Concrete for the purchase of concrete necessary for repairs and maintenance. (Anthony Host)

Council member T. Rose made a motion to approve Item 11.1. MPT Hines seconded the motion. The motion passed unanimously. (7:0)

12.5. Consideration and Possible Appointments, Re-appointments and/or Removals to City Boards and Commissions.

Councilmember T. Rose made a motion to appoint Jim Weaver to the Planning & Zoning Commission. Councilmember Snyder seconded the motion. The motion passed unanimously. (7:0)

Councilmember Gordon made a motion to appoint Ed Pride to the Ethics Review Board. Councilmember Snyder seconded the motion. The motion passed, with Councilmembers S.Rose and MPT Hines against. (5:2)

Councilmember Martinez made a motion to appoint Onesha Williams to the Diversity and Inclusion Commission. Councilmember S. Rose seconded the motion. The motion passed unanimously. (7:0)

The remaining items will be brought back at the August 27, 2020 Special Called City Council Meeting.

15. ADJOURNMENT- *12:43 AM*

PASSED and APPROVED on October 1, 2020.

_____

ATTEST: Doug Gaul, Mayor

_____

Holly Nagy, City Secretary

City of Hutto

MINUTES

Special Called City Council Meeting
Thursday, August 27, 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 video conference)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 the City Manager; Holly Nagy, City Secretary and; Dorothy Palumbo, City Attorney.

3. CITY COUNCIL COMMENTS

3.1. General Comments from City Council

Councilmember T. Rose: I wanted to address some stuff, there's a lot of discussion in the public surrounding the ability to yield time and not yield time during the public comment section of it, and so I was curious where, we always allowed people to yield time, where was the decision made not to yield time? That can go to the City Manager, the City Attorney, the Mayor, whoever can answer it. Because we've always done it, then all of sudden we weren't doing it, I don't recall any wording saying it wasn't allowed. I'm assuming you can yield time then? Who said we weren't going to yield time? Who made the decision? You Mayor? (Inaudible)

Mayor Gaul: No, it was the City Attorney that made the decision. Since we had two email requests we've not had…we've yielded time before when someone's been here in public, and we consulted with the City Attorney and she advised we didn't have…..

City Attorney: Your prior practices said that the person had to be there to yield the time, so we went with the prior practice.

Councilmember T. Rose: Yeah but we don't have to be here now, so why would it…. I mean yeah under previous circumstances it seems to make sense, we don't have to be here…

Councilmember Snyder: Your saying the prior practice has changed.

Councilmember T. Rose: Yeah. No one has to be here, so why would we not…I guess my problem is, we voted on how to do public comment, there's no direction on yielding time, then we don't allow it and here we are..this week I see things out there saying we can't yield time, and yet, unless I missed a vote or a discussion somewhere that I wasn't apart of, and I haven't missed a meeting since then, I've missed one and it wasn't discussed then, at least that I know of…so I'm curious how the rules changed, when Council sets the public comment standard and as far as I know Council hasn't changed it…unless I'm mistaken somewhere?

City Attorney: Do you want to put that on for discussion and to add that as your procedure?

Councilmember T. Rose: I mean, I don't care if people yield time or not.

City Attorney: I think staff was just following procedure that was set by Council that the people had to be in attendance in order to yield time.

Councilmember T. Rose: I guess my issue is that we put out something without any sort of discussion. So…

Mayor Gaul: So if we are going to have discussion on it, we need to have it as a separate agenda item at the next meeting…

City Attorney: Correct….(inaudible)

Mayor Gaul: Council comment allows Council to make a comment without debate and discussion…

Councilmember T. Rose: ….(inaudible) get answers.

Mayor Gaul: If you want discussion and debate we need to have it at the next meeting.

Councilmember T. Rose: I just wanted answers for the public since it seems like we are just doing things by the seat of our pants and changing stuff without votes. So I just wanted to make sure everyone understands how those decisions were made so….

Councilmember Snyder: I second that agenda item, sounds like we need that, I'm confused as much…(inaudible) you can't even yield it if in person. So…

Mayor Gaul: So, we want an agenda item for next Council meeting.

Councilmember T. Rose: If people want to yield time it should be allowed unless Council wants to take some action.

Mayor Gaul: We will put that on the agenda for next Thursday.

Councilmember Snyder: Only comment I have is I'd like to say the Pledge of Allegiance prior to starting the meeting.

Mayor Gaul: Ok.

Councilmember T. Rose: and the Texas Pledge?

Councilmember Snyder: and the Texas Pledge. As long as it doesn't break any OMA rules?

City Attorney: No.

Councilmember T. Rose: I don't think so.

Pledge of Allegiance and Texas Pledge was said at this time.

4. PUBLIC COMMENT
Jackie Corbiere
Robin Sutton
James Weaver * via email
Ida Weaver * via email

Councilmember Martinez joined the meeting at this time. 6:10 PM

5. ORDINANCES

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

MPT Hines made a motion to approve Ordinance No. O-2020-022, Councilmember S.Rose seconded the motion.

Councilmember Snyder made an amendment to the motion, to add language that before suing the attorney general to block information, it must first come before Council to get a vote. Councilmember T. Rose seconded the motion. The motion for the amendment passed unanimously. (7:0)

MPT Hines made a motion to approve Ordinance No. O-2020-022, with the amendment. Councilmember S.Rose seconded the motion. The motion passed unanimously. (7:0)

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

Councilmember S. Rose made a motion to approve Ordinance No. O-2020-025, Councilmember Gordon seconded the motion. The motion passed unanimously. (7:0)

5.3 Consideration and possible action on Ordinance No. O-2020-029 declaring severance or transition agreements void.(Second Reading)(City Attorney)

Councilmember T. Rose made a motion to approve Ordinance No. O-2020-029, Councilmember Snyder seconded the motion, with an amendment.

"That we do not ask for the money back from the employees, the money is paid and should something come up in the forensic audit we can address it at that point and time."

Discussion ensued.

Councilmember Snyder made a motion to table this item until the September meeting brought back an ordinance that specifically lists every separation, severance and termination agreements the ones that are valid, the ones that are not valid. The status of the NDA on each one and whether the money needs to be paid back or not. We can debate the items, and if we don't want the money back we can put that in there on each one. Councilmember T. Rose seconded the motion. The motion passed with MPT Hines and Councilmembers S.Rose and Martinez against. (4:3)

6. RESOLUTIONS

6.1 Consideration and possible action on Resolution No. R-2020-075 waiving the a attorney-client privilege concerning McGinnis Lochridge law firm's attorney fee bills in response to R000706-073019. (City Attorney)

Discussion ensued.

Councilmember Snyder made a motion to Resolution No. R-2020-075, with the amendment to redact the Lealco Waste Transfer items. Councilmember T. Rose seconded the motion. The motion failed with Mayor Gaul, MPT Hines, Councilmembers S. Rose and Martinez against. (4:3)

Discussion ensued.

Councilmember Gordon made a motion to direct the City Attorney to release all non-privileged information from the McGinnis Lockridge files no later than October 1, 2020.

Councilmember Snyder made an amendment to the motion to release all non-privileged information to be released by the first meeting in October.

Councilmember Gordon made a motion to direct the City Attorney to release all non-privileged information from the McGinnis Lockridge files no later than October

1, 2020. Councilmember Snyder seconded the motion. The motion passed unanimously (7:0)

City Attorney stated that for the record the request is for the invoices dated January 1, 2017 thru July 30, 2019.

6.2. Consideration and possible action on a Resolution on Council pay.

Discussion ensued. Councilmember Snyder made a motion that the Council pay goes as follows:

Place 1 - 800
Place 2 - 800
Place 3 - 600
Mayor – 1,000
Place 4 - 800
Place 5 - 600
Place 6 -600

Councilmember T. Rose seconded the motion.

Councilmember S. Rose amended the motion for a 50% cut in pay across the board. Councilmember Martinez seconded the motion. The motion passed unanimously. (7:0)

Councilmember Snyder made a motion that the Council receive a 50% cut in pay across the board. Councilmember T. Rose seconded the motion. The motion passed unanimously (7:0)

6.3 Consideration and Possible Action on a Resolution Authorizing the Interim City Manager to Execute A Chapter 380 Agreement Providing for Economic Incentives for The Benefit of Electronic Data Carriers, Inc. (Ad Valorem Reimbursement)

Councilmember Snyder made a motion to approve Item 6.3, Councilmember S. Rose seconded the motion. The motion passed unanimously (7:0)

6.4 Consideration and Possible Action on a Resolution Authorizing the Interim City Manager to Execute A Chapter 380 Agreement Providing for Economic Incentives for The Benefit of Electronic Data Carriers, Inc. (Sales Tax Reimbursement)

Councilmember Snyder made a motion to approve Item 6.3, Councilmember S. Rose seconded the motion. The motion passed unanimously (7:0)

7. OTHER BUSINESS

10-minute recess taken at 7:24 PM

7.1. Budget and Tax Rate Review and Discussion.

Misti Hancock presented. Discussion ensued.

7.2. Discussion and possible action on Capital Improvement Plan and current projects including but not limited to:

- Lakeside Estates Lift Station

- Timeline of taking over ditches in the Legends of Hutto Subdivision.

Councilmember Snyder made a motion to
A.) Direct staff to enter into access easements with the residents of Legends of Hutto starting with the Herra Trail ditch. B.) Enter into access easement with the HOA C.) Go ahead and get bids and survey property.
Councilmember S. Rose seconded the motion. The motion passed unanimously. (7:0)

7.3 Consideration and Possible Appointments, Re-appointments and/or Removals to City Boards and Commissions.

Councilmember Gordon made a motion to appoint Brian Thompson to the Diversity and Inclusion Commission. Councilmember S. Rose seconded the motion. The motion passed unanimously. (7:0)

Councilmember Gordon made a motion to appoint Andrew Ingrassia, Ross Barber, Dana Wilcott to the Communications Task Force. Councilmember S. Rose seconded the motion. The motion passed unanimously. (7:0)

8. EXECUTIVE SESSION *Entered: 9:34 PM*

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].

8.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

8.2. 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.

9. ACTION RELATIVE TO EXECUTIVE SESSION *Reconvened: 10:26 PM*

9.1. Discussion and possible action relating to legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

Councilmember T. Rose made a motion to direct staff to add agenda item to next Tuesday's (September 1) meeting for Interim City Manager. Councilmember Snyder seconded the motion. The motion passed unanimously. (7:0)

9.2. 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; 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.

10. ADJOURNMENT *10:24 PM*

PASSED and APPROVED October 1, 2020.

_____
Doug Gaul, Mayor

ATTEST:

_____
Holly Nagy, City Secretary

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:

[1]As 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

	Mustang Creek PID	
Property ID	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 Extenstion, 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

		Cross Creek PID	
Property ID	Lot Type	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

		Cross Creek PID	
Property ID	Lot Type	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

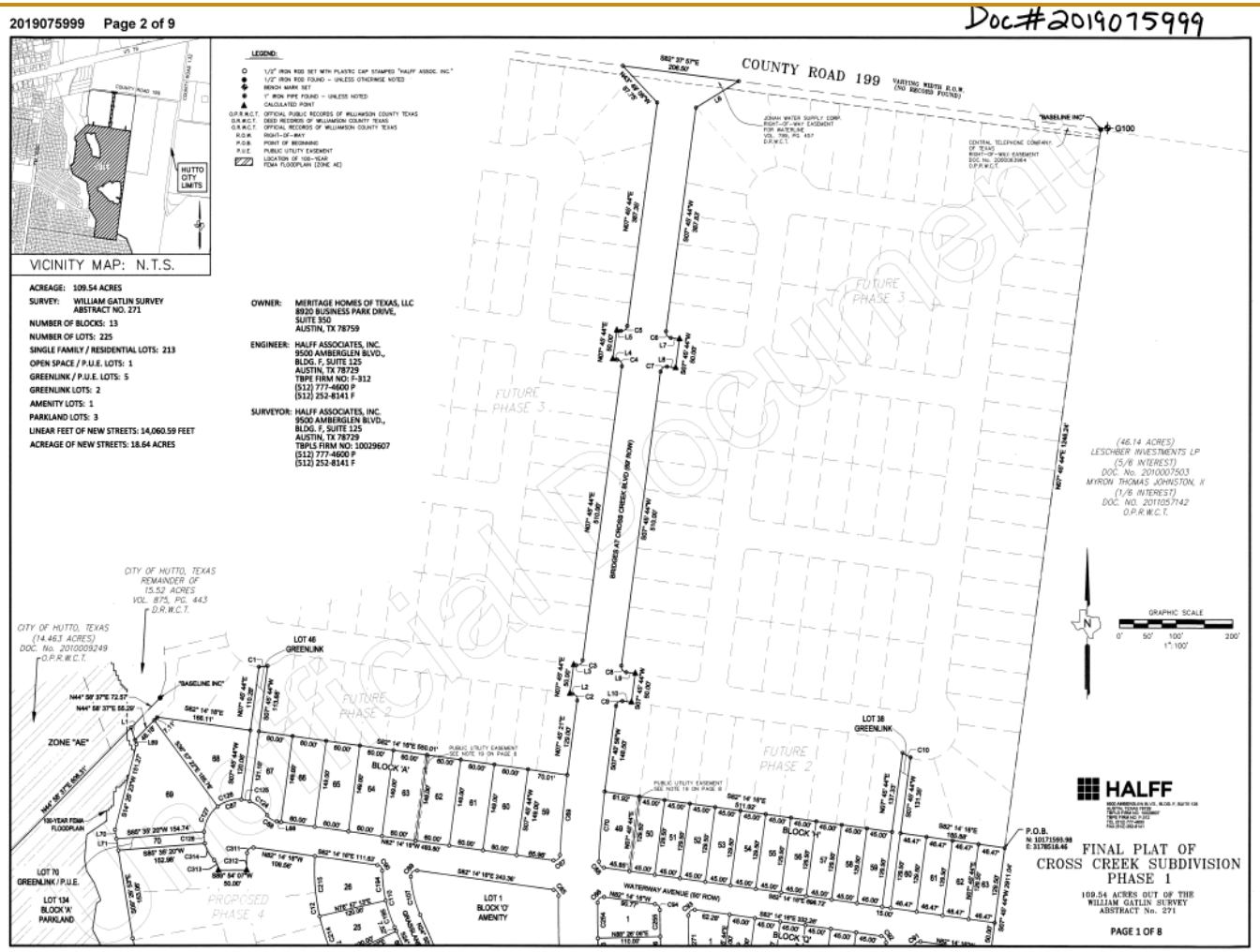
		Cross Creek PID	
Property ID	Lot Type	Outstanding Special Assessment	Annual Installment due 1/31/21
R584996	Lot Type 1	$ 12,838.72	$ 741.31
R584997	Lot Type 1	$ 12,838.72	$ 741.31
R584998	Lot Type 1	$ 12,838.72	$ 741.31
R584999	Lot Type 1	$ 12,838.72	$ 741.31
R585000	Lot Type 1	$ 12,838.72	$ 741.31
R585001	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

		Cross Creek PID	
Property ID	Lot Type	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**

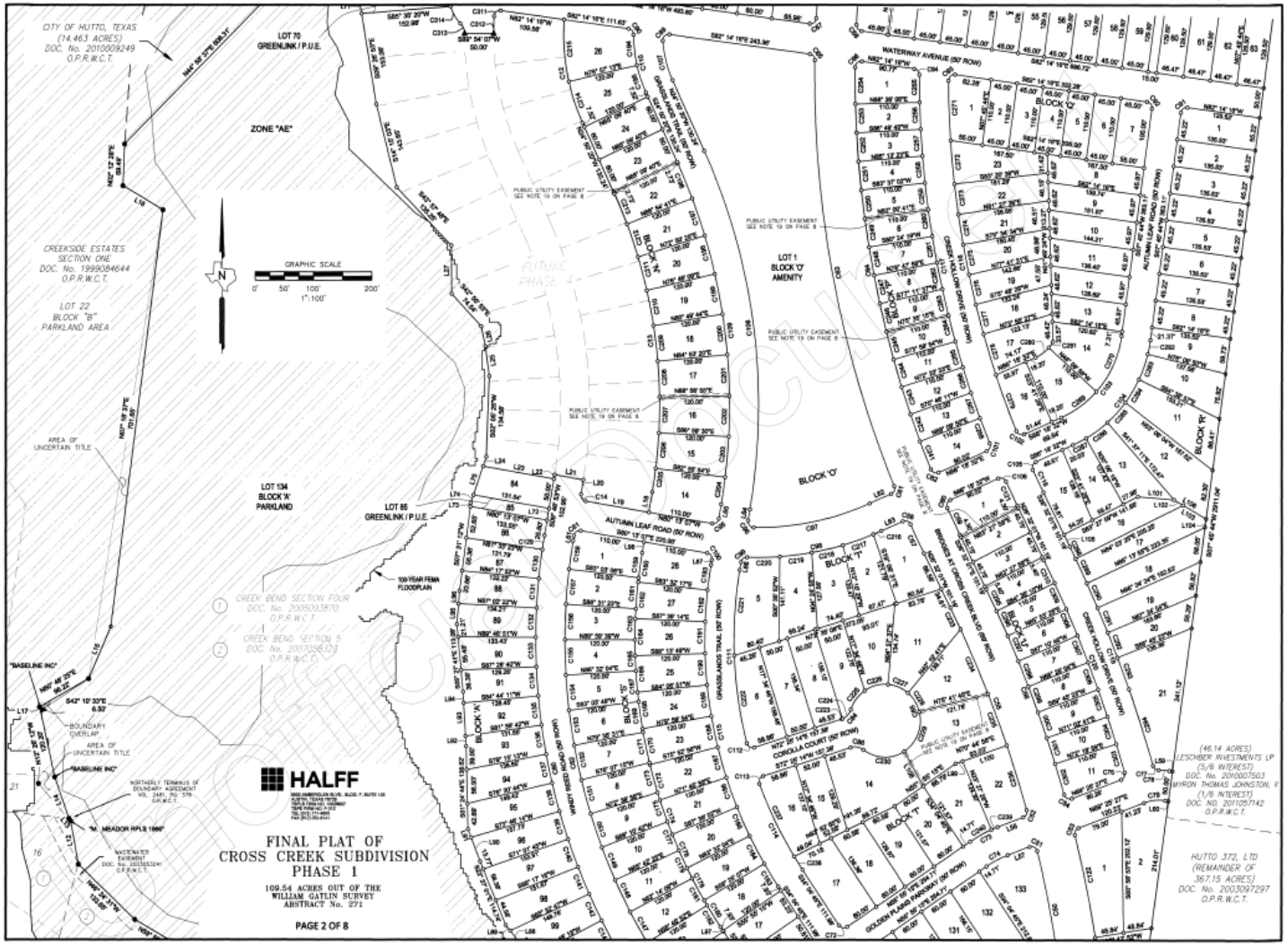
[a] The Unplatted Parcel Assessment is allocated pro rata based on acreage until a plat is recorded.

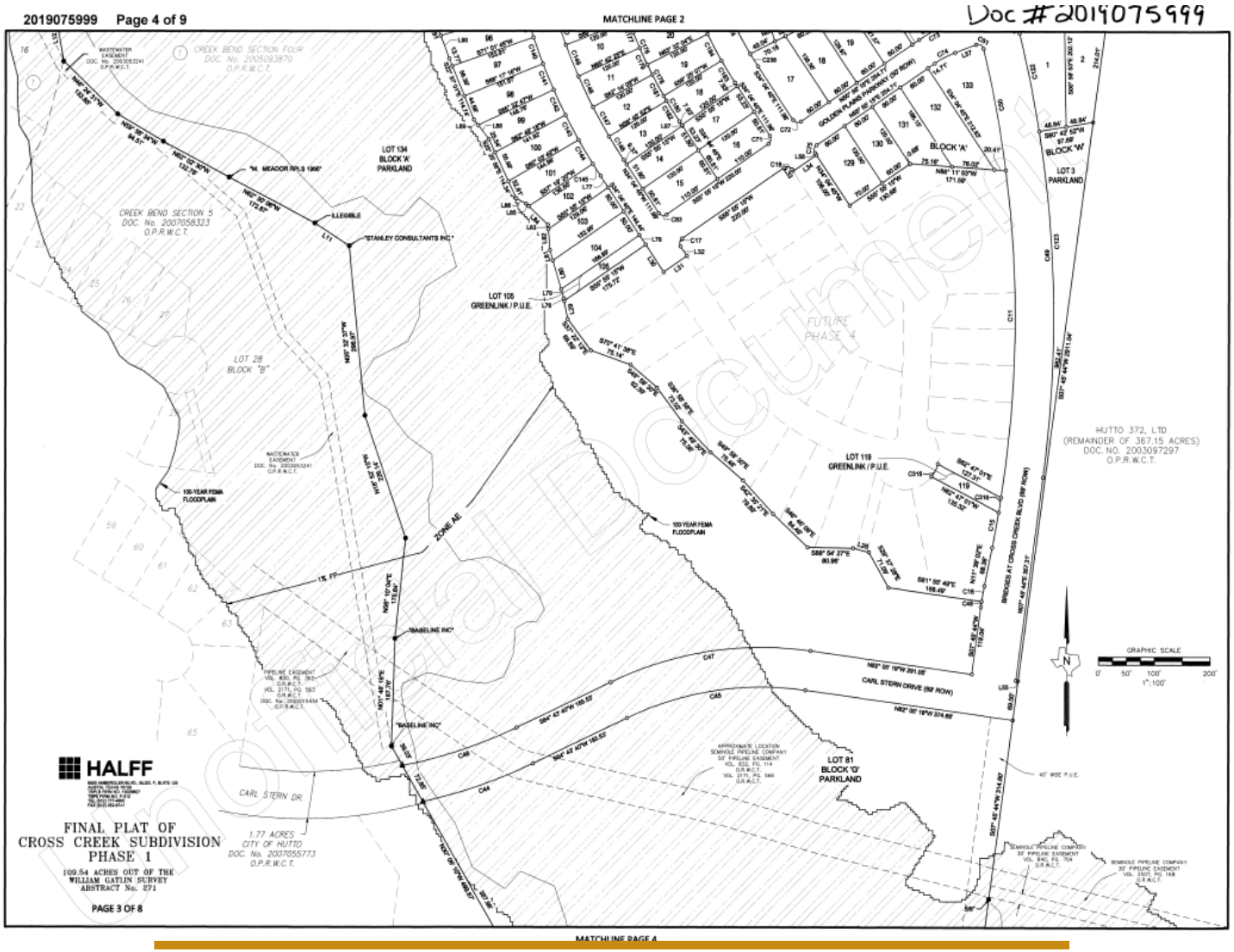
EXHIBIT B – APPROVED PLATS



2019075999 Page 3 of 9

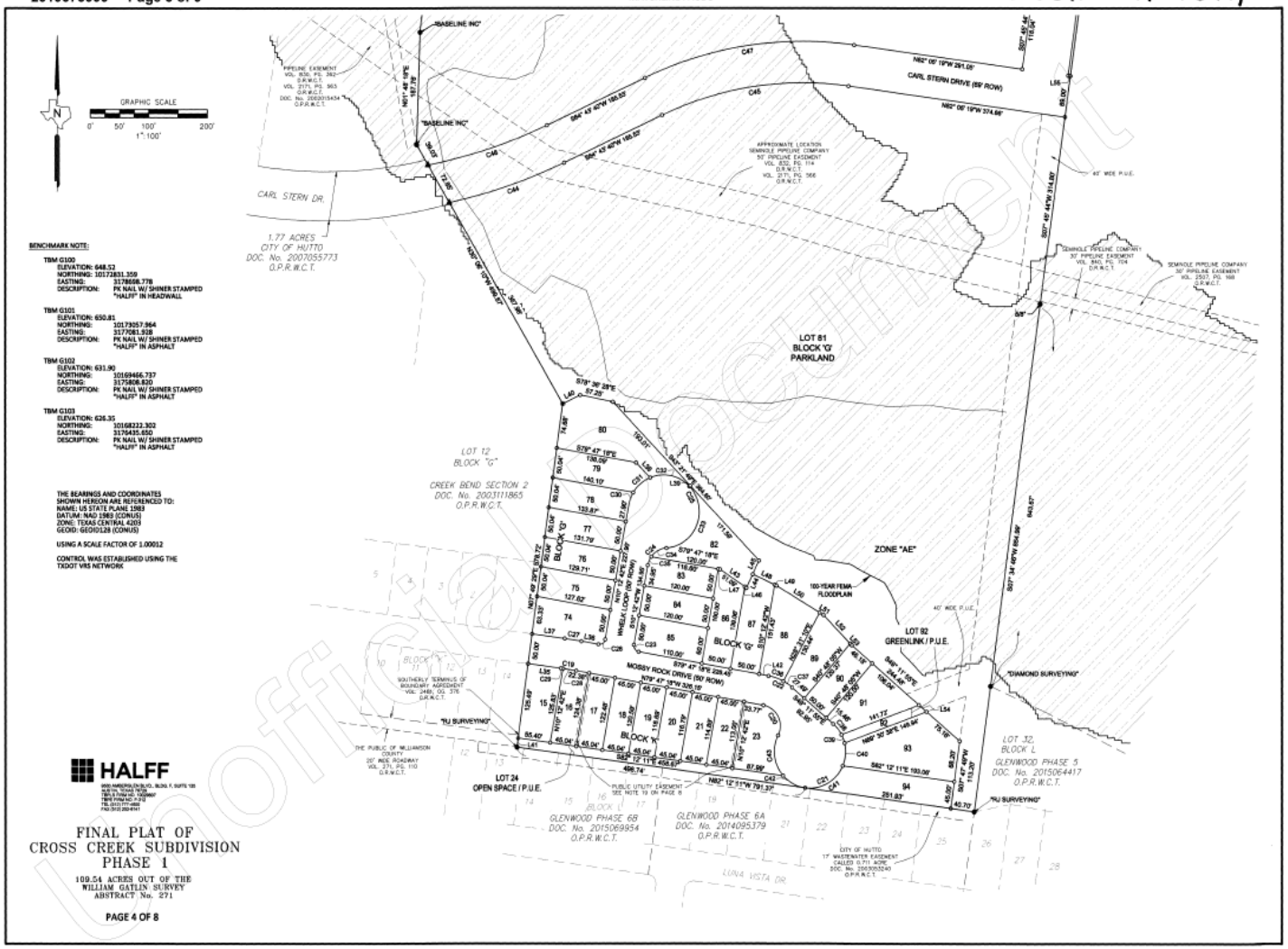
Doc# 2019075999




2019075999 Page 4 of 9
MATCHLINE PAGE 2
Doc #2019075999
LOT 134
BLOCK 'A'
PARKLAND
CREEK BEND SECTION 5
DOC. No. 2007058323
O.P.R.W.C.T.
LOT 28
BLOCK "B"
LOT 105
GREENLINK / P.U.E.
FUTURE
PHASE 4
LOT 119
GREENLINK / P.U.E.
BLOCK 'A'
BLOCK 'W'
LOT 3
PARKLAND
HUTTO 372, LTD
(REMAINDER OF 367.15 ACRES)
DOC. NO. 2003097297
O.P.R.W.C.T.
100-YEAR FEMA FLOODPLAIN
ZONE AE
CARL STERN DRIVE (80' ROW)
LOT 81
BLOCK 'G'
PARKLAND
1.77 ACRES
CITY OF HUTTO
DOC. No. 2007055773
O.P.R.W.C.T.
GRAPHIC SCALE
HALFF
FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1
109.54 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271
PAGE 3 OF 8
MATCHLINE PAGE 4

MATCHLINE PAGE 3

Doc#2019075999



Unofficial Document

Doc #2019075999

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	61.00'	15.42'	15.38'	N84°59'19"E	14°29'07"
C2	10.00'	15.71'	14.14'	N37°14'16"W	90°00'00"
C3	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C4	10.00'	15.71'	14.14'	N37°14'16"W	90°00'00"
C5	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C6	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C7	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C8	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C9	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C10	61.00'	16.20'	16.15'	S60°29'36"E	15°12'47"
C11	1965.50'	571.98'	569.96'	N00°43'48"E	16°40'25"
C12	355.00'	176.97'	175.15'	N10°33'27"W	28°33'47"
C13	845.00'	510.58'	502.85'	N07°31'43"W	34°37'13"
C14	10.00'	15.71'	14.14'	S35°13'07"E	90°00'00"
C15	1965.50'	62.38'	62.38'	N10°44'29"E	1°49'07"
C16	554.00'	27.55'	27.55'	N10°13'33"E	2°50'59"
C17	10.00'	15.71'	14.14'	S10°55'15"W	90°00'00"
C18	10.00'	15.71'	14.14'	N79°04'45"W	90°00'00"
C19	575.00'	26.55'	26.54'	N81°06'39"W	2°38'42"
C20	35.00'	64.82'	55.95'	N28°43'56"W	106°06'44"
C21	61.00'	272.04'	96.45'	S78°33'45"W	255°31'21"
C22	85.00'	45.38'	44.84'	S64°29'37"E	30°35'23"
C23	10.00'	15.71'	14.14'	S34°47'16"E	90°00'00"
C24	35.00'	46.13'	42.87'	S47°56'22"W	75°31'21"
C25	61.00'	272.04'	96.45'	S42°01'38"E	255°31'21"
C26	10.00'	15.71'	14.14'	N55°12'42"E	90°00'00"
C27	625.00'	28.85'	28.85'	S81°06'39"E	2°38'42"
C28	575.00'	22.63'	22.63'	N80°54'57"W	2°15'17"
C29	575.00'	3.92'	3.92'	N82°14'18"W	0°23'26"
C30	61.00'	22.61'	22.48'	S20°49'48"W	21°14'12"
C31	61.00'	38.85'	38.20'	S49°41'37"W	36°29'25"
C32	61.00'	73.14'	68.84'	N77°42'45"W	68°41'52"
C33	61.00'	137.44'	110.18'	N21°11'07"E	129°05'52"
C34	35.00'	30.58'	29.62'	S60°42'15"W	50°03'36"
C35	35.00'	15.55'	15.43'	S22°56'34"W	25°27'45"
C36	85.00'	27.16'	27.04'	N70°38'04"W	18°18'29"
C37	85.00'	18.22'	18.19'	N55°20'23"W	12°16'54"
C38	61.00'	23.05'	22.91'	N38°22'31"W	21°38'49"
C39	61.00'	15.04'	15.00'	N20°29'22"W	14°07'30"
C40	61.00'	38.79'	38.14'	N04°47'17"E	36°25'49"
C41	61.00'	79.63'	74.09'	N60°24'01"E	74°47'39"
C42	61.00'	43.71'	42.78'	S61°40'34"E	41°03'10"
C43	61.00'	71.84'	67.76'	S07°24'47"E	67°28'24"
C44	909.50'	208.47'	208.02'	S71°17'40"W	13°08'00"
C45	565.50'	327.52'	322.96'	S81°19'11"W	33°11'01"
C46	840.50'	215.13'	214.54'	S72°03'38"W	14°39'54"
C47	634.50'	367.48'	362.36'	S81°19'11"W	33°11'01"
C48	554.00'	10.04'	10.04'	S08°16'54"W	1°02'19"
C49	2034.50'	779.43'	774.67'	N03°12'46"W	21°57'01"
C50	1965.50'	215.75'	215.64'	S10°45'05"E	6°17'21"
C51	10.00'	16.87'	14.94'	S82°14'09"E	96°40'47"
C52	10.00'	14.90'	13.56'	N26°44'01"E	85°22'53"
C53	10.00'	14.59'	13.33'	N27°37'05"E	83°36'44"
C54	10.00'	16.48'	14.65'	S63°22'02"E	94°25'02"
C55	1965.50'	362.82'	362.31'	N21°14'43"W	10°34'36"
C56	2034.50'	368.41'	367.90'	S21°20'46"E	10°22'30"
C57	1784.50'	53.72'	53.72'	N25°40'16"W	1°43'30"
C58	10.00'	15.51'	14.00'	N69°15'00"W	88°52'57"
C59	1715.50'	49.90'	49.90'	S25°42'01"E	1°40'00"
C60	10.00'	15.91'	14.29'	S20°43'15"W	91°10'33"

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C61	10.00'	15.51'	14.00'	S21°52'04"W	88°52'57"
C62	10.00'	15.91'	14.29'	S68°06'11"E	91°10'33"
C63	1784.50'	729.32'	724.26'	S10°51'55"E	23°25'00"
C64	1715.50'	688.51'	683.90'	S11°01'03"E	22°59'44"
C65	10.00'	14.50'	13.26'	S40°41'30"E	83°04'51"
C66	10.00'	16.98'	15.01'	S49°07'17"W	97°16'56"
C67	10.00'	16.52'	14.71'	S50°25'34"W	94°40'21"
C68	10.00'	14.85'	13.52'	S39°41'46"E	85°04'59"
C69	1784.50'	138.35'	138.31'	S05°18'39"W	4°26'31"
C70	1715.50'	120.54'	120.51'	S04°51'30"W	4°01'33"
C71	10.00'	15.71'	14.14'	S10°55'15"W	90°00'00"
C72	10.00'	15.71'	14.14'	S79°04'45"E	90°00'00"
C73	225.00'	53.03'	52.90'	N62°40'21"E	13°30'12"
C74	175.00'	41.24'	41.15'	N62°40'21"E	13°30'12"
C75	10.00'	15.71'	14.14'	N10°55'15"E	90°00'00"
C76	10.00'	14.97'	13.61'	N26°32'22"E	85°46'10"
C77	10.00'	12.98'	12.08'	S53°24'31"E	74°16'59"
C78	125.00'	18.13'	18.12'	S86°23'38"E	8°18'44"
C79	75.00'	37.09'	36.72'	N83°35'36"E	28°20'17"
C80	1025.00'	784.65'	765.63'	S12°08'56"E	43°51'38"
C81	10.00'	15.71'	14.14'	N54°46'53"E	90°00'00"
C82	975.00'	746.37'	728.28'	N12°08'56"W	43°51'38"
C83	10.00'	15.71'	14.14'	N79°04'45"W	90°00'00"
C84	24.00'	22.95'	22.09'	N45°01'19"E	54°47'50"
C85	61.00'	308.32'	70.33'	S17°34'46"E	289°35'41"
C86	24.00'	22.95'	22.09'	N80°10'51"W	54°47'50"
C87	61.00'	170.77'	120.22'	S66°21'10"W	160°23'54"
C88	24.00'	20.44'	19.83'	N57°50'34"W	48°47'23"
C89	10.00'	17.72'	15.49'	N46°59'38"E	101°32'13"
C90	10.00'	14.23'	13.09'	S41°20'39"E	81°47'12"
C91	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C92	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C93	10.00'	17.11'	15.10'	N48°44'31"E	98°02'27"
C94	10.00'	14.37'	13.16'	N41°04'58"W	82°18'35"
C95	10.00'	15.71'	14.14'	S54°46'53"W	90°00'00"
C96	10.00'	17.26'	15.19'	N39°39'11"W	98°52'09"
C97	475.00'	203.97'	202.41'	S78°36'38"W	24°36'12"
C98	525.00'	236.14'	234.16'	S79°11'41"W	25°46'17"
C99	10.00'	14.36'	13.18'	S50°55'51"W	82°17'56"
C100	10.00'	15.71'	14.14'	S35°13'07"E	90°00'00"
C101	10.00'	15.49'	13.99'	N21°55'47"E	88°45'31"
C102	10.00'	15.93'	14.30'	N68°02'32"W	91°17'52"
C103	175.00'	178.82'	171.14'	S37°02'08"W	58°32'48"
C104	225.00'	229.91'	220.04'	S37°02'08"W	58°32'48"
C105	10.00'	15.93'	14.30'	S20°39'36"W	91°17'52"
C106	10.00'	15.49'	13.99'	N69°15'43"W	88°45'31"
C107	185.00'	68.01'	67.63'	N14°18'24"W	21°03'51"
C108	1015.00'	613.30'	604.01'	N07°31'43"W	34°37'13"
C109	965.00'	583.09'	574.26'	S07°31'43"E	34°37'13"
C110	235.00'	100.03'	99.27'	S12°38'41"E	24°23'17"
C111	685.00'	291.58'	289.38'	S02°24'47"E	24°23'19"
C112	10.00'	16.23'	14.50'	S61°05'36"E	92°58'20"
C113	10.00'	16.23'	14.50'	S25°56'04"W	92°58'20"
C114	685.00'	161.73'	161.35'	S27°18'56"E	13°31'38"
C115	735.00'	562.65'	549.01'	S12°08'56"E	43°51'38"
C116	1555.50'	600.39'	596.67'	N11°20'09"W	22°06'54"
C117	1605.50'	631.09'	627.04'	N11°11'20"W	22°31'19"
C118	1555.50'	41.94'	41.94'	S25°45'40"E	1°32'42"
C119	2194.50'	393.22'	392.70'	S21°24'01"E	10°16'00"
C120	2144.50'	381.34'	380.84'	N21°26'22"W	10°11'19"

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C121	1605.50'	44.86'	44.86'	N25°43'59"W	1°36'04"
C122	2034.50'	174.08'	174.03'	N11°44'12"W	4°54'09"
C123	2034.50'	605.34'	603.11'	N00°45'42"W	17°02'52"
C124	61.00'	40.09'	39.37'	N52°16'29"W	37°39'13"
C125	61.00'	15.08'	15.04'	N78°10'54"W	14°09'38"
C126	61.00'	44.39'	43.42'	S73°53'28"W	41°41'39"
C127	61.00'	51.12'	49.64'	S29°02'03"W	48°01'11"
C128	61.00'	20.09'	20.00'	S04°24'40"E	18°52'14"
C129	1025.00'	23.94'	23.93'	S09°06'45"W	1°20'17"
C130	1025.00'	49.04'	49.04'	S07°04'22"W	2°44'29"
C131	1025.00'	49.04'	49.04'	S04°19'53"W	2°44'29"
C132	1025.00'	49.04'	49.04'	S01°35'24"W	2°44'29"
C133	1025.00'	49.04'	49.04'	S01°09'05"E	2°44'29"
C134	1025.00'	49.04'	49.04'	S03°53'34"E	2°44'29"
C135	1025.00'	49.04'	49.04'	S06°38'04"E	2°44'29"
C136	1025.00'	49.04'	49.04'	S09°22'33"E	2°44'29"
C137	1025.00'	49.04'	49.04'	S12°07'02"E	2°44'29"
C138	1025.00'	49.04'	49.04'	S14°51'31"E	2°44'29"
C139	1025.00'	49.04'	49.04'	S17°36'00"E	2°44'29"
C140	1025.00'	49.04'	49.04'	S20°20'29"E	2°44'29"
C141	1025.00'	49.04'	49.04'	S23°04'58"E	2°44'29"
C142	1025.00'	49.04'	49.04'	S25°49'27"E	2°44'29"
C143	1025.00'	49.04'	49.04'	S28°33'57"E	2°44'29"
C144	1025.00'	49.04'	49.04'	S31°18'26"E	2°44'29"
C145	1025.00'	25.07'	25.07'	S33°22'43"E	1°24'04"
C146	975.00'	48.39'	48.38'	S32°39'26"E	2°50'37"
C147	975.00'	59.07'	59.06'	S29°29'59"E	3°28'17"
C148	975.00'	59.07'	59.06'	S26°01'43"E	3°28'17"
C149	975.00'	59.07'	59.06'	S22°33'26"E	3°28'17"
C150	975.00'	59.07'	59.06'	S19°05'10"E	3°28'17"
C151	975.00'	59.07'	59.06'	S15°36'53"E	3°28'17"
C152	975.00'	59.07'	59.06'	S12°08'37"E	3°28'17"
C153	975.00'	59.07'	59.06'	S08°40'20"E	3°28'17"
C154	975.00'	59.07'	59.06'	S05°12'04"E	3°28'17"
C155	975.00'	59.07'	59.06'	S01°43'47"E	3°28'17"
C156	975.00'	59.07'	59.06'	S01°44'29"W	3°28'17"
C157	975.00'	59.07'	59.06'	S05°12'46"W	3°28'17"
C158	975.00'	48.21'	48.21'	S08°21'54"W	2°49'59"
C159	855.00'	42.28'	42.27'	S08°21'54"W	2°49'59"
C160	855.00'	49.53'	49.53'	S08°07'18"W	3°19'10"
C161	855.00'	51.80'	51.79'	S05°12'46"W	3°28'17"
C162	855.00'	61.42'	61.41'	S04°24'15"W	4°06'57"
C163	855.00'	51.80'	51.79'	S01°44'29"W	3°28'17"
C164	855.00'	61.42'	61.41'	S00°17'17"W	4°06'57"
C165	855.00'	51.80'	51.79'	S01°43'47"E	3°28'17"
C166	855.00'	61.42'	61.41'	S03°49'40"E	4°06'57"
C167	855.00'	51.80'	51.79'	S05°12'04"E	3°28'17"
C168	855.00'	61.42'	61.41'	S07°56'38"E	4°06'57"
C169	855.00'	51.80'	51.79'	S08°40'20"E	3°28'17"
C170	855.00'	61.42'	61.41'	S12°03'35"E	4°06'57"
C171	855.00'	51.80'	51.79'	S12°08'37"E	3°28'17"
C172	855.00'	61.42'	61.41'	S16°10'32"E	4°06'57"
C173	855.00'	51.80'	51.79'	S15°36'53"E	3°28'17"
C174	855.00'	61.42'	61.41'	S20°17'30"E	4°06'57"
C175	855.00'	51.80'	51.79'	S19°05'10"E	3°28'17"
C176	855.00'	61.42'	61.41'	S24°24'27"E	4°06'57"
C177	855.00'	51.80'	51.79'	S22°33'26"E	3°28'17"
C178	855.00'	61.42'	61.41'	S28°31'25"E	4°06'57"
C179	855.00'	51.80'	51.79'	S26°01'43"E	3°28'17"
C180	855.00'	52.19'	52.19'	S32°19'49"E	3°29'52"

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C181	855.00'	51.80'	51.79'	S29°29'59"E	3°28'17"
C182	855.00'	42.43'	42.43'	S32°39'26"E	2°50'37"
C183	735.00'	44.87'	44.86'	S32°19'49"E	3°29'52"
C184	735.00'	52.80'	52.79'	S28°31'25"E	4°06'57"
C185	735.00'	52.80'	52.79'	S24°24'27"E	4°06'57"
C186	735.00'	52.80'	52.79'	S20°17'30"E	4°06'57"
C187	735.00'	52.80'	52.79'	S16°10'32"E	4°06'57"
C188	735.00'	52.80'	52.79'	S12°03'35"E	4°06'57"
C189	735.00'	52.80'	52.79'	S07°56'38"E	4°06'57"
C190	735.00'	52.80'	52.79'	S03°49'40"E	4°06'57"
C191	735.00'	52.80'	52.79'	S00°17'17"W	4°06'57"
C192	735.00'	52.80'	52.79'	S04°24'15"W	4°06'57"
C193	735.00'	42.58'	42.58'	S08°07'18"W	3°19'10"
C194	235.00'	51.66'	51.56'	S06°44'55"E	12°35'44"
C195	235.00'	48.37'	48.28'	S18°56'33"E	11°47'33"
C196	965.00'	63.16'	63.15'	N22°57'49"W	3°45'01"
C197	965.00'	66.17'	66.16'	N19°07'27"W	3°55'44"
C198	965.00'	66.17'	66.16'	N15°11'43"W	3°55'44"
C199	965.00'	68.38'	68.36'	N11°12'03"W	4°03'35"
C200	965.00'	68.38'	68.36'	N07°08'28"W	4°03'35"
C201	965.00'	68.38'	68.36'	N03°04'53"W	4°03'35"
C202	965.00'	68.38'	68.36'	N00°58'43"E	4°03'35"
C203	965.00'	68.38'	68.36'	N05°02'18"E	4°03'35"
C204	965.00'	45.70'	45.69'	N08°25'29"E	2°42'46"
C205	845.00'	40.01'	40.01'	N08°25'29"E	2°42'46"
C206	845.00'	59.87'	59.86'	N05°02'18"E	4°03'35"
C207	845.00'	59.87'	59.86'	N00°58'43"E	4°03'35"
C208	845.00'	59.87'	59.86'	N03°04'53"W	4°03'35"
C209	845.00'	59.87'	59.86'	N07°08'28"W	4°03'35"
C210	845.00'	59.87'	59.86'	N11°12'03"W	4°03'35"
C211	845.00'	57.94'	57.93'	N15°11'43"W	3°55'44"
C212	845.00'	57.94'	57.93'	N19°07'27"W	3°55'44"
C213	845.00'	55.31'	55.30'	N22°57'49"W	3°45'01"
C214	355.00'	73.06'	72.94'	S18°56'33"E	11°47'33"
C215	355.00'	103.91'	103.54'	S04°39'40"E	16°46'14"
C216	525.00'	14.83'	14.83'	N67°07'06"E	1°37'08"
C217	525.00'	55.01'	54.98'	N70°55'48"E	6°00'12"
C218	525.00'	54.80'	54.78'	N76°55'18"E	5°58'51"
C219	525.00'	55.22'	55.19'	N82°55'30"E	6°01'34"
C220	525.00'	56.28'	56.25'	N89°00'33"E	6°08'32"
C221	685.00'	143.30'	143.04'	S03°47'18"W	11°59'10"
C222	685.00'	148.28'	147.99'	S08°24'22"E	12°24'09"
C223	24.00'	1.47'	1.47'	N70°39'49"E	3°30'49"
C224	24.00'	21.48'	20.77'	N43°15'54"E	51°17'01"
C225	61.00'	40.08'	39.37'	S36°26'54"W	37°39'02"

HALFF

FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1

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

PAGE 5 OF 8

Doc #2019075999

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C226	61.00'	42.25'	41.41'	S75°07'01"W	39°41'12"
C227	61.00'	37.65'	37.06'	N67°21'21"W	35°22'04"
C228	61.00'	37.65'	37.06'	N31°59'17"W	35°22'04"
C229	61.00'	76.02'	71.20'	N21°23'54"E	71°24'19"
C230	61.00'	74.65'	70.08'	S87°50'26"E	70°07'00"
C233	1965.50'	40.15'	40.15'	N25°56'54"W	1°10'13"
C234	1965.50'	117.75'	117.74'	N23°38'49"W	3°25'57"
C235	1965.50'	91.94'	91.93'	N20°35'26"W	2°40'49"
C236	1965.50'	112.98'	112.96'	N17°36'14"W	3°17'36"
C237	685.00'	135.62'	135.40'	S26°13'26"E	11°20'38"
C238	685.00'	26.10'	26.10'	S32°59'15"E	2°11'00"
C239	225.00'	11.32'	11.32'	S67°58'59"W	2°52'56"
C240	225.00'	41.71'	41.65'	S61°13'53"W	10°37'16"
C241	1715.50'	50.27'	50.27'	S21°40'32"E	1°40'45"
C242	1715.50'	48.08'	48.08'	S20°01'59"E	1°36'21"
C243	1715.50'	48.08'	48.08'	S18°25'38"E	1°36'21"
C244	1715.50'	48.08'	48.08'	S16°49'17"E	1°36'21"
C245	1715.50'	48.08'	48.08'	S15°12'55"E	1°36'21"
C246	1715.50'	48.08'	48.08'	S13°36'34"E	1°36'21"
C247	1715.50'	48.08'	48.08'	S12°00'13"E	1°36'21"
C248	1715.50'	48.08'	48.08'	S10°23'51"E	1°36'21"
C249	1715.50'	48.08'	48.08'	S08°47'30"E	1°36'21"
C250	1715.50'	48.08'	48.08'	S07°11'09"E	1°36'21"
C251	1715.50'	48.08'	48.08'	S05°34'47"E	1°36'21"
C252	1715.50'	48.08'	48.08'	S03°58'26"E	1°36'21"
C253	1715.50'	48.08'	48.08'	S02°22'05"E	1°36'21"
C254	1715.50'	61.24'	61.23'	S00°32'33"E	2°02'43"
C255	1605.50'	45.88'	45.87'	S00°44'47"E	1°38'14"
C256	1605.50'	45.00'	45.00'	S02°22'05"E	1°36'21"
C257	1605.50'	45.00'	45.00'	S03°58'26"E	1°36'21"
C258	1605.50'	45.00'	45.00'	S05°34'47"E	1°36'21"
C259	1605.50'	45.00'	45.00'	S07°11'09"E	1°36'21"
C260	1605.50'	45.00'	45.00'	S08°47'30"E	1°36'21"
C261	1605.50'	45.00'	45.00'	S10°23'51"E	1°36'21"
C262	1605.50'	45.00'	45.00'	S12°00'13"E	1°36'21"
C263	1605.50'	45.00'	45.00'	S13°36'34"E	1°36'21"
C264	1605.50'	45.00'	45.00'	S15°12'55"E	1°36'21"
C265	1605.50'	45.00'	45.00'	S16°49'17"E	1°36'21"
C266	1605.50'	45.00'	45.00'	S18°25'38"E	1°36'21"
C267	1605.50'	45.00'	45.00'	S20°01'59"E	1°36'21"
C268	1605.50'	45.21'	45.21'	S21°38'34"E	1°36'49"
C269	175.00'	74.76'	74.19'	N54°04'17"E	24°28'31"
C270	175.00'	104.07'	102.54'	N24°47'53"E	34°04'17"
C271	1555.50'	100.10'	100.09'	S02°07'19"E	3°41'14"

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C272	1555.50'	73.04'	73.03'	S05°18'39"E	2°41'25"
C273	1555.50'	51.15'	51.14'	S07°35'53"E	1°53'02"
C274	1555.50'	51.15'	51.14'	S09°28'55"E	1°53'02"
C275	1555.50'	51.15'	51.14'	S11°21'57"E	1°53'02"
C276	1555.50'	51.15'	51.14'	S13°15'00"E	1°53'02"
C277	1555.50'	51.15'	51.14'	S15°08'02"E	1°53'02"
C278	1555.50'	71.57'	71.57'	S17°23'39"E	2°38'11"
C279	1555.50'	99.94'	99.92'	S20°33'10"E	3°40'52"
C280	65.00'	27.77'	27.56'	N84°04'17"E	24°28'31"
C281	65.00'	12.14'	12.12'	N36°29'03"E	10°41'58"
C282	225.00'	23.85'	23.84'	N10°47'57"E	6°04'25"
C283	225.00'	45.22'	45.14'	N19°35'36"E	11°30'53"
C284	225.00'	45.22'	45.14'	N31°06'30"E	11°30'53"
C285	225.00'	45.22'	45.14'	N42°37'23"E	11°30'53"
C286	225.00'	45.22'	45.14'	N54°08'16"E	11°30'53"
C287	225.00'	25.19'	25.17'	N63°06'07"E	6°24'50"
C288	2194.50'	22.62'	22.62'	N26°14'18"W	0°35'26"
C289	2194.50'	45.00'	45.00'	N25°21'20"W	1°10'30"
C290	2194.50'	45.00'	45.00'	N24°10'51"W	1°10'30"
C291	2194.50'	45.00'	45.00'	N23°00'21"W	1°10'30"
C292	2194.50'	45.00'	45.00'	N21°49'51"W	1°10'30"
C293	2194.50'	56.15'	56.15'	N20°30'38"W	1°27'58"
C294	2194.50'	134.45'	134.43'	N18°01'20"W	3°30'38"
C295	2034.50'	40.35'	40.35'	N25°57'56"W	1°08'11"
C296	2034.50'	45.75'	45.75'	N24°45'11"W	1°17'18"
C297	2034.50'	45.75'	45.75'	N23°27'53"W	1°17'18"
C298	2034.50'	45.75'	45.75'	N22°10'35"W	1°17'18"
C299	2034.50'	45.75'	45.75'	N20°53'16"W	1°17'18"
C300	2034.50'	45.75'	45.75'	N19°35'58"W	1°17'18"
C301	2034.50'	45.75'	45.75'	N18°18'40"W	1°17'18"
C302	2034.50'	53.56'	53.56'	N16°54'46"W	1°30'30"
C303	2144.50'	49.47'	49.47'	N17°00'22"W	1°19'19"
C304	2144.50'	48.22'	48.22'	N18°18'40"W	1°17'18"
C305	2144.50'	48.22'	48.22'	N19°35'58"W	1°17'18"
C306	2144.50'	48.22'	48.22'	N20°53'16"W	1°17'18"
C307	2144.50'	48.22'	48.22'	N22°10'35"W	1°17'18"
C308	2144.50'	48.22'	48.22'	N23°27'53"W	1°17'18"
C309	2144.50'	48.22'	48.22'	N24°45'11"W	1°17'18"
C310	2144.50'	42.53'	42.53'	N25°57'56"W	1°08'11"
C311	10.00'	16.46'	14.68'	S50°36'14"W	94°19'00"
C312	475.00'	29.38'	29.37'	S01°40'26"W	3°32'37"
C313	24.00'	19.00'	18.51'	N22°46'43"W	45°21'40"
C314	61.00'	33.66'	33.23'	N29°39'10"W	31°36'46"
C315	61.00'	25.18'	25.00'	N27°12'59"E	23°38'58"
C316	1965.50'	26.25'	26.25'	N09°26'58"E	0°45'55"

Line Table		
Line #	Length	Direction
L1	22.45'	S17°59'04"E
L2	4.50'	N82°14'16"W
L3	4.52'	S82°14'16"E
L4	7.51'	N82°14'16"W
L5	7.51'	S82°14'16"E
L6	88.34'	S58°51'43"W
L7	15.48'	S82°14'16"E
L8	15.48'	N82°14'16"W
L9	15.98'	S82°14'16"E
L10	16.00'	N82°14'16"W
L11	73.20'	N57°21'53"W
L12	73.59'	N10°19'27"W
L13	5.18'	N37°39'42"W
L14	73.21'	N19°24'00"W
L15	95.09'	N23°37'10"E
L16	79.81'	N59°31'53"W
L17	6.50'	S42°10'33"E
L18	34.41'	N09°46'53"E
L19	110.00'	S80°13'07"E
L20	24.41'	S09°46'53"W
L21	50.00'	S80°13'07"E
L22	7.35'	S09°46'53"W
L23	123.47'	S80°13'07"E
L24	17.20'	S18°57'05"W
L25	50.00'	S07°43'52"E
L26	34.42'	S12°05'23"E
L27	80.41'	S00°22'44"E
L28	29.13'	S76°36'56"E
L29	31.96'	S11°10'24"E
L30	57.54'	N34°04'45"W
L31	50.00'	S55°55'15"W
L32	20.00'	S34°04'45"E
L33	4.00'	N34°04'45"W
L34	50.00'	S55°55'15"W
L35	56.72'	N82°26'01"W
L36	29.70'	S79°47'18"E

Line Table		
Line #	Length	Direction
L37	56.50'	S82°26'01"E
L38	35.02'	S43°55'11"E
L39	1.78'	N46°38'11"E
L40	33.27'	N64°08'30"E
L41	15.00'	N07°49'29"E
L42	16.45'	S79°47'18"E
L43	54.81'	S55°35'44"E
L44	25.34'	N25°00'54"E
L45	25.34'	S25°00'54"W
L46	3.73'	S55°35'44"E
L47	3.40'	S79°47'18"E
L48	41.50'	S64°59'06"E
L49	3.52'	S64°59'06"E
L50	86.47'	S58°46'51"E
L51	7.69'	S58°46'51"E
L52	68.05'	S43°37'32"E
L53	3.84'	S43°37'32"E
L54	17.10'	S49°11'55"E
L55	4.00'	N82°05'19"W
L56	46.90'	N69°25'27"E
L57	39.98'	N69°25'27"E
L58	4.00'	N34°04'45"W
L59	5.53'	S82°14'16"E
L60	5.53'	S82°14'16"E
L61	8.54'	N09°46'53"E
L62	40.34'	S66°18'32"W
L63	40.34'	S66°18'32"W
L64	18.85'	N09°46'53"E
L65	24.41'	S09°46'53"W
L66	13.36'	S09°46'53"W
L67	8.54'	S09°46'53"W
L68	7.84'	N82°14'16"W
L69	7.85'	N17°59'04"W
L70	15.91'	N09°26'53"W
L71	20.08'	N09°26'53"W
L72	20.00'	S09°46'53"W

Line Table		
Line #	Length	Direction
L73	6.06'	N07°31'12"E
L74	14.13'	N18°57'05"E
L75	50.65'	N18°57'05"E
L76	4.76'	S11°10'24"E
L77	24.44'	S34°04'45"E
L78	20.00'	S34°04'45"E
L79	16.39'	N16°24'00"W
L80	52.48'	N16°24'00"W
L81	18.78'	N16°24'00"W
L82	36.90'	N04°33'06"W
L83	7.86'	N04°33'06"W
L84	47.48'	N47°29'22"W
L85	6.31'	N47°29'22"W
L86	19.75'	N81°29'07"W
L88	31.24'	N38°47'35"W
L89	12.10'	N38°47'35"W
L90	42.85'	N21°05'36"W
L91	14.95'	N21°05'36"W
L92	16.98'	N03°19'25"W
L93	55.35'	N03°19'25"W
L94	16.82'	N03°19'25"W
L95	34.44'	N04°37'57"E
L96	21.80'	N04°37'57"E
L97	9.37'	N34°04'45"W
L98	18.54'	S09°46'53"W
L99	12.72'	S70°44'58"W
L100	80.31'	S70°44'58"W
L101	62.39'	S85°38'08"E
L102	18.04'	S59°50'37"E
L103	45.58'	S59°50'37"E
L104	14.12'	S07°45'44"W
L105	22.38'	S26°32'01"E
L106	63.62'	S59°50'37"E
L107	6.50'	S42°10'33"E
L108	66.62'	S29°50'56"E

HALFF

FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1

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

PAGE 6 OF 8

Unofficial Document

Doc #2019075999

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 MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NUMBER 2018105406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.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 "HALFF" 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 Leachker Investments, LP and recorded in Document Number 2010007503 of said O.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 189 (CR 189), a variable width right-of-way (no 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°45'44"E a distance of 1,246.24 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 367.15 acres tract described in a Warranty Deed to Hutto 372, LTD and recorded in Document Number 2003097297 of said O.P.R.W.C.T., S07°45'44"W a distance of 2,911.04 feet to 5/8-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 367.15 acres tract;

CONTINUING with said east line of the 167.461 acres tract and the west line of the remainder of the said 367.15 acres tract, S07°34'46"W passing at a distance of 943.67 feet a 1/2-inch iron rod with plastic cap stamped "DIAMOND SURVEYING" found for the northeast corner of Lot 32, Glenwood, Phase 5, a legal subdivision according to the plat of record in Document Number 2015064417 of said O.P.R.W.C.T., continuing in all a distance of 854.99 feet to a 1/2-inch iron rod with plastic cap stamped "RJ 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 32, Glenwood Phase 5 and the northwest corner of Lot 26, said Glenwood Phase 5, the northeast corner of Lot 25, Glenwood Phase 6A, a legal subdivision according to the plat of record in Document Number 2014085379 of said O.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 6A and the north line of Glenwood Phase 8B, a legal subdivision according to the plat of record in Document Number 2015069554 of said O.P.R.W.C.T., N82°12'11"W a distance of 791.37 feet to a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found in the north line of Lot 18, said Glenwood Phase 6B for the southwest corner of said 167.461 acres tract, the southwest corner of said 124.47 acres tract and this tract, same being the southwest corner of a 20-feet wide roadway as described in a Dedication Deed to the Public in Volume 271, Page 110 of Deed Records, Williamson County, Texas (D.R.W.C.T.);

THENCE leaving said north 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-feet wide roadway, and the east line of Creek Bend, Section 2, a legal subdivision according to the plat of record in Document Number 2003111865 of said O.P.R.W.C.T., N07°49'28E a distance of 578.72 feet to a 1-inch (inside diameter) iron pipe found for an angle point in said east line of the 167.461 acres tract and said west line of Creek Bend, Section 2;

CONTINUING with said west line of the 167.461 acres tract, same being east line of said Creek Bend, Section 2, the east line of a called 1.77 acres tract described in a Dedication Special Warranty Deed to the City of Hutto and recorded in Document Number 2007055773 of said O.P.R.W.C.T., and the east line of Creek Bend Section 5, a legal subdivision according to the plat of record in Document Number 2007058323 of said O.P.R.W.C.T., N30°06'10"W a distance of 499.87 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 5;

CONTINUING with said west line of the 167.461 acres tract and said east line of Creek Bend Section 5 the following nine (9) courses and distances:

1. N01°48'18"E a distance of 187.76 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found,
2. N06°10'04"E a distance of 175.64 feet to a 1/2-inch iron rod found,
3. N18°52'15"W a distance of 226.14 feet to a 1/2-inch iron rod found,
4. N05°32'37"W a distance of 296.97 feet to a 1/2-inch iron rod with plastic cap stamped "STANLEY CONSULTANTS INC." found,
5. N57°21'53"W a distance of 73.20 feet to a 1/2-inch iron rod found,
6. N62°30'06"W a distance of 172.87 feet to a 1/2-inch iron rod with plastic cap stamped "M. MEADOR RPLS 1966" found,
7. N62°02'30"W a distance of 132.78 feet to a 1/2-inch iron rod found,
8. N59°56'34"W a distance of 94.51 feet to a 1/2-inch iron rod found, and
9. N46°24'51"W a distance of 133.65 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 28, said Creek Bend, Section 5, same being the most easterly corner of Lot 16, Creek Bend, Section 4, a legal subdivision according to the plat of record in Document Number 2005093870 of said O.P.R.W.C.T.

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

1. N10°19'27"W a distance of 73.59 feet to a 1/2-inch iron rod with plastic cap stamped "M MEADOR RPLS 1966" found, and
2. N37°39'42"W a distance of 5.18 feet for the northeast corner of Lot 16, Creek Bend Section 4, same being the southeast corner of Lot 21, Creekside Estates Section 1, a legal subdivision according to the plat of record in Document Number 1999084644 of said O.P.R.W.C.T.;

CONTINUING with said west line of the 167.461 acres tract, N19°34'00"W a distance of 73.21 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°26'12"W passing at a distance of 102.48 feet the east line of Lot 22, said Creekside Estates Section 1, and continuing in all a distance of 120.20 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found, from which a 1/2-inch iron rod found for an angle point in said east line of Lot 22 bears S42°10'33"E a distance of 6.50 feet;

CONTINUING across said Lot 22 with said west line of the 167.461 acres tract, N80°46'25"E a distance of 96.22 feet to 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, Creekside Estates Section 1;

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

1. N23°37'10"E a distance of 95.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and
2. N07°18'37"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, Creekside Estate, Section 1;

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

1. N59°31'53"W a distance of 79.81 feet to a 1/2-inch iron rod found, and
2. N02°12'28"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, Creekside Estates Section 1, for the southwest corner of a called 14.463 acres tract described in a Special Warranty Deed and Quitclaim to the City of Hutto and recorded in Document Number 2010005249 of said O.P.R.W.C.T.;

THENCE with said west line of the 167.461 acres tract, same being the south line of said 14.463 acres tract and the south line of the remainder of a called 15.52 acres tract described in a Warranty Deed to the City of Hutto and recorded in Volume 875, Page 443 of said D.R.W.C.T., N44°58'37"E a distance of 606.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" 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 N44°58'37"E a distance of 72.57 feet;

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

1. S17°59'04"E a distance of 22.45 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N44°58'37"E a distance of 55.29 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. S82°14'16"E a distance of 166.11 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N07°45'44"E a distance of 110.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. with the arc of a curve to the left a distance of 15.42 feet, said curve having a radius of 61.00 feet, a central angle of 14°29'07", and a chord bearing N84°59'19"E a distance of 15.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. S07°45'44"W a distance of 113.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. S82°14'16"E a distance of 550.01 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N07°45'21"E a distance of 129.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N37°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N82°14'16"W a distance of 4.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N07°45'44"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. S82°14'16"E a distance of 4.52 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N52°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
14. N07°45'44"E a distance of 510.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N37°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. N82°14'16"W a distance of 7.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. N07°45'44"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. S82°14'16"E a distance of 7.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
19. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N52°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
20. N07°45'44"E a distance of 387.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
21. N43°49'08"W a distance of 87.75 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of CR 199, same being the north line of said 167.461 acres tract;

THENCE with the north line of said 167.461 acres tract, same being the south right-of-way line of CR 199, S82°37'57"E a distance of 206.50 feet to a to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE into and across said 167.461 acres tract, the following eighteen (19) courses and distances:

1. S58°51'43"W a distance of 88.34 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. S07°45'44"W a distance of 387.83 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S37°14'16"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. S82°14'16"E a distance of 15.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. S07°45'44"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N82°14'16"W a distance of 15.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S52°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. S07°45'44"W a distance of 310.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S37°14'16"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. S82°14'16"E a distance of 15.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. S07°45'44"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N82°14'16"W a distance of 16.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S52°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
14. S07°40'56"W a distance of 148.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. S82°14'16"E a distance of 511.92 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. N07°45'44"E a distance of 137.33 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. with the arc of a curve to the left a distance of 16.20 feet, said curve having a radius of 61.00 feet, a central angle of 15°12'47", and a chord bearing S80°29'38"E a distance of 16.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. S07°45'44"W a distance of 131.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
19. S82°14'16"E a distance of 185.88 feet to said POINT OF BEGINNING and containing 124.47 acres.

SAVE AND EXCEPT FOLLOWING TWO TRACTS:

A 9.08 ACRES TRACT, BEING OUT OF SAID 167.461 ACRES TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found for the southeast corner of said 167.461 acres tract and the southeast corner of said 124.47 acres tract, same being the southwest corner of Lot 32, the northwest 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 32, Glenwood Phase 5 and the west line of the remainder of the said 367.15 acres tract, N07°38'53"E a distance of 1,367.08 feet to calculated point, and N82°14'16"W a distance of 89.35 feet to the POINT OF BEGINNING;

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

1. N81°55'49"W a distance of 168.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N29°37'28"W a distance of 71.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N76°36'58"W a distance of 29.13 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N88°54'27"W a distance of 80.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N46°46'09"W a distance of 84.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N42°25'21"W a distance of 79.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N49°58'30"W a distance of 75.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N43°49'30"W a distance of 75.36 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N36°58'38"W a distance of 73.02 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N49°39'30"W a distance of 62.39 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N70°41'38"W a distance of 75.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N37°22'13"W a distance of 68.69 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. N11°10'24"W a distance of 31.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
14. N55°55'15"E a distance of 175.72 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. S34°04'45"E a distance of 57.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. N55°55'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. N34°04'45"W a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N10°55'15"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
19. N55°55'15"E a distance of 220.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
20. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S79°04'45"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
21. S34°04'45"E a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
22. N55°55'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
23. S34°04'45"E a distance of 106.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
24. N55°55'15"E a distance of 130.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
25. S86°11'53"E a distance of 171.55 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
26. with the arc of a curve to the right a distance of 571.98 feet, said curve having a radius of 1965.50 feet, a central angle of 16°40'25", and a chord bearing S00°43'48"W a distance of 569.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
27. N62°47'01"W a distance of 127.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
28. with the arc of a curve to the right a distance of 25.18 feet, said curve having a radius of 61.00 feet, a central angle of 23°38'58", and a chord bearing S27°12'59"W a distance of 25.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
29. S62°47'01"E a distance of 135.32 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
30. with the arc of a curve to the right a distance of 62.38 feet, said curve having a radius of 1965.50 feet, a central angle of 01°49'07", and a chord bearing S30°44'29"W a distance of 62.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
31. S11°38'03"W a distance of 68.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
32. with the arc of a curve to the left a distance of 27.55 feet, said curve having a radius of 554.00 feet, a central angle of 02°50'59", and a chord bearing S10°13'33"W a distance of 27.55 feet to said POINT OF BEGINNING and containing 9.08 acres.

A 5.85 ACRES TRACT, BEING OUT OF SAID 167.461 ACRES TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found for the southeast corner of said 167.461 acres tract and the southeast corner of said 124.47 acres tract, same being the southwest corner of Lot 32, the northwest 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 32, Glenwood Phase 5, the west line of the remainder of the said 367.15 acres tract and the west line of said 46.14 acres tract, N07°42'23"E a distance of 2,791.10 feet to calculated point, and N82°14'16"W a distance of 948.32 feet to the POINT OF BEGINNING;

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

1. N80°13'07"W a distance of 110.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N35°13'07"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N09°46'53"E a distance of 24.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N80°13'07"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. S09°46'53"W a distance of 7.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N80°13'07"W a distance of 123.47 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N18°57'05"E a distance of 17.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N02°05'25"E a distance of 134.58 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N07°43'52"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N12°05'23"W a distance of 34.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N42°55'53"W a distance of 74.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N00°22'44"W a distance of 80.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. N43°57'48"W a distance of 135.25 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
14. N14°15'03"W a distance of 143.65 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. N09°26'53"W a distance of 153.06 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. N85°35'20"E a distance of 152.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. with the arc of a curve to the left a distance of 33.66 feet, said curve having a radius of 61.00 feet, a central angle of 31°36'46", and a chord bearing S28°39'10"E a distance of 33.23 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. with the arc of a curve to the right a distance of 19.00 feet, said curve having a radius of 24.00 feet, a central angle of 45°21'40", and a chord bearing S22°46'43"E a distance of 18.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
19. N89°54'07"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
20. with the arc of a curve to the right a distance of 29.38 feet, said curve having a radius of 475.00 feet, a central angle of 03°32'37", and a chord bearing N01°40'26"E a distance of 29.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
21. with the arc of a curve to the right a distance of 16.46 feet, said curve having a radius of 10.00 feet, a central angle of 94°19'00", and a chord bearing N50°36'34"E a distance of 14.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
22. S82°14'16"E a distance of 109.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" 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 28°33'47", and a chord bearing S16°23'27"E a distance of 175.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
24. S24°50'20"E a distance of 130.24 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
25. with the arc of a curve to the right a distance of 510.58 feet, said curve having a radius of 845.00 feet, a central angle of 34°37'13", 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 "HALFF" set,
26. S09°46'53"W a distance of 34.41 feet to said POINT OF BEGINNING and containing 5.85 acres.

HALFF
9600 AMERICAN PLAZA CT., BLDG F, SUITE 120
AUSTIN, TEXAS 78759
TBPLS FIRM NO. 10029607
TBPE FIRM NO. F-22
TEL (512) 777-4800
FAX (512) 252-8141

FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1

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

PAGE 7 OF 8

Doc # 2019075999

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 GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE 1/2" 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 ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
    WATER: CITY OF HUTTTO
    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 O, 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 3) 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 (PUE) IS HEREBY DEDICATED ON EACH SIDE OF THE INTERIOR LOT LINE SHARED BY THE FOLLOWING LOTS: BLOCK A, LOTS 62-63; 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.

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

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT CERTAIN 109.54 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 167.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105406 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 12 DAY OF August, 2019

BY:
MATTHEW SCRIVENER, LAND DEVELOPMENT VICE PRESIDENT
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TX 78759

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE 12th DAY OF August, 2019.

BY, MATTHEW SCRIVENER, LAND DEVELOPMENT VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 12 DAY OF August, 2019

Elizabeth Mayle
NOTARY PUBLIC, THE STATE OF TEXAS

ELIZABETH MAYLE
Notary Public, State of Texas
Comm. Expires 07-20-2022
Notary ID 131693319

Elizabeth Mayle 7-20-2022
PRINTED NAME 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 ON THE GROUND 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 12th DAY OF August, 2019

8-12-2019
DATE

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6011
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TBPLS, FIRM REGISTRATION NO. 10029607
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729

STATE OF TEXAS
DAN H. CLARK
6011
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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 (FEMA) BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY. THE 1% CHANCE FLOODPLAINS SHOWN ON THIS PLAT ARE PRELIMINARY FEMA FLOODPLAINS, PROVIDED BY THE CITY OF HUTTO, AND CONSIDERED TO BE THE BEST AVAILABLE DATA AT THIS TIME.

I 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.

8/12/2019
DATE

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

STATE OF TEXAS
NICHOLAS P. LESCHKE
130255
LICENSED
PROFESSIONAL ENGINEER

STREET NAMES APPROVED

8/12/19
WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE
Teresa Baker

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

15th DAY OF November, 20 18

8/14/2019 8/14/2019
DOUG GAUL, MAYOR DATE LACIE HALE, CITY SECRETARY DATE
Lacie Hale

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 16th DAY OF AUGUST 2019 A.D., AT 9:00 O'CLOCK, A M., AND DULY RECORDED THIS THE 16th DAY OF AUGUST 2019 A.D., AT 9:10 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 McKenzie, DEPUTY
Brenda McKenzie

COUNTY COURT WILLIAMSON COUNTY, TEXAS

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

WATER AND WASTEWATER SERVICE:
CITY OF HUTTO ENGINEERING
210 U.S. 79 EAST, SUITE #103,
HUTTO, TX 78634
CONTACT: SAMUEL T. RAY, P.E.
512-759-5989

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

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
CONTACT: WILSON GIRALDO
512-244-5670

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

TV CABLE SERVICE:
SPECTRUM BUSINESS
(FORMERLY TIME WARNER CABLE)
CONTACT: CHRIS TERHEUN
205-602-6782

TV CABLE SERVICE:
CENTURYLINK
CONTACT: MORGGONE MISSOURI
281-560-6053

BUILDING SETBACKS						
	FRONT	GARAGE DOOR	SIDE	SIDE STREET	REAR	BUILDING HEIGHT
TYPICAL LOT (50'+ LOT)	20 FT.	25 FT.	5 FT.	15 FT.	10 FT.	35 FT. / 2.5 STORIES
TYPICAL LOT (45'-49' LOT)	20 FT.	25 FT.	5 FT.	10 FT.	10 FT.	35 FT. / 2.5 STORIES
CUL-DE-SAC OR BULB LOT	15 FT.	20 FT.	5 FT.	10 FT.	5 FT.	35 FT. / 2.5 STORIES
ACCESSORY BUILDING	*SEE NOTE	*SEE NOTE	5 FT.	15 FT.	5 FT.	15 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 10.404.2.2 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.

HALFF
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729-1102
TEL (512) 777-4600
TBPE FIRM NO. 312
TBPLS FIRM NO. 10029607
FAX (512) 252-8141

FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1

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

PAGE 8 OF 8

Unofficial Document

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 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.

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 _____.

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
Initial Authorized Improvements					
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%**
Bond Issuance Costs					
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]
Buildings with Funding				
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%	
Buildings yet to Secure Funding				
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

				Co-Op PID	
Property ID	Lot #	Building #	Projected Building SqFt	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 Due 1/31	Principal [a]	Interest [a]	Annual Collection Costs [b]	TIRZ Credit [b]	Annual 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 Due 1/31	Principal	Interest [a]	Annual Collection 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 Due 1/31	Principal	Interest [a]	Annual Collection 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	Principal	Interest [a]	Annual Collection 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	Principal	Interest [a]	Annual Collection 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 Due 1/31	Principal	Interest [a]	Annual Collection 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	Principal	Interest [a]	Annual Collection 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	Principal	Interest [a]	Annual Collection Costs [b]	TIRZ Credit [b]	Annual Installment
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	Principal	Interest [a]	Annual Collection 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	Principal	Interest [a]	Annual Collection Costs [b]	TIRZ Credit [b]	Annual Installment
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 Due 1/31	Principal	Interest [a]	Annual Collection 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 Due 1/31	Principal	Interest [a]	Annual Collection 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	Principal	Interest [a]	Annual Collection Costs [b]	TIRZ Credit [b]	Annual Installment
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 Due 1/31	Principal	Interest [a]	Annual Collection 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	$ 890,178.75
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	$ 985,691.25
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
	$ 42,844,006.39

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 WILLLIAM J BROWN SURVEY NO 22 ABSTRACT NO 105

SUBMITTED BY: CITY OF HUTTO

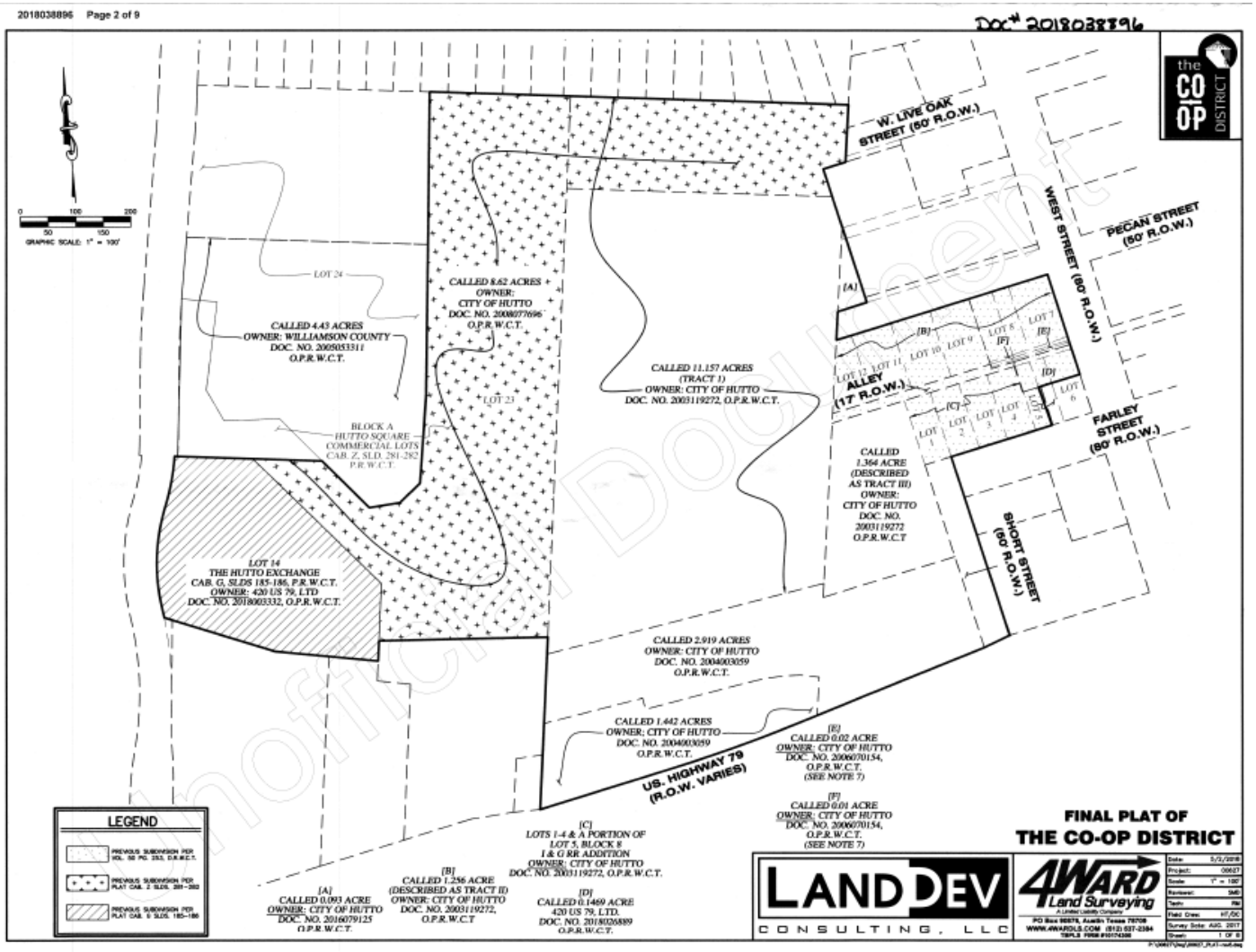
DIGITALLY RECORDED

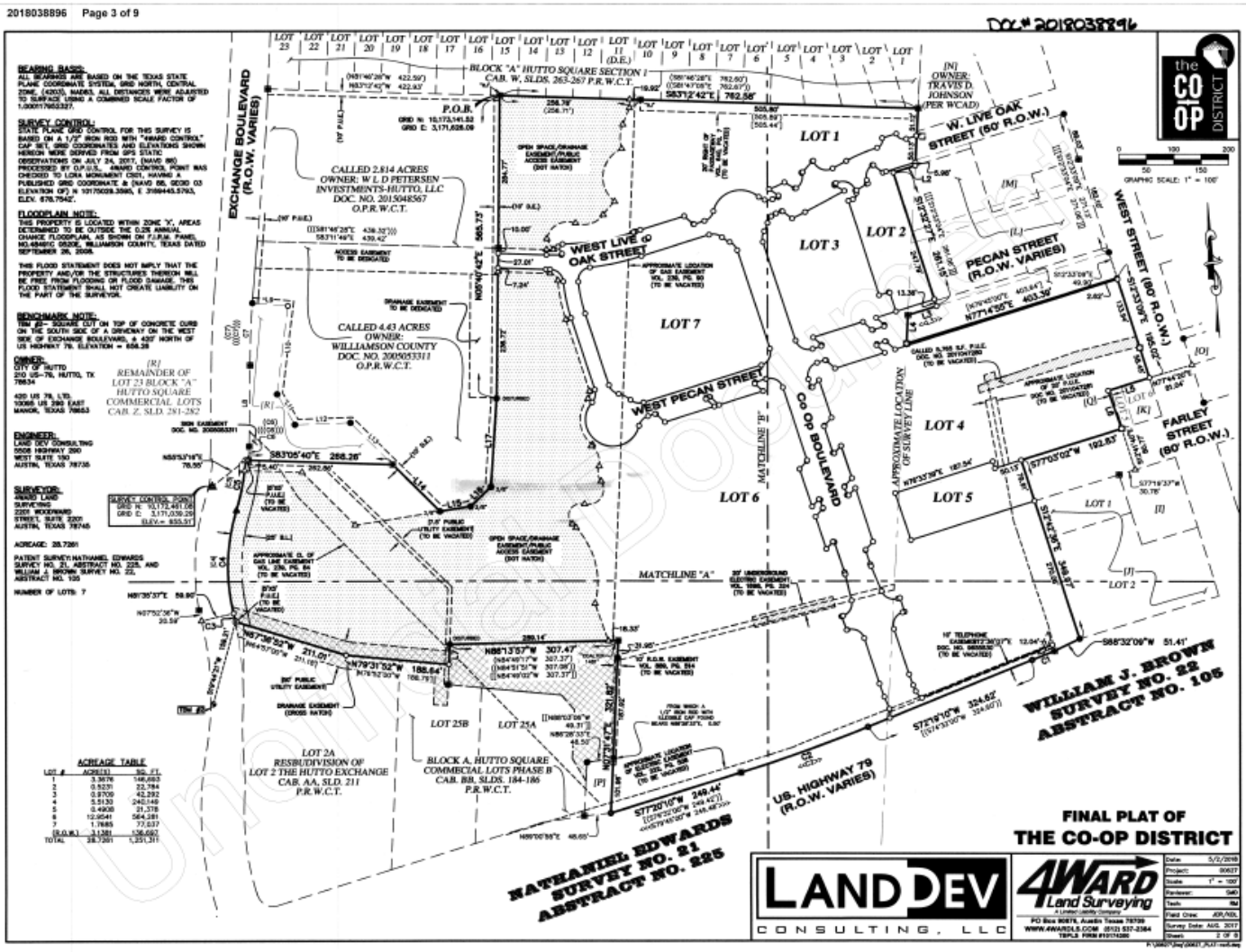
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018038896

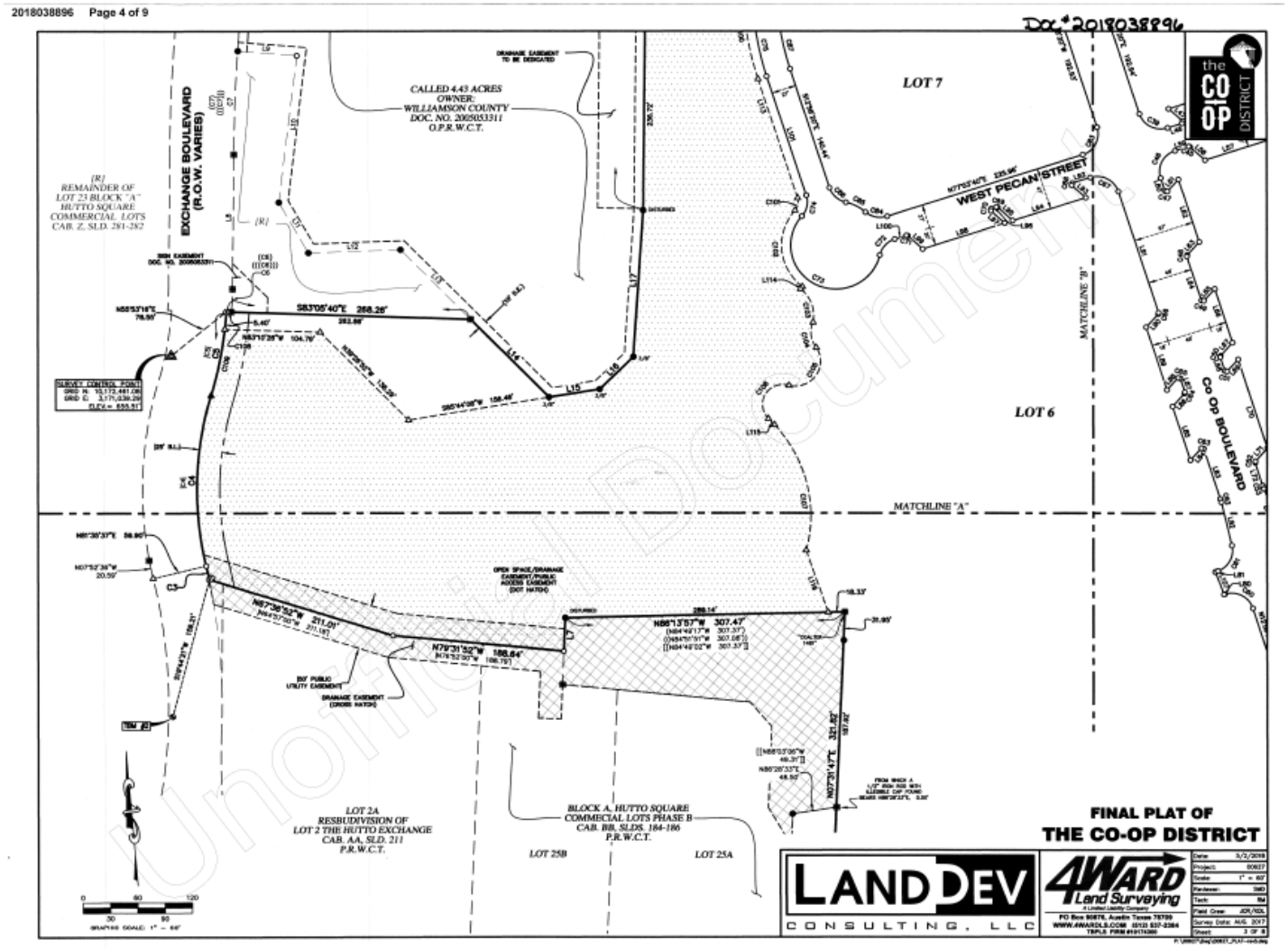
PLAT Fee: $616.00
05/08/2018 10:29 AM CPHELPS

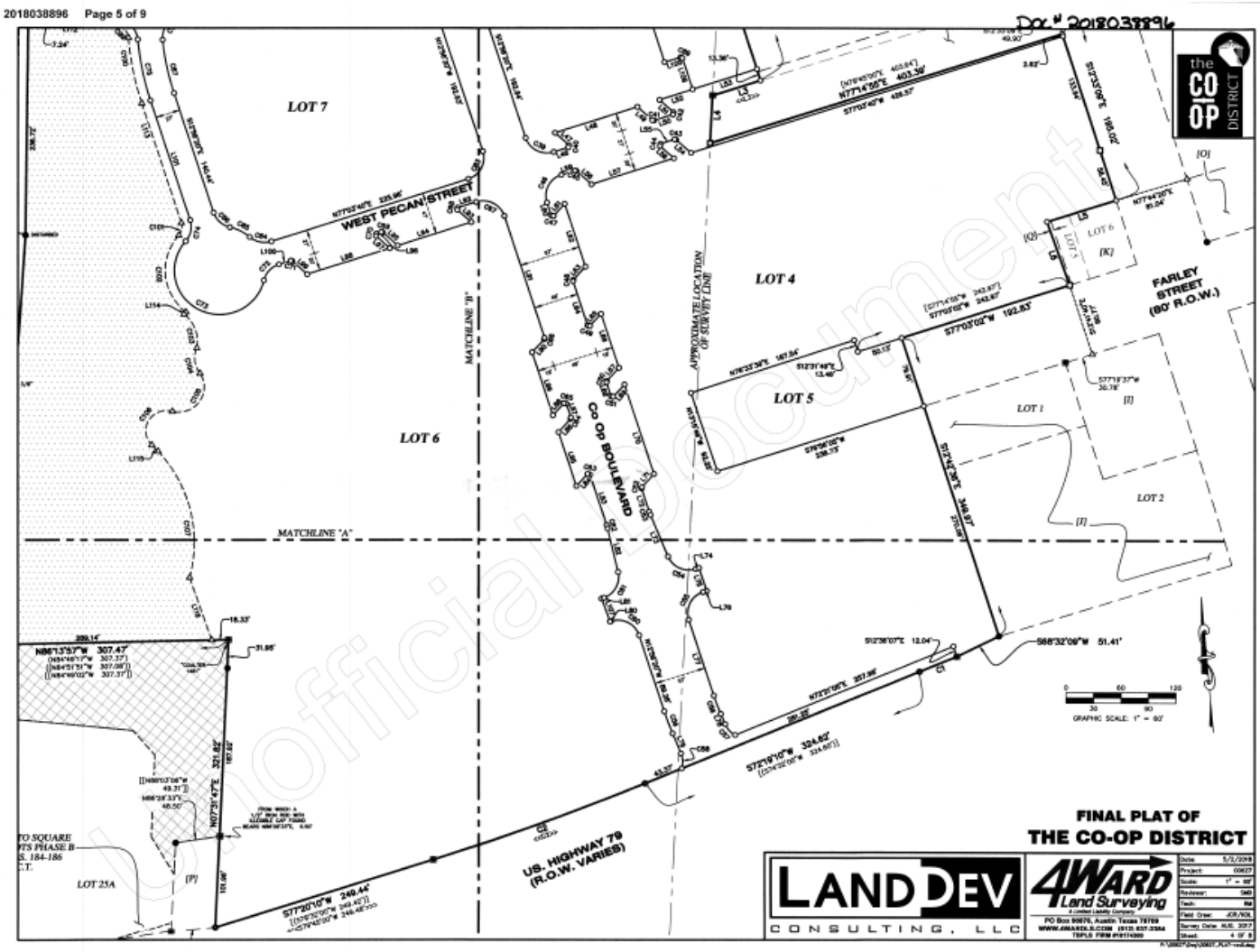
Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

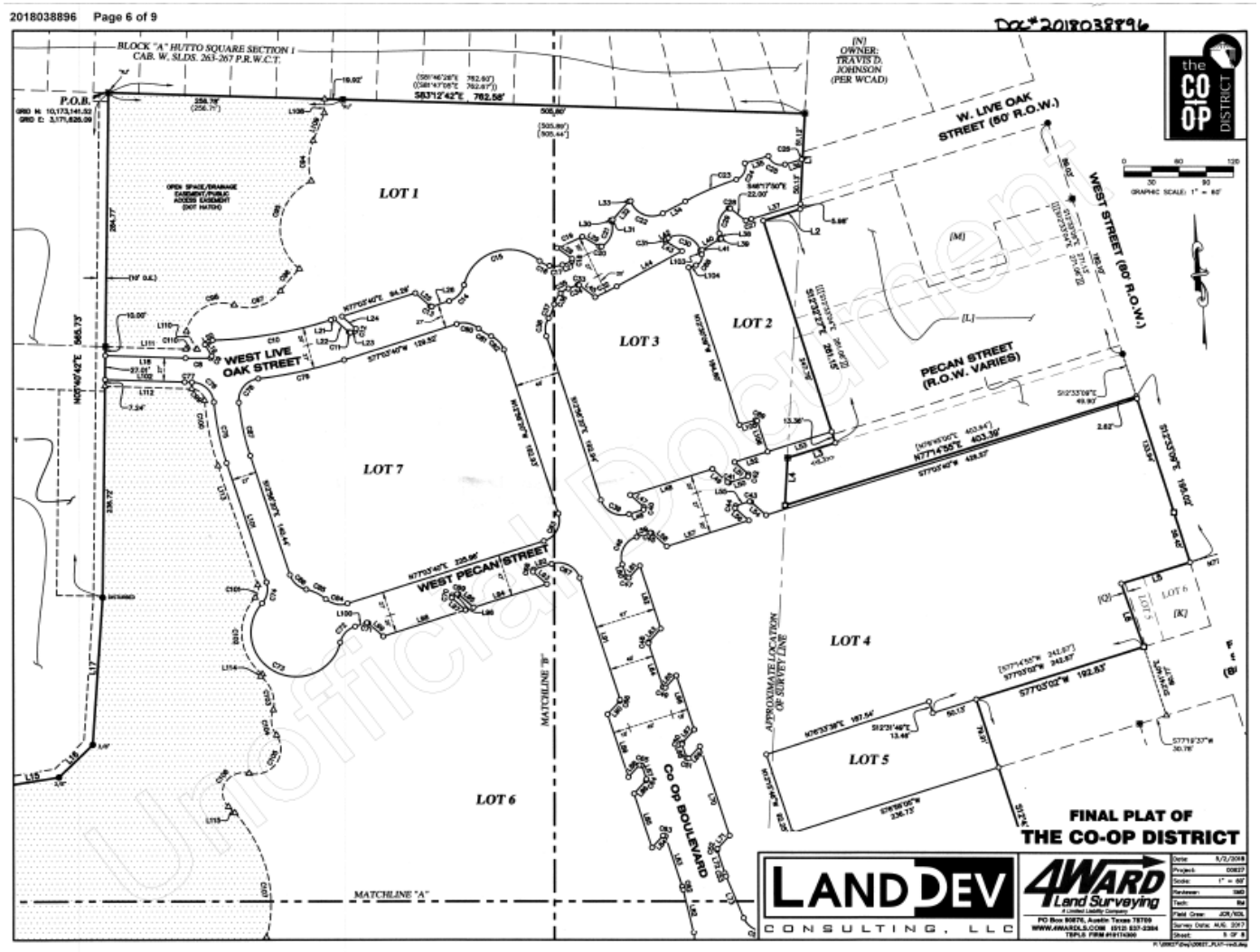

2018038896 Page 2 of 9
Doc# 2018038896
the CO OP DISTRICT
GRAPHIC SCALE: 1" = 100'
W. LIVE OAK STREET (50' R.O.W.)
WEST STREET (80' R.O.W.)
PECAN STREET (50' R.O.W.)
FARLEY STREET (80' R.O.W.)
SHORT STREET (50' R.O.W.)
ALLEY (17' R.O.W.)
US. HIGHWAY 79 (R.O.W. VARIES)
LOT 24
LOT 23
CALLED 4.43 ACRES OWNER: WILLIAMSON COUNTY DOC. NO. 2005053311 O.P.R.W.C.T.
BLOCK A HUTTO SQUARE COMMERCIAL LOTS CAB. Z, SLD. 281-282 P.R.W.C.T.
CALLED 8.62 ACRES OWNER: CITY OF HUTTO DOC. NO. 2008077696 O.P.R.W.C.T.
CALLED 11.157 ACRES (TRACT 1) OWNER: CITY OF HUTTO DOC. NO. 2003119272, O.P.R.W.C.T.
LOT 14 THE HUTTO EXCHANGE CAB. G, SLDS 185-186, P.R.W.C.T. OWNER: 420 US 79, LTD DOC. NO. 2018003332, O.P.R.W.C.T.
CALLED 1.364 ACRE (DESCRIBED AS TRACT III) OWNER: CITY OF HUTTO DOC. NO. 2003119272 O.P.R.W.C.T
CALLED 2.919 ACRES OWNER: CITY OF HUTTO DOC. NO. 2004003059 O.P.R.W.C.T.
CALLED 1.442 ACRES OWNER: CITY OF HUTTO DOC. NO. 2004003059 O.P.R.W.C.T.
[E] CALLED 0.02 ACRE OWNER: CITY OF HUTTO DOC. NO. 2006070154, O.P.R.W.C.T. (SEE NOTE 7)
[F] CALLED 0.01 ACRE OWNER: CITY OF HUTTO DOC. NO. 2006070154, O.P.R.W.C.T. (SEE NOTE 7)
[A] CALLED 0.093 ACRE OWNER: CITY OF HUTTO DOC. NO. 2016079125 O.P.R.W.C.T.
[B] CALLED 1.256 ACRE (DESCRIBED AS TRACT II) OWNER: CITY OF HUTTO DOC. NO. 2003119272, O.P.R.W.C.T
[C] LOTS 1-4 & A PORTION OF LOT 5, BLOCK 8 I & G RR ADDITION OWNER: CITY OF HUTTO DOC. NO. 2003119272, O.P.R.W.C.T.
[D] CALLED 0.1469 ACRE 420 US 79, LTD. DOC. NO. 2018026889 O.P.R.W.C.T.
LEGEND
PREVIOUS SUBDIVISION PER VOL. 50 PG. 253, D.R.W.C.T.
PREVIOUS SUBDIVISION PER PLAT CAB. Z SLDS. 281-282
PREVIOUS SUBDIVISION PER PLAT CAB. G SLDS. 185-186
FINAL PLAT OF
THE CO-OP DISTRICT
LAND DEV CONSULTING, LLC
4WARD Land Surveying
Unofficial Document


2018038896 Page 3 of 9
DOC# 2018038896
the CO OP DISTRICT
FINAL PLAT OF
THE CO-OP DISTRICT
LAND DEV CONSULTING, LLC
4WARD Land Surveying
EXCHANGE BOULEVARD (R.O.W. VARIES)
W. LIVE OAK STREET (50' R.O.W.)
WEST LIVE OAK STREET
PECAN STREET (R.O.W. VARIES)
WEST STREET (80' R.O.W.)
FARLEY STREET (80' R.O.W.)
WEST PECAN STREET
CO OP BOULEVARD
US. HIGHWAY 79 (R.O.W. VARIES)
MATCHLINE "A"
MATCHLINE "B"
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 25A
LOT 25B
LOT 2A
RESUBDIVISION OF LOT 2 THE HUTTO EXCHANGE CAB. AA, SLD. 211 P.R.W.C.T.
BLOCK A, HUTTO SQUARE COMMERCIAL LOTS PHASE B CAB. BB, SLDS. 184-186 P.R.W.C.T.
BLOCK "A" HUTTO SQUARE SECTION 1 CAB. W, SLDS. 263-267 P.R.W.C.T.
CALLED 2.814 ACRES OWNER: W L D PETERSEN INVESTMENTS-HUTTO, LLC DOC. NO. 2015048567 O.P.R.W.C.T.
CALLED 4.43 ACRES OWNER: WILLIAMSON COUNTY DOC. NO. 2005053311 O.P.R.W.C.T.
REMAINDER OF LOT 23 BLOCK "A" HUTTO SQUARE COMMERCIAL LOTS CAB. Z, SLD. 281-282
NATHANIEL EDWARDS SURVEY NO. 21 ABSTRACT NO. 225
WILLIAM J. BROWN SURVEY NO. 22 ABSTRACT NO. 105
ACREAGE TABLE
LOT # ACRE(S) SQ. FT.
1 3.3876 148,653
2 0.5231 22,784
3 0.9709 42,292
4 5.5133 240,149
5 0.4908 21,378
6 12.9544 564,281
7 1.7685 77,037
(R.O.W.) 3.1381 136,667
TOTAL 28.7281 1,251,311
GRAPHIC SCALE: 1" = 100'


2018038896 Page 4 of 9
Doc #2018038896
FINAL PLAT OF
THE CO-OP DISTRICT
LAND DEV
CONSULTING, LLC
4WARD Land Surveying
LOT 7
LOT 6
LOT 2A
RESUBDIVISION OF
LOT 2 THE HUTTO EXCHANGE
CAB. AA, SLD. 211
P.R.W.C.T.
BLOCK A, HUTTO SQUARE
COMMERCIAL LOTS PHASE B
CAB. BB, SLDS. 184-186
P.R.W.C.T.
LOT 25B
LOT 25A
CALLED 4.43 ACRES
OWNER:
WILLIAMSON COUNTY
DOC. NO. 2005053311
O.P.R.W.C.T.
EXCHANGE BOULEVARD
(R.O.W. VARIES)
WEST PECAN STREET
CO OP BOULEVARD
MATCHLINE "A"
MATCHLINE "B"
the CO OP DISTRICT



Unofficial Document



Unofficial Document

2018038896 Page 7 of 9

DOC # 2018038896

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	44.01'	2,904.79'	0°52'05"	S72°28'08"W	44.01'
C2	246.50'	2,824.79'	4°59'39"	S74°41'48"W	246.42'
C3	15.69'	580.00'	1°19'19"	N37°41'36"W	15.69'
C4	193.73'	370.00'	29°58'57"	N26°38'44"E	191.52'
C5	96.13'	430.00'	12°48'33"	N15°13'50"E	95.93'
C6	25.84'	435.00'	3°24'12"	N07°40'10"E	25.83'
C7	134.63'	1,965.00'	3°56'33"	N07°27'50"E	134.61'
C8	27.58'	466.50'	3°41'53"	S04°48'16"E	27.58'
C9	3.12'	1.50'	119°02'59"	N34°06'48"E	2.59'
C10	131.78'	466.50'	16°11'06"	N85°06'12"E	131.34'
C11	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C12	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C13	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C14	25.43'	24.50'	59°27'45"	N47°11'15"E	24.30'
C15	104.76'	50.50'	118°52'41"	N76°53'43"E	86.87'
C16	12.29'	24.50'	28°44'01"	S58°01'57"E	12.16'
C17	14.37'	24.50'	33°35'37"	S88°11'56"E	14.16'
C18	3.16'	1.50'	120°40'00"	N11°22'28"E	2.61'
C19	30.66'	202.75'	8°39'46"	N70°28'13"E	30.63'
C20	2.72'	2.50'	62°12'27"	S88°14'11"E	2.59'
C21	32.56'	24.50'	76°07'14"	N25°33'29"E	30.21'
C22	43.46'	24.50'	101°29'18"	S63°35'48"E	37.94'
C23	61.00'	313.50'	11°08'56"	N71°29'00"E	60.91'
C24	22.57'	14.50'	89°13'37"	N32°16'40"E	20.43'
C25	22.78'	14.50'	90°00'00"	S57°30'09"E	20.51'
C26	1.18'	4,986.51'	0°00'46"	N77°29'27"E	1.18'
C27	6.25'	266.50'	1°20'38"	S76°46'33"W	6.25'
C28	1.86'	1.50'	70°53'49"	N51°44'45"W	1.74'
C29	32.20'	24.50'	75°16'29"	S25°09'06"W	29.93'
C30	43.44'	24.50'	101°38'18"	N63°17'48"W	37.97'
C31	3.14'	1.50'	120°00'00"	S05°54'33"W	2.60'
C32	28.50'	333.50'	4°53'10"	S68°11'07"W	28.49'
C33	1.99'	2.06'	43°34'09"	N77°31'02"W	1.95'
C34	11.15'	313.50'	2°02'16"	S73°36'47"W	11.15'
C35	16.14'	24.50'	33°43'27"	S62°49'22"W	15.87'
C36	14.38'	24.50'	33°37'37"	S34°05'50"W	14.18'
C37	18.73'	50.50'	18°59'12"	S28°46'28"W	18.64'
C38	21.04'	24.50'	49°12'24"	S11°39'32"W	20.40'
C39	36.48'	24.50'	90°00'00"	S57°56'20"E	34.65'
C40	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C41	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C42	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C43	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C44	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C45	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C46	36.48'	24.50'	90°00'00"	S32°03'40"W	34.65'
C47	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C48	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C49	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
<<C2>>	246.55'	2824.79'	5°00'03"	S77°15'00"W	246.47'
(C3)	15.69'	580.00'	1°19'19"	N04°50'20"W	15.69'
(C4)	193.74'	370.00'	30°00'02"	N06°30'00"E	191.52'
(C5)	95.84'	430.00'	12°46'12"	N16°06'54"E	95.64'
(C6)	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
(((C8)))	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
(C7)	134.74'	1,965.00'	3°55'44"	N08°37'55"E	134.72'
(((C7)))	134.74'	1,965.00'	3°55'44"	N08°37'55"E	134.72'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<<L3>>	S77°14'42"W	54.95'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C50	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C51	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C52	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C53	3.93'	49.50'	4°34'28"	S15°17'32"E	3.92'
C54	36.53'	24.50'	85°25'34"	S81°13'33"E	33.24'
C55	38.48'	24.50'	90°00'00"	S32°03'40"W	34.65'
C56	21.81'	271.50'	4°37'40"	S15°12'10"E	21.81'
C57	16.80'	25.00'	38°30'30"	S37°09'48"E	16.49'
C58	17.14'	24.50'	40°04'30"	N02°32'15"E	16.79'
C59	26.15'	328.50'	4°33'40"	N15°13'10"W	26.14'
C60	38.48'	24.50'	90°00'00"	N57°56'20"W	34.65'
C61	35.55'	24.50'	83°08'06"	N33°12'10"E	32.51'
C62	3.93'	49.50'	4°34'28"	N10°38'07"W	3.92'
C63	3.14'	1.50'	120°00'00"	N72°56'20"W	2.60'
C64	1.57'	1.50'	60°00'00"	N17°03'40"E	1.50'
C65	3.14'	1.50'	120°00'00"	N72°56'20"W	2.60'
C66	1.57'	1.50'	60°00'00"	N17°03'40"E	1.50'
C67	38.48'	24.50'	89°59'56"	N57°56'20"W	34.65'
C68	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C69	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C70	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C71	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C72	25.27'	24.50'	59°06'07"	S47°30'36"W	24.17'
C73	179.88'	49.50'	208°12'13"	N57°56'20"W	96.02'
C74	25.27'	24.50'	59°06'07"	N18°36'43"E	24.17'
C75	69.79'	313.50'	12°45'21"	N06°33'40"W	69.65'
C76	35.87'	24.50'	83°53'34"	N42°07'42"W	32.75'
C77	7.85'	313.50'	0°52'34"	N83°39'07"W	7.85'
C78	37.59'	24.50'	89°35'56"	S43°31'11"W	34.22'
C79	96.42'	313.50'	10°45'30"	S82°26'25"W	96.26'
C80	25.45'	24.50'	59°30'46"	N73°11'00"W	24.32'
C81	16.49'	50.50'	18°42'38"	N52°47'00"W	16.42'
C82	20.98'	25.00'	46°25'38"	N37°32'32"W	20.41'
C83	38.48'	24.50'	90°00'00"	N32°03'40"E	34.65'
C84	25.27'	24.50'	59°06'07"	S73°23'17"E	24.17'
C85	24.37'	49.50'	28°12'13"	S57°56'20"E	24.12'
C86	25.27'	24.50'	59°06'07"	S42°29'24"E	24.17'
C87	60.80'	286.50'	12°09'32"	S06°51'34"E	60.69'
C88	14.92'	9.50'	90°00'00"	N32°29'31"E	13.44'
C89	2.34'	1.50'	89°33'46"	N57°43'14"W	2.11'
C90	64.91'	24.50'	151°47'47"	S57°56'20"E	47.52'
C91	89.53'	24.50'	209°12'46"	S57°56'20"E	47.52'
C92	77.09'	24.50'	180°16'43"	N72°37'53"W	49.00'
C93	76.85'	24.50'	179°43'17"	S72°37'53"E	49.00'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C94	46.07'	70.55'	37°24'39"	N07°41'04"E	45.25'
C95	113.55'	56.79'	115°32'22"	N12°32'36"E	95.46'
C96	32.53'	209.09'	8°54'56"	N44°46'46"E	32.50'
C97	56.96'	43.36'	75°13'24"	N77°56'02"E	52.96'
C98	66.07'	39.23'	96°25'36"	N65°49'38"E	58.55'
C99	21.13'	14.50'	83°28'28"	N41°27'36"W	19.31'
C100	74.82'	323.50'	13°12'56"	N06°16'01"W	74.46'
C101	14.99'	14.50'	59°08'07"	N19°36'43"E	14.30'
C102	96.36'	58.50'	92°48'30"	N00°14'36"W	86.18'
C103	42.06'	38.53'	62°33'02"	N15°21'32"W	40.02'
C104	29.81'	27.77'	61°41'30"	N01°56'31"W	28.40'
C105	57.32'	28.11'	137°13'43"	N40°06'38"E	52.34'
C106	59.47'	22.50'	151°27'31"	N35°57'47"E	43.91'
C107	151.34'	151.12'	57°37'10"	N08°44'16"W	145.27'
C108	19.90'	430.00'	2°39'04"	N10°06'05"E	19.90'
C109	76.23'	430.00'	10°09'26"	S16°23'32"W	76.13'
C110	13.44'	476.50'	1°36'48"	S83°54'42"E	13.44'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S07°51'48"W	107.34'
L2	S77°15'43"W	42.28'
L3	S77°15'17"W	54.99'
L4	S07°51'48"W	53.38'
L5	S77°14'55"W	79.28'
L6	S14°18'53"E	74.85'
L7	S07°29'38"W	37.46'
L8	N06°38'31"E	151.41'
L9	S80°18'09"E	84.91'
L10	S11°54'56"W	188.18'
L11	S24°44'25"E	65.45'
L12	S86°57'08"E	101.29'
L13	S38°20'22"E	109.97'
L14	S39°26'52"E	122.95'
L15	N85°44'08"E	56.46'
L16	N50°12'36"E	51.95'
L17	N06°47'04"E	165.24'
L18	S83°11'46"E	87.88'
L19	N25°28'41"W	14.86'
L20	N54°30'18"E	8.88'
L21	N77°03'40"E	3.80'
L22	S42°56'20"E	22.23'
L23	N77°03'40"E	5.77'
L24	N42°56'20"W	20.50'
L25	S42°56'20"E	22.23'
L26	N77°03'38"E	19.57'
L27	N72°31'43"E	11.38'
L28	N48°56'32"W	20.81'
L29	S54°05'37"E	21.70'
L30	N12°30'06"W	1.33'
L31	N77°29'51"E	2.00'
L32	N45°47'30"E	27.05'
L33	N77°23'51"E	2.00'
L34	N85°54'33"E	26.07'
L35	N77°26'38"E	27.00'
L36	N77°29'51"E	19.04'
L37	S77°29'51"W	56.26'
L38	S12°30'09"E	8.52'
L39	S77°29'51"W	2.00'
L40	S62°25'31"W	22.27'
L41	S77°29'51"W	2.00'
L42	S85°54'33"W	2.85'
L43	S54°05'37"E	20.50'
L44	S85°54'33"W	81.65'
L45	N47°37'20"W	21.96'
L46	N77°03'40"E	16.01'
L47	N42°56'20"W	20.50'
L48	N77°03'40"E	94.69'
L49	S42°56'20"E	22.23'
L50	N77°03'40"E	21.91'
L51	N42°56'20"W	20.50'
L52	N77°03'40"E	38.02'
L53	N77°03'40"E	73.69'
L54	N42°56'20"W	22.23'
L55	S77°03'40"W	16.17'
L56	S42°56'20"E	20.50'
L57	S77°03'40"W	94.69'
L58	N42°56'20"W	22.29'
L59	S77°03'40"W	15.84'
L60	S12°56'20"E	15.17'
L61	N47°03'40"E	18.19'
L62	S12°56'20"E	73.90'
L63	S47°03'40"W	19.93'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L64	S12°56'20"E	51.81'
L65	N47°03'40"E	18.18'
L66	S12°56'20"E	63.51'
L67	S47°03'40"W	19.93'
L68	S12°56'20"E	18.17'
L69	N47°03'40"E	18.18'
L70	S12°56'20"E	105.08'
L71	S47°03'40"W	19.93'
L72	S12°56'20"E	27.14'
L73	S17°30'48"E	50.16'
L74	N77°03'40"E	3.92'
L75	S12°56'20"E	27.00'
L76	S77°03'40"W	4.00'
L77	S12°56'20"E	89.26'
L78	S17°30'06"E	12.27'
L79	N17°30'06"W	24.27'
L80	S77°03'40"W	1.00'
L81	N74°48'13"E	2.97'
L82	N06°21'34"W	50.08'
L83	N12°56'20"W	59.47'
L84	S47°03'40"W	18.18'
L85	N12°56'20"W	63.51'
L86	N47°03'40"E	19.93'
L87	N12°56'20"W	18.17'
L88	S47°03'40"W	18.18'
L89	N12°56'20"W	73.90'
L90	N47°03'40"E	19.93'
L91	N12°56'20"W	143.13'
L92	S77°03'40"W	20.82'
L93	S42°56'21"E	20.50'
L94	S77°03'40"W	84.29'
L95	N42°56'20"W	22.23'
L96	S77°03'40"W	5.77'
L97	S42°56'20"E	20.50'
L98	S77°03'40"W	94.69'
L99	N42°56'20"W	22.23'
L100	S77°03'40"W	13.46'
L101	N12°56'20"W	140.44'
L102	N83°11'46"W	87.36'
L103	N12°30'06"W	4.67'
L104	N77°29'51"E	8.50'
L105	S77°29'51"W	18.50'
L106	N12°56'20"W	36.50'
L107	N15°11'14"W	27.00'

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L108	N06°47'18"E	15.88'
L109	N26°23'24"E	33.27'
L110	N20°21'18"W	23.43'
L111	S83°11'46"E	88.06'
L112	N83°11'46"W	95.13'
L113	N12°56'20"W	140.44'
L114	N43°25'56"E	3.17'
L115	N39°45'56"W	8.88'
L116	N14°21'01"W	73.88'

VICINITY MAP

SCALE: 1" = 2000'

[I]
LOTS 10 AND 11 BLOCK 1 OF THE RAILROAD ADDITION TO THE TOWN OF HUTTO
OWNER: RUDOLFO J. ZAVALA, AND WIFE YSABEL C. ZAVALA
VOL.512 PG 891, D.R.W.C.T.

[J]
BLOCK 1, AMENDED PLAT OF LOTS 1 THROUGH 9, INCLUSIVE, AND LOTS 12, 13, AND 14, AND THE 17-FOOT ALLEY IN BLOCK 1 OF I&GN RAILROAD ADDITION ORIGINAL CITY OF HUTTO
CAB. EE, SLD. 293, P.R.W.C.T.

[K]
CALLED 0.13 ACRE
PART OF LOTS 5 AND 6
BLOCK 8, I &GN RAILROAD ADDITION
OWNER: JASPAS PROPERTIES, LLC
DOC. NO. 2008077200, O.P.R.W.C.T.

[L]
LOT 1A, BLOCK 9
RAILROAD ADDITION
LOTS 1-4, 5 (S/PT)
AND 7, BLOCK 9 AMENDED PLAT
DOC. NO. 2015080695
O.P.R.W.C.T.

[M]
CALLED 0.464 ACRE
OWNER: HILL COUNTRY BIBLE CHURCH HUTTO
DOC. NO. 2016077886
O.P.R.W.C.T.

[N]
PORTION OF
LOT 1, BLOCK 13
I & GN RAILROAD ADDITION
VOL. 50, PG. 253
D.R.W.C.T.

[O]
CALLED 0.083 ACRE
OWNER:
REDBUD INVESTMENTS, L.P.
DOC. NO. 2008089744
O.P.R.W.C.T.

[P]
CALLED 0.11 ACRE
OWNER: ATMOS ENERGY (PER WCAD)
VOL. 238, PG. 172, D.R.W.C.T.

[Q]
PORTION OF LOT 5
LEROY CAST
VOL. 1159 PG. 563, D.R.W.C.T.

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
■	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
⊗	CHISELED "X" FOUND IN CONCRETE
●	BENCHMARK
●	TXDOT TYPE II BRASS DISC FOUND
△	CALCULATED POINT
●	COTTON SPINDLE FOUND
▲	MAG NAIL FOUND
●	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET
□	1/2" IRON ROD WITH "CITY OF HUTTO – PROPERTY CORNER" ALUMINUM CAP FOUND
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 2 PGS. 281–282
(((.....)))	RECORD INFORMATION PER DEED DOC. NO. 2008077886
((((.....))))	RECORD INFORMATION PER DEED DOC. NO. 2003063271
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2003116272
[[.....]]	RECORD INFORMATION PER PLAT CAB. EE, SLDS. 194–196
[[[.....]]]	RECORD INFORMATION PER PLAT DOC. NO. 2016080695
<<<.....>>>	RECORD INFORMATION PER DEED DOC. NO. 2004063859
{.....}	RECORD INFORMATION PER PLAT CAB. G, SLD. 155
{{.....}}	RECORD INFORMATION PER TX DOT R.O.W. MAP
<<.....>>	RECORD INFORMATION PER DEED DOC. NO. 2016079125

the CO OP DISTRICT

FINAL PLAT OF THE CO-OP DISTRICT

LAND DEV CONSULTING, LLC

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDSLS.COM (512) 537-2384
TBPLS FIRM #10114300

Date:	5/2/2018
Project:	00627
Scale:	–
Reviewer:	MB
Tech:	BM
Field Crew:	JCR/NDL
Survey Date:	NOV. 2017
Sheet:	6 OF 9

P:\00627\Dwg\00627_PLAT-rev6.dwg

Unofficial Document

Doc# 2018038896

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 28.7281 ACRES (1,251,311 SQUARE FEET), PARTIALLY OUT OF THE WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105, AND PARTIALLY OUT OF THE NATHANIEL STANNERS SURVEY NO. 21, ABSTRACT NO. 525, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 8.62 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006037696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOT 23, BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET D, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAVE AND EXCEPT A PORTION OF A CALLED 0.055 ACRE TRACT CONVEYED TO HILL COUNTRY BIBLE CHURCH HUTTO IN DOCUMENT NO. 2017055032 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 11.157 ACRE TRACT (DESCRIBED AS TRACT 1), SAVE AND EXCEPT A CALLED 2.00 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD., RECORDED IN DOCUMENT NO. 2002055851 (O.P.R.W.C.T.), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003118272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.256 ACRE TRACT (DESCRIBED AS TRACT 8), SAID TRACT 8 BEING ALL OF LOTS 7 THROUGH 12, BLOCK B, I. & G. N. RAILROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 50, PAGE 251 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAVE AND EXCEPT A PORTION OF LOT 7 AND 8, CONVEYED TO THE HUTTO VOLUNTEER FIRE DEPARTMENT, RECORDED IN DOCUMENT NO. 1999058811 (O.P.R.W.C.T.) AND DOCUMENT NO. 2001069910 (O.P.R.W.C.T.), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS IN DOCUMENT NO. 2003118272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.364 ACRE TRACT (DESCRIBED AS TRACT 9), AND BEING ALL OF A CALLED 0.691 ACRE TRACT (DESCRIBED AS TRACT 10), SAID TRACT IN BEING ALL OF LOTS 1-4 AND A PORTION OF LOT 5, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, SAVE AND EXCEPT THE PORTION OF SAID LOTS 4 AND 5 CONVEYED TO WILDON A. CORCLANO IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), SAID TRACTS 8-10 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003118272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.31 ACRE TRACT (DESCRIBED AS TRACT 1), AND A CALLED 0.02 ACRE TRACT (DESCRIBED AS TRACT 2), AND A CALLED 0.13 ACRE TRACT, AND A CALLED 0.01 ACRE TRACT (DESCRIBED AS TRACT 4), ALL OF WHICH WERE CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T.), SAID TRACTS 2 AND 4 BEING A PORTION OF AN ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK B OF SAID I. & G. N. RAILROAD ADDITION (SAID TRACTS 2 AND 4 INCORRECTLY REFERENCED IN DOCUMENT NO 2006070154 (O.P.R.W.C.T.) THE ALLEY TO BE 20' WIDE), AND BEING A PORTION OF THE ALLEY (17' RIGHT-OF-WAY) CROSSING BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A CALLED 0.142 ACRE TRACT (DESCRIBED AS TRACT 6) AND A CALLED 2.919 ACRE TRACT (DESCRIBED AS TRACT 16) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2004003059 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.093 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2016079125 (O.P.R.W.C.T.), SAID 0.093 ACRE TRACT BEING A PORTION OF LOT 1, LOT 7 AND AN ALLEY (20' RIGHT-OF-WAY, VACATED PER DOCUMENT NO. 2005052472 (O.P.R.W.C.T.)) IN BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A CALLED 0.1469 ACRE TRACT CONVEYED TO 420 US 79, LTD., IN DOCUMENT NO. 2016025889 (O.P.R.W.C.T.), AND BEING ALL OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET Q, SLIDES 189-188 (P.R.W.C.T.), SAID LOT 14 WAS CONVEYED TO 420 US 79 LTD., RECORDED IN DOCUMENT NO. 2016003332 (O.P.R.W.C.T.), AND BEING ALL OF THE RIGHT-OF-WAY OF SHORT STREET (50' RIGHT-OF-WAY, DEDICATED IN SAID I. & G. N. RAILROAD ADDITION), SAID 28.7281 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND IN THE SOUTH LINE OF LOT 15, BLOCK A, HUTTO SQUARE SECTION 1, RECORDED IN CABINET W, SLIDES 263-267 (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF A CALLED 2.814 ACRE TRACT CONVEYED TO MLD PETERSEN INVESTMENTS-HUTTO, LLC, IN DOCUMENT NO. 2015040567 (O.P.R.W.C.T.), AND BEING THE COMMON NORTH CORNER OF LOTS 23 AND 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND BEING THE NORTHWEST CORNER OF SAID CITY OF HUTTO 8.62 ACRE TRACT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND IN THE EAST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD (RIGHT-OF-WAY VARIES), AND BEING THE SOUTHWEST CORNER OF LOT 23, BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND BEING THE NORTHWEST CORNER OF LOT 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND BEING THE NORTHWEST CORNER OF SAID MLD PETERSEN TRACT BEARS, N83°12'43"W, A DISTANCE OF 422.93 FEET;

THENCE, WITH THE SOUTH LINE OF BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND WITH THE NORTH LINE OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND IN PART WITH THE NORTH LINES OF SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACT, N83°12'43"E, A DISTANCE OF 763.58 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF LOT 1, BLOCK 13 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND BEING THE NORTHEAST CORNER OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS;

THENCE, WITH THE EAST LINES OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS, IN PART WITH THE WEST LINE OF LOT 1, BLOCK 13 OF SAID I. & G. N. RAILROAD ADDITION, AND IN PART WITH THE WESTERN TERMINUS OF WEST LIVE OAK STREET (RIGHT-OF-WAY VARIES), S07°51'48"W, PASSING AT A DISTANCE OF A 98.56 FEET, A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE PREVIOUS SOUTHWEST TERMINUS OF SAID W. LIVE OAK STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 107.24 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING AT THE SOUTHWEST TERMINUS OF SAID LIVE OAK STREET, AND BEING AT THE NORTHEAST CORNER OF SAID 0.055 ACRE HILL COUNTRY BIBLE CHURCH HUTTO TRACT, AND BEING IN THE NORTH LINE OF LOT 1A, BLOCK B OF RAILROAD ADDITION, LOTS 1-4, 5 (PART), AND 7 BLOCK B, AMENDED PLAT, RECORDED IN DOCUMENT NO. 2015080845 (O.P.R.W.C.T.);

THENCE, LEAVING THE EAST LINE OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS, IN PART OVER AND ACROSS LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS, WITH THE NORTH AND WEST LINES OF SAID 0.055 HILL COUNTRY BIBLE CHURCH HUTTO TRACT AND SAID LOT 1A, IN PART WITH THE EAST AND SOUTH LINES OF SAID 0.093 ACRE CITY OF HUTTO TRACT, AND IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF PECAN STREET (RIGHT-OF-WAY VARIES), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S77°15'43"W, A DISTANCE OF 42.28 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF,
2) S12°32'27"E, A DISTANCE OF 281.55 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN EXTERIOR ELL-CORNER HEREOF, AND
3) S77°15'12"W, A DISTANCE OF 54.99 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE NORTHWEST TERMINUS OF SAID PECAN STREET, AND BEING AT THE SOUTHWEST CORNER OF SAID 0.093 CITY OF HUTTO TRACT, AND BEING IN THE EAST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE WESTERN TERMINUS OF SAID PECAN STREET AND THE EAST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT, S07°51'48"W, A DISTANCE OF 53.36 FEET TO A 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE SOUTHWEST TERMINUS OF SAID PECAN STREET, AND BEING THE NORTHWEST CORNER OF LOT 12, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE NORTHWEST CORNER OF SAID 1.256 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECAN STREET, THE NORTH LINE OF BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND THE NORTH LINE OF SAID 1.256 ACRE CITY OF HUTTO TRACT, N77°14'55"E, A DISTANCE OF 443.38 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WEST STREET (80' RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECAN STREET, AND BEING THE NORTHEAST CORNER OF LOT 7, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND SAID 1.256 ACRE CITY OF HUTTO TRACT, FROM WHICH A DISTURBED 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND BEARS, S77°14'55"W, A DISTANCE OF 0.58 FEET;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID WEST STREET, IN PART WITH THE EAST LINES OF LOT 7 AND LOT 5, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, IN PART WITH THE EAST LINE OF SAID 0.31 ACRE CITY OF HUTTO TRACT, IN PART WITH THE EAST LINE OF SAID 0.02 ACRE CITY OF HUTTO TRACT, IN PART WITH THE EASTERN TERMINUS OF THE VACATED PORTION OF SAID 17' ALLEY, IN PART WITH THE EAST LINE OF SAID 0.1469 ACRE 420 US 79 TRACT, S12°33'39"E, PASSING AT A DISTANCE OF 136.57 FEET, A 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND, AND CONTINUING FOR AN OVERALL DISTANCE OF 165.02 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN EXTERIOR ELL CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 0.1469 ACRE 420 US 79 TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 0.13 ACRE TRACT CONVEYED TO JASPAS PROPERTIES, LLC, IN DOCUMENT NO. 2006077200 (O.P.R.W.C.T.);

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID WEST STREET AND THE EAST LINE OF SAID LOT 6, OVER AND ACROSS LOTS 4, 5 AND 6, ALL OF SAID I. & G. N. RAILROAD ADDITION, WITH THE NORTH LINE OF SAID ASPAS 0.13 ACRE TRACT, IN PART WITH THE NORTH LINE OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 AND 6, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO LEROY CAST IN VOLUME 1159, PAGE 583 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), AND IN PART WITH THE SOUTH LINE OF SAID 0.1469 ACRE 420 US 79 TRACT, S77°14'55"W, A DISTANCE OF 76.38 FEET TO A 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL CORNER HEREOF, SAID POINT BEING IN THE SOUTH LINE OF SAID 0.1469 ACRE 420 US 79 TRACT, AND BEING THE NORTHWEST CORNER OF SAID CAST TRACT, AND BEING AN EXTERIOR ELL-CORNER IN THE EAST LINE OF SAID CITY OF HUTTO TRACT (DOCUMENT NO. 2003118272), AND BEING THE SOUTHEAST CORNER OF SAID 0.03 ACRE CITY OF HUTTO TRACT (DOCUMENT NO. 2003118272), FROM WHICH A 1/2-INCH IRON ROD WITH "CITY OF HUTTO - PROPERTY CORNER" ALUMINUM CAP FOUND AT THE SOUTHWEST CORNER OF SAID 0.1469 ACRE 420 US 79 TRACT AND SAID CITY OF HUTTO TRACT (DOCUMENT NO. 2003118272), BEARS S77°14'55"W, A DISTANCE OF 30.30 FEET;

THENCE, WITH THE COMMON LINE OF SAID CAST TRACT AND 0.691 ACRE CITY OF HUTTO TRACT, N14°18'53"E, A DISTANCE OF 74.85 FEET TO A 1/2-INCH IRON ROD WITH "CITY OF HUTTO-PROPERTY CORNER" ALUMINUM CAP FOUND FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF FARLEY STREET (80' RIGHT-OF-WAY), AND BEING IN THE SOUTH LINE OF LOT 5, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHWEST CORNER OF SAID CAST TRACT, AND BEING THE SOUTHEAST CORNER OF SAID 0.691 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FARLEY STREET, AND WITH THE SOUTH LINE OF BLOCK B OF SAID I. & G. N. RAILROAD ADDITION AND SAID 0.691 ACRE CITY OF HUTTO TRACT, S77°03'02"W, A DISTANCE OF 142.83 FEET TO 1/2-INCH IRON ROD WITH "WARD-5811" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FARLEY STREET WITH THE EAST RIGHT-OF-WAY LINE OF SAID SHORT STREET, AND BEING AT THE COMMON SOUTH CORNER OF LOTS 1 AND 2, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID SHORT STREET, IN PART WITH THE EASTERN TERMINUS OF SAID SHORT STREET, IN PART WITH THE WESTERN TERMINUS OF SAID FARLEY STREET, IN PART WITH THE EAST RIGHT-OF-WAY LINE OF SHORT STREET, IN PART WITH THE WEST LINE OF LOT 1, AND IN PART WITH THE WEST LINE OF LOT 2, BOTH OF BLOCK 1 OF THE AMENDED PLAT OF LOTS 1 THROUGH 5, INCLUSIVE, AND LOTS 12-13 AND 14 AND THE 17-FOOT ALLEY IN BLOCK 1 OF HIGH RAILROAD ADDITION ORIGINAL CITY OF HUTTO, A SUBDIVISION PLAT RECORDED IN CABINET CC, SLIDE 293 (P.R.W.C.T.), S12°42'36"E, A DISTANCE OF 349.97 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID SHORT STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, FROM WHICH AN IRON ROD WITH "ILLEGIBLE" CAP FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 2, AND BEING AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79 BEARS, N77°28'11"E, A DISTANCE OF 9.18 FEET;

THENCE, WITH THE SOUTH TERMINUS OF SAID SHORT STREET, AND THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, S68°33'08"W, A DISTANCE OF 55.41 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID SHORT STREET WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 (RIGHT-OF-WAY VARIES), AND BEING THE SOUTHEAST CORNER OF SAID 1.364 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 79, IN PART WITH THE SOUTH LINE OF SAID 2.919 ACRE AND SAID 1.442 ACRE CITY OF HUTTO TRACTS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) 44.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,904.79 FEET, AND A CHORD WHICH BEARS S72°28'08"W, A DISTANCE OF 44.01 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF TANGENCY HEREOF,
2) S72°18'10"W, A DISTANCE OF 324.62 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF CURVATURE HEREOF,
3) 248.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,824.76 FEET, AND A CHORD WHICH BEARS S74°47'48"W, A DISTANCE OF 248.42 FEET TO A 1/2-INCH IRON ROD WITH "BAKER ACKLEN" CAP FOUND FOR A POINT OF TANGENCY HEREOF, AND
4) S77°20'10"W, A DISTANCE OF 348.44 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.11 ACRE TRACT DESCRIBED IN VOLUME 338, PAGE 172 (D.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 1.442 ACRE CITY OF HUTTO TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF LOT 25A, BLOCK A OF HUTTO SQUARE COMMERCIAL LOTS, PHASE B, RECORDED IN CABINET BB, SLIDES 184-188 (P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 0.11 ACRE TRACT BEARS, S89°50'30"W, A DISTANCE OF 48.65 FEET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, IN PART WITH THE EAST LINES OF SAID 0.11 ACRE TRACT AND SAID LOT 25A, AND IN PART WITH THE WEST LINES OF SAID 1.442 ACRE, SAID 2.919 ACRE AND SAID 11.157 ACRE CITY OF HUTTO TRACTS, N07°31'43"E, A DISTANCE OF 321.82 FEET TO A 1/2-INCH IRON ROD WITH "COALTER-1481" CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT, AND BEING AT THE NORTHEAST CORNER OF SAID LOT 25A, AND BEING A SOUTHEAST CORNER OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOT 25A, LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT, N89°13'57"W, A DISTANCE OF 307.47 FEET TO A DISTURBED 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE EAST LINE OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET Q, SLIDES 189-188 (P.R.W.C.T.), AND BEING THE COMMON WEST CORNER OF LOT 25A, LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE EAST AND SOUTH LINES OF SAID LOT 14, IN PART WITH THE NORTH LINE OF SAID LOTS 25A & 25B, IN PART WITH THE NORTH LINE OF LOT 2A OF THE RESUBDIVISION OF LOT 2, HUTTO EXCHANGE, RECORDED IN CABINET AA, SLIDES 211-212 (P.R.W.C.T.), AND IN PART WITH THE EAST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD (RIGHT-OF-WAY VARIES), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S50°20'38"W, A DISTANCE OF 37.49 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL-CORNER HEREOF,
2) N70°31'52"W, A DISTANCE OF 188.84 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, AND
3) N83°36'52"W, A DISTANCE OF 211.01 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD AND THE WEST LINE OF SAID LOT 14, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) 15.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 660.00 FEET, AND A CHORD WHICH BEARS N07°47'36"W, A DISTANCE OF 15.69 FEET TO A CALCULATED POINT FOR A POINT OF REVERSE CURVATURE HEREOF,
2) 183.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, AND A CHORD WHICH BEARS N08°38'44"E, A DISTANCE OF 181.52 FEET TO A MAG NAIL IN ASPHALT FOUND FOR A POINT OF REVERSE CURVATURE HEREOF,
3) 98.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, AND A CHORD WHICH BEARS N15°13'36"E, A DISTANCE OF 97.93 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR A POINT OF NON-TANGENCY HEREOF, SAID POINT BEING AT A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING THE NORTHWEST CORNER OF SAID LOT 14;

THENCE, IN PART WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, IN PART WITH THE NORTH LINE OF SAID LOT 14, IN PART WITH THE SOUTH LINE OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 2006063311 (O.P.R.W.C.T.), IN PART WITH THE SOUTH LINE OF SAID LOT 23, AND IN PART OVER AND ACROSS SAID LOT 23, S83°05'40"E, PASSING AT A DISTANCE OF 5.40 FEET, A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND AT A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING THE SOUTHEAST CORNER OF SAID LOT 23 AND SAID WILLIAMSON COUNTY TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 208.28 FEET TO A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE COMMON LINE OF LOTS 23 AND 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND BEING AN ANGLE POINT IN THE COMMON LINE OF SAID 8.62 ACRE CITY OF HUTTO TRACT AND SAID WILLIAMSON COUNTY TRACT;

THENCE, WITH THE COMMON LINE OF SAID 8.62 ACRE CITY OF HUTTO TRACT, AND LOTS 23 AND 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, IN PART WITH THE SOUTH AND EAST LINES OF SAID WILLIAMSON COUNTY TRACT, AND IN PART WITH THE EAST LINE OF SAID MLD PETERSEN TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) S53°20'52"E, A DISTANCE OF 122.93 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
2) N85°44'28"E, A DISTANCE OF 56.46 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
3) N50°12'36"E, A DISTANCE OF 51.90 FEET TO A 3/8-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
4) N08°47'24"E, A DISTANCE OF 165.34 FEET TO A BENT 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
5) N06°47'43"E, PASSING AT A DISTANCE OF 280.87 FEET, A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE COMMON EAST CORNER OF SAID WILLIAMSON COUNTY TRACT AND SAID MLD PETERSEN TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 285.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.7281 ACRES (1,251,311 SQUARE FEET) OF LAND, MORE OR LESS.

the CO OP DISTRICT

FINAL PLAT OF
THE CO-OP DISTRICT

LAND DEV CONSULTING, LLC

4WARD Land Surveying
A Limited Liability Company
PO Box 90575, Austin Texas 78709
WWW.4WARDLS.COM (512) 597-2594
TBPLS FIRM #10174300

Date:	5/2/2018
Project:	06027
Scale:	–
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	7 OF 8

P:\06027\dwg\06027_PLAT-set.dwg

Draft

2018038896 Page 9 of 9

DOC# 2018038896

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

WE, DOIS JONES, MANAGER OF THE CITY OF HUTTO, AND EDWARD S. BUTLER, MEMBER 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:

(CITY OF HUTTO)
BEING ALL OF A CALLED 0.82 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070066 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOT 33, BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281–283 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAVE AND EXCEPT A PORTION OF A CALLED 0.055 ACRE TRACT CONVEYED TO HILL COUNTRY BIBLE CHURCH HUTTO IN DOCUMENT NO. 2017020632 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 11.157 ACRE TRACT (DESCRIBED AS TRACT I), SAVE AND EXCEPT A CALLED 2.00 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD., RECORDED IN DOCUMENT NO. 2002056891 (O.P.R.W.C.T.), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003192072 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.256 ACRE TRACT (DESCRIBED AS TRACT II), SAID TRACT II BEING ALL OF LOTS 7 THROUGH 12, BLOCK B, I. & G. N. RAILROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 90, PAGE 291 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAVE AND EXCEPT A PORTION OF LOT 7 AND 8, CONVEYED TO THE HUTTO VOLUNTEER FIRE DEPARTMENT, RECORDED IN DOCUMENT NO. 1999005811 (O.P.R.W.C.T.) AND DOCUMENT NO. 2001066910 (O.P.R.W.C.T.), SAID TRACT II CONVEYED TO THE CITY OF HUTTO, TEXAS IN DOCUMENT NO. 2003192072 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.364 ACRE TRACT (DESCRIBED AS TRACT III), AND BEING ALL OF A CALLED 0.691 ACRE TRACT (DESCRIBED AS TRACT IV) SAID TRACT IV BEING ALL OF LOTS 1–4 AND A PORTION OF LOT 5, BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, SAVE AND EXCEPT THE PORTION OF SAID LOTS 4 AND 5 CONVEYED TO WELDON E. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), SAID TRACTS II–IV CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003192072 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.31 ACRE TRACT (DESCRIBED AS TRACT 1), AND A CALLED 0.03 ACRE TRACT (DESCRIBED AS TRACT 2), AND A CALLED 0.13 ACRE TRACT, AND A CALLED 0.01 ACRE TRACT (DESCRIBED AS TRACT 4), ALL OF WHICH WERE CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T.), SAID TRACTS 2 AND 4 BEING A PORTION OF AN ALLEY (17' RIGHT–OF–WAY) CROSSING BLOCK B OF SAID I. & G. N. RAILROAD ADDITION (SAID TRACTS 2 AND 4 INCORRECTLY REFERENCED IN DOCUMENT NO 2006070154 (O.P.R.W.C.T) THE ALLEY TO BE 20' WIDE), AND BEING A PORTION OF THE ALLEY (17' RIGHT–OF–WAY) CROSSING BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A CALLED 1.442 ACRE TRACT (DESCRIBED AS TRACT II) AND A CALLED 2.919 ACRE TRACT (DESCRIBED AS TRACT III) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2004063059 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.093 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2016070125 (O.P.R.W.C.T.), SAID TRACT 0.093 ACRE TRACT BEING A PORTION OF LOT 1, LOT 7 AND AN ALLEY (21' RIGHT–OF–WAY, VACATED PER DOCUMENT NO. 2005082472 (O.P.R.W.C.T)) IN BLOCK B OF SAID I. & G. N. RAILROAD ADDITION, AND ALL OF THE RIGHT–OF–WAY OF SHORT STREET (50' R.O.W.)

(420 US 79, LTD)
BEING ALL OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET Q, SLIDES 185–186 (P.R.W.C.T.), SAID LOT 14 WAS CONVEYED TO 420 US 79, LTD, RECORDED IN DOCUMENT NO. 2016063332 (O.P.R.W.C.T.), AND

BEING ALL OF A CALLED 0.1489 ACRE TRACT (6,388 SQUARE FEET), OUT OF THE WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS, CONVEYED TO 420 US 79, LTD., IN DOCUMENT NO. 2016020089 (O.P.R.W.C.T)

AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND 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 CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS–OF–WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

THE CO–OP DISTRICT

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF May, 2018

BY: _____
DOIS JONES,
CITY MANAGER, CITY OF HUTTO
401 N. FRONT STREET
HUTTO, TEXAS 78634

BY: _____
EDWARD S. BUTLER, MEMBER FOR 420 US 79, LTD.
10095 US 290 EAST
MANOR, TEXAS 78653

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF May, 2018
BY, DOIS JONES, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 3rd DAY OF May, 2018

NOTARY PUBLIC, IN STATE OF TEXAS
LISA L. BROWN
PRINTED NAME
2-07-2022
MY COMMISSION EXPIRES

LISA L. BROWN
Notary Public, State of Texas
Comm. Expires 02-07-2022
Notary ID 6841874

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3RD DAY OF MAY, 2018
BY, EDWARD S. BUTLER, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 3RD DAY OF MAY, 2018

NOTARY PUBLIC, THE STATE OF TEXAS
KAREN SUTHERLAND
PRINTED NAME
MARCH 22, 2021
MY COMMISSION EXPIRES

KAREN SUTHERLAND
My Notary ID # 126112426
Expires March 24, 2021

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

I, JUDD 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 2ND DAY OF MAY, 2018

JUDD WILLIAMS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90356
STATE OF TEXAS
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.672.6696

STATE OF TEXAS
JUDD T. WILLIAMS
90356
LICENSED
PROFESSIONAL ENGINEER

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

I, STEVEN M. DUARTE, REGISTERED PUBLIC SURVEYOR, NO. 5940, 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 8, 2017.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 2ND DAY OF MAY, 2018

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512-537-2384

STATE OF TEXAS
STEVEN M. DUARTE
5940
REGISTERED
PROFESSIONAL LAND SURVEYOR

[redacted]

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 3rd DAY OF May, 2018

DOUG GAUL, MAYOR — DATE 5/3/18
LISA L. BROWN, CITY SECRETARY — DATE 5/3/18

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 9TH DAY OF MAY, 2018 A.D., AT 10:00 O'CLOCK A.M., AND DULY RECORDED THIS 9TH DAY OF MAY, 2018 A.D., AT 10:00 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2018038896

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: Connie Phelps, DEPUTY
Connie Phelps

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

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.
4. 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.
5. 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
6. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO.48491C 0520E, DATED SEPTEMBER 26, 2008.
7. THE 3 TRACTS ARE DESCRIBED IN 2006070154 AS BEING PORTIONS OF THE 20' – WIDE ALLEY THAT CROSSES BLOCK B OF THE I. & GN RAILROAD ADDITION, AND SUFFICIENT MONUMENTS WERE FOUND IN THE FIELD TO LOCATE THESE TRACTS. HOWEVER, THE ALLEY THAT CROSSES BLOCK B OF THE I & GN RAILROAD ADDITION IS SHOWN ON THE PLAT TO BE 17' – WIDE. SEVERAL MONUMENTS WERE FOUND IN THE FIELD THAT SUPPORT THE PROPER LENGTH (20') FOR THE LOTS ALONG THE NORTH SIDE OF SAID BLOCK B AND THE PROPER MIDPOINT OF THE ALLEY (HALF WAS VACATED AT 17' WIDE, AS SHOWN IN THE DETAIL ON PAGE 3. THE SURVEYOR DID NOT FIND ANY DOCUMENTS TO SUPPORT THE CORRECTION OF THE IMPROPER ALLEY VACATION TRACTS AND COULD NOT FIND ANY INFORMATION FROM THE CITY OF HUTTO. THE MONUMENTS FOUND WERE 1/2" IRON RODS WITH "CITY OF HUTTO – PROP CORNER" ALUMINUM CAPS, AND SEEMED TO BE PLACED MATCHING THE RECORD DISTANCES OF THE PLAT AND DEEDS., AND MATCHED THE RELATIVELY NEW IMPROVEMENTS IN THAT AREA.
8. A PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.
9. ALL OPEN SPACE/DRAINAGE EASEMENTS/PUBLIC UTILITY EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
10. 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.
11. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

the CO OP DISTRICT

FINAL PLAT OF
THE CO-OP DISTRICT

LAND DEV CONSULTING, LLC

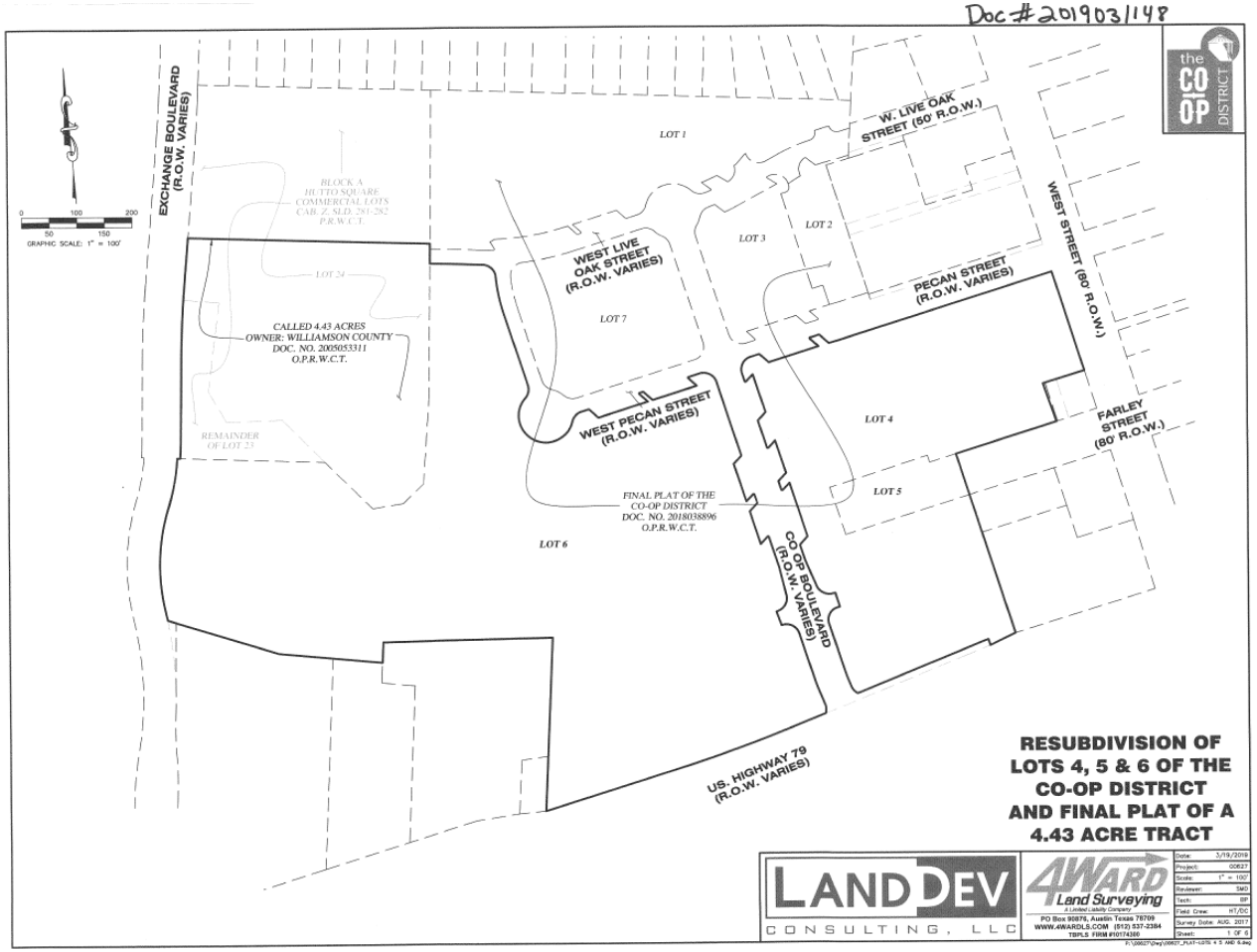
4WARD Land Surveying
A Limited Liability Company
PO Box 98876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM-P10174300

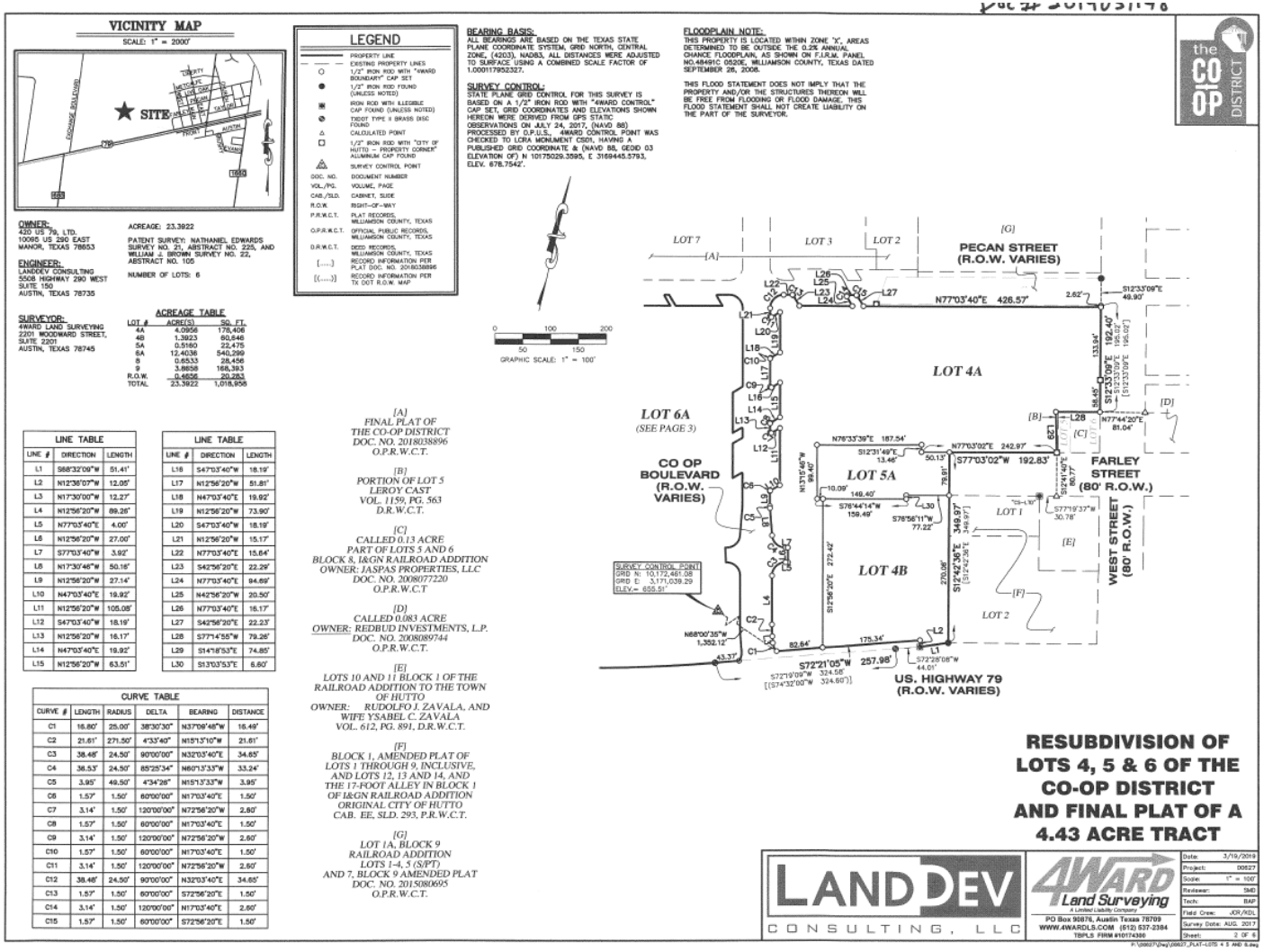
Date:	5/2/2018
Project:	00627
Scale:	-
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	6 OF 6

P:\00627\Dwg\00627_PLAT-final.dwg

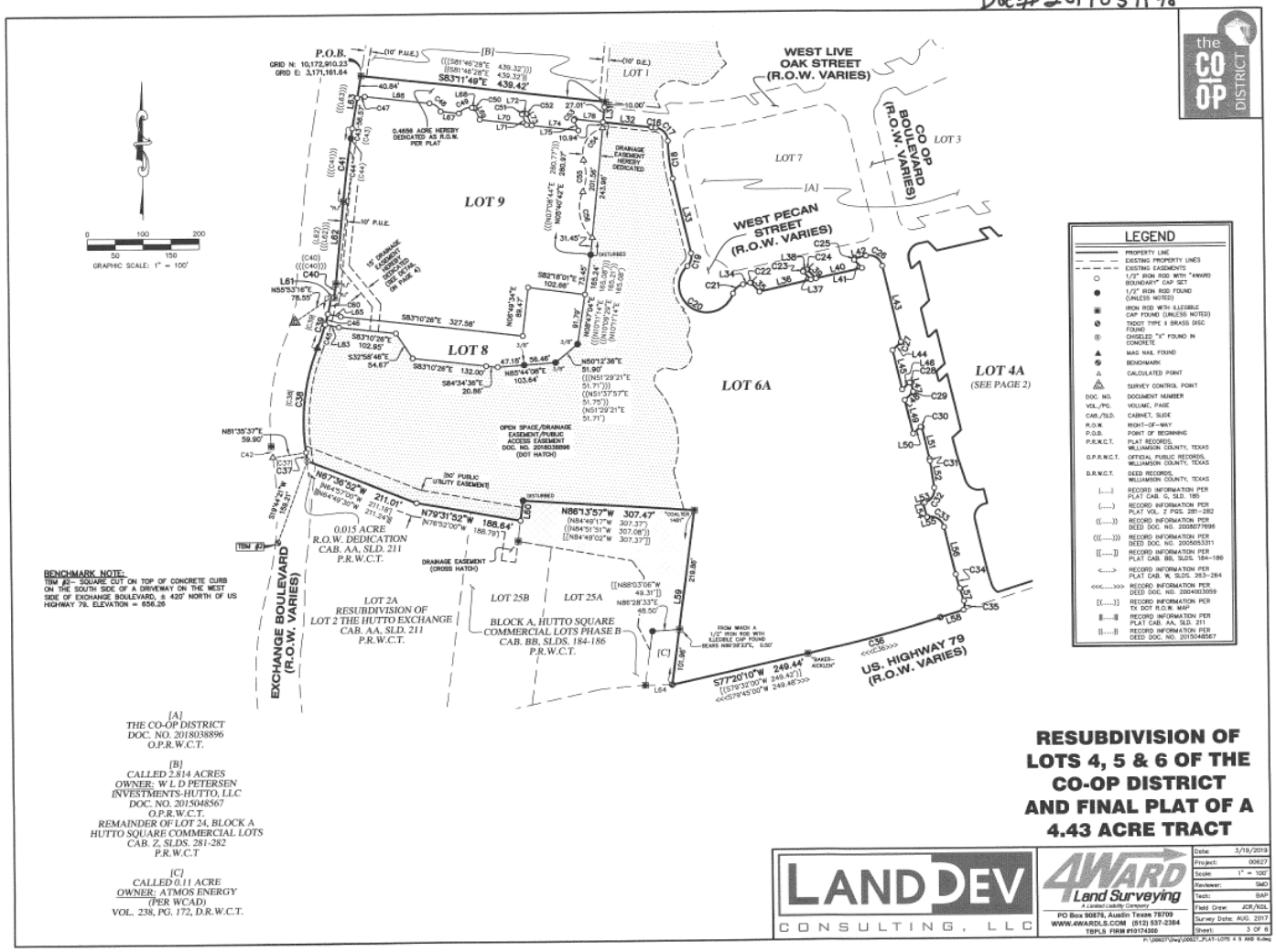
Unofficial Document

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




VICINITY MAP
SCALE: 1" = 2000'
SITE
OWNER:
420 US 79, LTD.
10095 US 290 EAST
MANOR, TEXAS 78653
ENGINEER:
LANDDEV CONSULTING
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD STREET,
SUITE 2201
AUSTIN, TEXAS 78745
ACREAGE: 23.3922
PATENT SURVEY: NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, AND WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105
NUMBER OF LOTS: 6
ACREAGE TABLE
LOT # ACRE(S) SQ. FT.
4A 4.0956 178,406
4B 1.3923 60,646
5A 0.5160 22,475
6A 12.4036 540,299
8 0.6533 28,456
9 3.8658 168,393
R.O.W. 0.4656 20,283
TOTAL 23.3922 1,018,958
LEGEND
PROPERTY LINE
EXISTING PROPERTY LINES
1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
1/2" IRON ROD FOUND (UNLESS NOTED)
IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
TXDOT TYPE II BRASS DISC FOUND
CALCULATED POINT
1/2" IRON ROD WITH "CITY OF HUTTO – PROPERTY CORNER" ALUMINUM CAP FOUND
SURVEY CONTROL POINT
DOC. NO. DOCUMENT NUMBER
VOL./PG. VOLUME, PAGE
CAB./SLD. CABINET, SLIDE
R.O.W. RIGHT-OF-WAY
P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
[....] RECORD INFORMATION PER PLAT DOC. NO. 2018038896
[{....}] RECORD INFORMATION PER TX DOT R.O.W. MAP
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JULY 24, 2017, (NAVD 88) PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT CS01, HAVING A PUBLISHED GRID COORDINATE & (NAVD 88, GEOID 03 ELEVATION OF) N 10175029.3595, E 3169445.5793, ELEV. 678.7542'.
FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
the CO OP DISTRICT
GRAPHIC SCALE: 1" = 100'
LOT 7
LOT 3
LOT 2
PECAN STREET (R.O.W. VARIES)
LOT 4A
LOT 6A (SEE PAGE 3)
CO OP BOULEVARD (R.O.W. VARIES)
LOT 5A
LOT 4B
LOT 1
LOT 2
FARLEY STREET (80' R.O.W.)
WEST STREET (80' R.O.W.)
US. HIGHWAY 79 (R.O.W. VARIES)
SURVEY CONTROL POINT
GRID N: 10,172,481.08
GRID E: 3,171,039.29
ELEV.= 655.51'
N77°03'40"E 426.57'
S77°03'02"W 192.83'
S72°21'05"W 257.98'
S12°42'36"E 349.97'
[A]
[B]
[C]
[D]
[E]
[F]
[G]
LINE TABLE
LINE # DIRECTION LENGTH
L1 S88°32'09"W 51.41'
L2 N12°38'07"W 12.05'
L3 N17°30'00"W 12.27'
L4 N12°56'20"W 89.26'
L5 N77°03'40"E 4.00'
L6 N12°56'20"W 27.00'
L7 S77°03'40"W 3.92'
L8 N17°30'46"W 50.18'
L9 N12°56'20"W 27.14'
L10 N47°03'40"E 19.92'
L11 N12°56'20"W 105.08'
L12 S47°03'40"W 18.19'
L13 N12°56'20"W 16.17'
L14 N47°03'40"E 19.92'
L15 N12°56'20"W 63.51'
LINE TABLE
LINE # DIRECTION LENGTH
L16 S47°03'40"W 18.19'
L17 N12°56'20"W 51.81'
L18 N47°03'40"E 19.92'
L19 N12°56'20"W 73.90'
L20 S47°03'40"W 18.19'
L21 N12°56'20"W 15.17'
L22 N77°03'40"E 15.64'
L23 S42°56'20"E 22.29'
L24 N77°03'40"E 94.69'
L25 N42°56'20"W 20.50'
L26 N77°03'40"E 16.17'
L27 S42°56'20"E 22.23'
L28 S77°14'55"W 79.26'
L29 S14°18'53"E 74.85'
L30 S13°03'53"E 6.60'
CURVE TABLE
CURVE # LENGTH RADIUS DELTA BEARING DISTANCE
C1 16.80' 25.00' 38°30'30" N37°09'48"W 16.49'
C2 21.61' 271.50' 4°33'40" N15°13'10"W 21.61'
C3 38.48' 24.50' 90°00'00" N32°03'40"E 34.65'
C4 36.53' 24.50' 85°25'34" N60°13'33"W 33.24'
C5 3.95' 49.50' 4°34'28" N15°13'33"W 3.95'
C6 1.57' 1.50' 60°00'00" N17°03'40"E 1.50'
C7 3.14' 1.50' 120°00'00" N72°56'20"W 2.60'
C8 1.57' 1.50' 60°00'00" N17°03'40"E 1.50'
C9 3.14' 1.50' 120°00'00" N72°56'20"W 2.60'
C10 1.57' 1.50' 60°00'00" N17°03'40"E 1.50'
C11 3.14' 1.50' 120°00'00" N72°56'20"W 2.60'
C12 38.48' 24.50' 90°00'00" N32°03'40"E 34.65'
C13 1.57' 1.50' 60°00'00" S72°56'20"E 1.50'
C14 3.14' 1.50' 120°00'00" N17°03'40"E 2.60'
C15 1.57' 1.50' 60°00'00" S72°56'20"E 1.50'
[A] FINAL PLAT OF THE CO-OP DISTRICT DOC. NO. 2018038896 O.P.R.W.C.T.
[B] PORTION OF LOT 5 LEROY CAST VOL. 1159, PG. 563 D.R.W.C.T.
[C] CALLED 0.13 ACRE PART OF LOTS 5 AND 6 BLOCK 8, I&GN RAILROAD ADDITION OWNER: JASPAS PROPERTIES, LLC DOC. NO. 2008077220 O.P.R.W.C.T
[D] CALLED 0.083 ACRE OWNER: REDBUD INVESTMENTS, L.P. DOC. NO. 2008089744 O.P.R.W.C.T.
[E] LOTS 10 AND 11 BLOCK 1 OF THE RAILROAD ADDITION TO THE TOWN OF HUTTO OWNER: RUDOLFO J. ZAVALA, AND WIFE YSABEL C. ZAVALA VOL. 612, PG. 891, D.R.W.C.T.
[F] BLOCK 1, AMENDED PLAT OF LOTS 1 THROUGH 9, INCLUSIVE, AND LOTS 12, 13 AND 14, AND THE 17-FOOT ALLEY IN BLOCK 1 OF I&GN RAILROAD ADDITION ORIGINAL CITY OF HUTTO CAB. EE, SLD. 293, P.R.W.C.T.
[G] LOT 1A, BLOCK 9 RAILROAD ADDITION LOTS 1-4, 5 (SPT) AND 7, BLOCK 9 AMENDED PLAT DOC. NO. 2015080695 O.P.R.W.C.T.
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
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300
Date: 3/19/2019
Project: 00527
Scale: 1" = 100'
Reviewer: SMD
Tech: BAP
Field Crew: JOR/RDL
Survey Date: AUG. 2017
Sheet: 2 OF 6

Doc#2019031148



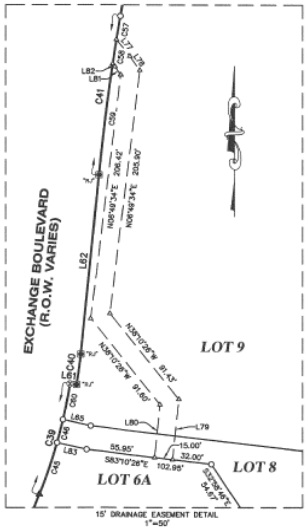
Doc# 2019031148

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	S05°40'42"W	37.01'
L32	S83°11'49"E	87.36'
L33	S12°56'20"E	140.44'
L34	N77°03'40"E	13.46'
L35	S42°56'20"E	22.23'
L36	N77°03'40"E	94.69'
L37	N42°56'20"W	20.50'
L38	N77°03'40"E	5.77'
L39	S42°56'20"E	22.23'
L40	N77°03'40"E	84.29'
L41	N42°56'21"W	20.50'
L42	N77°03'40"E	20.82'
L43	S12°56'20"E	143.13'
L44	S47°03'40"W	19.92'
L45	S12°56'20"E	73.90'
L46	N47°03'40"E	18.19'
L47	S12°56'20"E	16.17'
L48	S47°03'40"W	19.92'
L49	S12°56'20"E	63.51'
L50	N47°03'40"E	18.19'
L51	S12°56'20"E	59.47'
L52	S08°21'54"E	50.08'
L53	S74°48'13"W	2.97'
L54	S15°11'14"E	27.00'
L55	N77°03'40"E	1.00'
L56	S12°56'20"E	89.28'
L57	S17°30'00"E	24.27'
L58	S72°19'10"W	43.37'
L59	N07°31'47"E	321.82'
L60	S07°20'38"W	37.49'
L61	S83°05'40"E	5.40'
L62	N05°38'31"E	151.41'
L63	N09°32'37"E	97.41'
L64	N89°00'55"E	48.65'
L65	S77°06'12"E	23.36'
L66	S83°11'49"E	116.54'
L67	S83°11'49"E	32.73'
L68	S83°11'49"E	4.10'
L69	S23°11'49"E	22.23'
L70	S83°11'49"E	84.29'
L71	N23°11'49"W	20.50'
L72	S83°11'49"E	5.77'
L73	S23°11'49"E	22.23'
L74	S83°11'49"W	84.30'
L75	N23°12'55"W	20.50'
L76	S83°11'49"E	51.08'
L77	N38°05'23"W	17.64'
L78	N34°46'13"W	14.39'
L79	N05°44'07"E	50.98'
L80	N05°44'07"E	44.63'
L81	N34°46'13"W	8.28'
L82	N38°05'23"W	3.04'
L83	S77°06'12"E	24.89'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L62)	N07°00'03"E	151.45'
((((L62))))	N07°00'03"E	151.45'
((((L63))))	N10°55'47"E	97.16'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C16	7.85'	513.50'	0°52'34"	S83°38'07"E	7.85'
C17	35.87'	24.50'	83°53'24"	S42°07'42"E	32.75'
C18	69.79'	313.50'	12°45'21"	S06°33'40"E	69.65'
C19	25.27'	24.50'	59°06'07"	S16°36'43"W	24.17'
C20	179.88'	49.50'	208°12'13"	S57°56'20"E	98.02'
C21	25.27'	24.50'	59°06'07"	N47°30'36"E	24.17'
C22	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C23	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C24	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C25	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C26	38.48'	24.50'	89°59'56"	S57°56'20"E	34.65'
C27	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C28	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C29	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C30	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C31	3.95'	49.50'	4°34'26"	S10°39'07"E	3.95'
C32	35.55'	24.50'	83°08'08"	S33°12'10"W	32.51'
C33	38.48'	24.50'	90°00'00"	S57°56'20"E	34.65'
C34	26.15'	328.50'	4°33'40"	S15°13'10"E	26.14'
C35	17.14'	24.50'	40°04'30"	S02°32'15"W	16.79'
C36	246.50'	2,824.79'	4°58'59"	S74°47'48"W	246.42'
C37	15.69'	680.00'	1°19'19"	N07°41'36"W	15.69'
C38	193.73'	370.00'	29°59'57"	N06°38'44"E	191.52'
C39	96.13'	430.00'	12°48'33"	N15°13'50"E	95.93'
C40	25.84'	435.00'	3°24'12"	N07°40'10"E	25.83'
C41	134.63'	1,965.00'	3°55'33"	N07°27'50"E	134.61'
C42	19.38'	430.00'	2°34'58"	N07°06'34"W	19.38'
C43	18.58'	1,494.97'	0°42'43"	N09°06'49"E	18.58'
C44	116.06'	1,949.25'	3°24'41"	N07°11'59"E	116.04'
C45	45.57'	430.00'	6°04'20"	N18°35'56"E	45.55'
C46	20.01'	430.00'	2°39'57"	N14°13'47"E	20.01'
C47	13.81'	24.50'	32°17'57"	N80°39'12"E	13.63'
C48	26.51'	24.50'	62°00'20"	S52°11'39"E	25.24'
C49	26.51'	24.50'	62°00'17"	N85°47'59"E	25.24'
C50	1.57'	1.50'	60°00'00"	S53°11'49"E	1.50'
C51	3.14'	1.50'	119°59'19"	N36°47'50"E	2.60'
C52	1.57'	1.50'	60°00'43"	S53°11'28"E	1.50'
C53	3.14'	1.50'	120°02'12"	N36°48'11"E	2.60'
C54	75.24'	48.75'	88°25'57"	S30°29'45"W	67.99'
C55	59.19'	87.51'	38°45'14"	S01°25'34"W	58.07'
C56	91.22'	73.33'	71°16'31"	S10°47'40"E	85.45'
C57	20.00'	1,965.00'	0°35'00"	N09°08'06"E	20.00'
C58	20.63'	1,965.00'	0°36'06"	N08°32'34"E	20.63'
C59	94.00'	1,965.00'	2°44'27"	N06°52'17"E	93.99'
C60	30.55'	430.00'	4°04'15"	N10°51'41"E	30.55'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
<<<C36>>>	246.55'	2,824.79'	5°00'03"	S77°15'00"W	246.47'
[C37]	15.69'	680.00'	1°19'19"	N04°50'20"W	15.69'
[C38]	193.74'	370.00'	30°00'02"	N09°30'00"E	191.53'
[C39]	95.84'	430.00'	12°46'12"	N18°08'54"E	95.64'
(C40)	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
((((C40))))	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
((((C41))))	134.75'	1,965.00'	3°55'44"	N08°57'55"E	134.72'
(C43)	18.24'	1,965.00'	0°31'55"	N10°39'50"E	18.24'
(C44)	116.51'	1,965.00'	3°23'50"	N08°41'58"E	116.49'



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
A Limited Liability Company
PO Box 90575, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/19/2019
Project:	00027
Scale:	1" = 50'
Reviewer:	SMB
Tech:	BAP
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	4 OF 8

P:\00027\Dwg\00027_PLAT-LOTS 4 5 AND 6.dwg

Doc # 2019031148

the CO-OP DISTRICT

LEGAL DESCRIPTION
(LOTS 6A, 8-9, and R.O.W.)

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 17.3882 ACRES (757,430 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-283 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING ALL OF LOT 6 OF THE CO-OP DISTRICT, RECORDED IN DOCUMENT NO. 2018038896 (O.P.R.W.C.T.), SAID LOT 6 CONVEYED TO 420 US 79, LTD., IN DOCUMENT NO. 2018044836 (O.P.R.W.C.T.), SAID 17.3882 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "ILLEGIBLE CAP" FOUND IN THE EAST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD (RIGHT-OF-WAY VARIES), AND BEING AT THE SOUTHWEST CORNER OF A CALLED 2.814 ACRE TRACT CONVEYED TO WLD PETERSEN INVESTMENTS-HUTTO, LLC, IN DOCUMENT NO. 2015048587 (O.P.R.W.C.T.), AND BEING AT THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY TRACT, AND BEING IN THE WEST LINE OF SAID LOT 24, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD AND THE WEST LINE OF SAID LOT 24, WITH THE COMMON LINE OF SAID WLD PETERSEN TRACT AND SAID WILLIAMSON COUNTY TRACT, S83°11'49"E, A DISTANCE OF 439.42 FEET TO A 1/2-INCH IRON ROD WITH "ILLEGIBLE CAP" FOUND FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF LOT 1 OF SAID CO-OP DISTRICT, AND BEING IN THE EAST LINE OF SAID LOT 24, AND BEING THE COMMON EAST CORNER OF SAID WLD PETERSEN TRACT AND SAID WILLIAMSON COUNTY TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOT 1, LOT 24 AND SAID WILLIAMSON COUNTY TRACT, S05°40'42"W, A DISTANCE OF 37.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE SOUTHWEST TERMINUS OF WEST LIVE OAK STREET (RIGHT-OF-WAY VARIES), AND BEING AT THE NORTHWEST CORNER OF LOT 6 OF SAID CO-OP DISTRICT;

THENCE, WITH THE NORTH AND EAST LINES OF SAID LOT 6, IN PART WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST LIVE OAK STREET, IN PART WITH THE WEST AND SOUTH RIGHT-OF-WAY LINES OF WEST PECAN STREET (RIGHT-OF-WAY VARIES), AND WITH THE WEST RIGHT-OF-WAY LINE OF CO-OP BOULEVARD (RIGHT-OF-WAY VARIES), THE FOLLOWING FORTY-SIX (46) COURSES AND DISTANCES:

1) S83°11'49"E, A DISTANCE OF 87.36 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 513.50 FEET, WHOSE ARC LENGTH IS 7.85 FEET AND WHOSE CHORD BEARS S83°36'07"E, A DISTANCE OF 7.85 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF;
3) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 35.87 FEET AND WHOSE CHORD BEARS S42°07'40"E, A DISTANCE OF 32.75 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF;
4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 313.50 FEET, WHOSE ARC LENGTH IS 69.79 FEET AND WHOSE CHORD BEARS S06°33'40"E, A DISTANCE OF 69.65 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
5) S12°56'20"E, A DISTANCE OF 140.44 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
6) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 25.27 FEET AND WHOSE CHORD BEARS S16°36'43"W, A DISTANCE OF 24.17 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF;
7) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 49.50 FEET, WHOSE ARC LENGTH IS 179.88 FEET AND WHOSE CHORD BEARS S57°56'20"E, A DISTANCE OF 96.02 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF;
8) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 25.27 FEET AND WHOSE CHORD BEARS N47°30'38"E, A DISTANCE OF 24.17 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
9) N77°03'40"E, A DISTANCE OF 13.46 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
10) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 1.57 FEET AND WHOSE CHORD BEARS S72°56'20"E, A DISTANCE OF 1.50 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
11) S42°56'20"E, A DISTANCE OF 22.23 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
12) N77°03'40"E, A DISTANCE OF 94.69 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
13) N42°56'20"W, A DISTANCE OF 20.50 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
14) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 3.14 FEET AND WHOSE CHORD BEARS N17°03'40"E, A DISTANCE OF 2.60 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
15) N77°03'40"E, A DISTANCE OF 5.77 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
16) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 1.57 FEET AND WHOSE CHORD BEARS S72°56'20"E, A DISTANCE OF 1.50 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
17) S42°56'20"E, A DISTANCE OF 22.23 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
18) N77°03'40"E, A DISTANCE OF 84.29 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
19) N42°56'21"W, A DISTANCE OF 20.50 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
20) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 3.14 FEET AND WHOSE CHORD BEARS N17°03'40"E, A DISTANCE OF 2.60 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
21) N77°03'40"E, A DISTANCE OF 20.82 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
22) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 38.48 FEET AND WHOSE CHORD BEARS S57°56'20"E, A DISTANCE OF 34.65 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
23) S12°56'20"E, A DISTANCE OF 143.13 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
24) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 1.57 FEET AND WHOSE CHORD BEARS S17°03'40"W, A DISTANCE OF 1.50 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
25) S47°03'40"W, A DISTANCE OF 19.03 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
26) S12°56'20"E, A DISTANCE OF 73.90 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
27) N47°03'40"E, A DISTANCE OF 18.19 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
28) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 3.14 FEET AND WHOSE CHORD BEARS S72°56'20"E, A DISTANCE OF 2.60 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
29) S12°56'20"E, A DISTANCE OF 16.17 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
30) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 1.57 FEET AND WHOSE CHORD BEARS S17°03'40"W, A DISTANCE OF 1.50 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
31) S47°03'40"W, A DISTANCE OF 19.92 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
32) S12°56'20"E, A DISTANCE OF 63.51 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
33) N47°03'40"E, A DISTANCE OF 18.19 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
34) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1.50 FEET, WHOSE ARC LENGTH IS 3.14 FEET AND WHOSE CHORD BEARS S72°56'20"E, A DISTANCE OF 2.60 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
35) S12°56'20"E, A DISTANCE OF 59.47 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
36) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 49.50 FEET, WHOSE ARC LENGTH IS 3.95 FEET AND WHOSE CHORD BEARS S10°39'07"E, A DISTANCE OF 3.95 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
37) S08°21'54"E, A DISTANCE OF 50.08 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
38) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 35.55 FEET AND WHOSE CHORD BEARS S33°12'10"W, A DISTANCE OF 32.51 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
39) S74°46'13"W, A DISTANCE OF 2.97 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
40) S15°11'14"E, A DISTANCE OF 27.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF;
41) N77°03'40"E, A DISTANCE OF 1.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
42) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 38.48 FEET AND WHOSE CHORD BEARS S57°56'20"E, A DISTANCE OF 34.65 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
43) S12°56'20"E, A DISTANCE OF 89.28 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF;
44) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 328.50 FEET, WHOSE ARC LENGTH IS 28.15 FEET AND WHOSE CHORD BEARS S15°13'10"E, A DISTANCE OF 28.14 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF;
45) S17°30'00"E, A DISTANCE OF 24.27 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR POINT OF CURVATURE HEREOF, AND
46) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 17.14 FEET AND WHOSE CHORD BEARS S02°32'15"W, A DISTANCE OF 16.79 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 79 (RIGHT-OF-WAY VARIES) WITH THE WEST RIGHT-OF-WAY LINE OF SAID CO-OP BOULEVARD, AND BEING THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 79 AND THE SOUTH LINE OF SAID LOT 6, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S72°18'10"W, A DISTANCE OF 43.37 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF CURVATURE HEREOF,
2) 246.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,824.79 FEET, AND A CHORD WHICH BEARS S74°47'48"W, A DISTANCE OF 246.42 FEET TO A 1/2-INCH IRON ROD WITH "BARGER AICKLEN" CAP FOUND FOR A POINT OF TANGENCY HEREOF, AND
3) S77°20'10"W, A DISTANCE OF 249.44 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.11 ACRE TRACT DESCRIBED IN VOLUME 236, PAGE 172 (D.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID LOT 6, FROM WHICH A 1/2-INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF LOT 25A, BLOCK A OF HUTTO SQUARE COMMERCIAL LOTS, PHASE B, RECORDED IN CABINET BB, SLIDES 184-186 (P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 0.11 ACRE TRACT BEARS, S89°00'55"W, A DISTANCE OF 48.65 FEET;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 79, IN PART WITH THE EAST LINES OF SAID 0.11 ACRE TRACT AND SAID LOT 25A, AND WITH THE WEST LINE OF SAID LOT 6, N07°31'47"E, A DISTANCE OF 321.82 FEET TO A 1/2-INCH IRON ROD WITH "COALTER-1485" CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID LOT 25A;

THENCE, WITH THE COMMON LINE OF SAID LOT 25A AND SAID LOT 6, N86°37'57"W, A DISTANCE OF 307.47 FEET TO A DISTURBED 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID LOT 25A AND SAID LOT 6;

THENCE, WITH THE SOUTH LINE OF SAID LOT 6, IN PART WITH THE NORTH LINE OF SAID LOTS 25A & 25B, IN PART WITH THE NORTH LINE OF LOT 2A OF THE RESUBDIVISION OF LOT 2, HUTTO EXCHANGE, RECORDED IN CABINET AA, SLIDES 211-212 (P.R.W.C.T.), AND IN PART WITH THE EAST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD (RIGHT-OF-WAY VARIES), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S07°20'38"W, A DISTANCE OF 37.49 FEET TO AN 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN EXTERIOR ELL-CORNER HEREOF,
2) N79°31'52"W, A DISTANCE OF 188.64 FEET TO AN 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, AND
3) N87°38'52"W, A DISTANCE OF 211.01 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD AND THE WEST LINE OF SAID LOT 6, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) 15.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, AND A CHORD WHICH BEARS N07°41'36"W, A DISTANCE OF 15.69 FEET TO A CALCULATED POINT FOR A POINT OF REVERSE CURVATURE HEREOF,
2) 193.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, AND A CHORD WHICH BEARS N06°38'44"E, A DISTANCE OF 191.52 FEET TO A MAG NAIL IN ASPHALT FOUND FOR A POINT OF REVERSE CURVATURE HEREOF,
3) 96.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, AND A CHORD WHICH BEARS N15°13'50"E, A DISTANCE OF 95.93 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR A POINT OF NON-TANGENCY HEREOF, SAID POINT BEING AT A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING A NORTHWEST CORNER OF SAID LOT 6;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD AND THE NORTH LINE OF SAID LOT 6, S83°05'40"E, A DISTANCE OF 5.40 FEET TO A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING AT A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING THE SOUTHEAST CORNER OF SAID LOT 23 AND SAID WILLIAMSON COUNTY TRACT;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, WITH THE WEST LINE OF SAID WILLIAMSON COUNTY TRACT, AND IN PART WITH THE WEST LINES OF SAID LOTS 23 & 24, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) 25.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AND A CHORD WHICH BEARS N07°40'10"E, A DISTANCE OF 25.83 FEET TO A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND FOR A POINT OF TANGENCY HEREOF,
2) N05°36'31"E, A DISTANCE OF 151.41 FEET TO A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND FOR A POINT OF CURVATURE HEREOF,
3) 134.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,965.00 FEET, AND A CHORD WHICH BEARS N07°22'50"E, A DISTANCE OF 134.61 FEET TO AN 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET AT A POINT OF TANGENCY HEREOF, AND
4) N09°32'37"E, A DISTANCE OF 97.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.3882 ACRES (757,430 SQUARE FEET) OF LAND, MORE OR LESS.

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
A Limited Liability Company
PO Box 90878, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/19/2019
Project:	00627
Scale:	–
Reviewer:	SMD
Tech:	BAP
Field Crew:	JCR/NZL
Survey Date:	AUG. 2017
Sheet:	5 OF 6

F:\00627\Dwg\00627_PLAT-LOTS 4 5 AND 6.dwg

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:

BEING ALL OF LOTS 4, 5 AND 6 OF THE CO-OP DISTRICT, RECORDED IN DOCUMENT NO. 2018038896 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. 2018044838 (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 THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND 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 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.
10095 US 290 EAST
MANOR, TEXAS 78653

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

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 Hisey
NOTARY PUBLIC, THE STATE OF TEXAS

Jamie Hisey — 10/03/2022
PRINTED NAME — MY COMMISSION EXPIRES

Jamie Michelle Hisey
My Commission Expires
10/03/2022
ID No. 131747370

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

I, JUDD WILLMANN, 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

JUDD WILLMANN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90356
STATE OF TEXAS
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.8696

STATE OF TEXAS
JUDD T. WILLMANN
90356
LICENSED
PROFESSIONAL ENGINEER

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

I, STEVEN M. DUARTE, REGISTERED PUBLIC SURVEYOR NO. 5940, 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 8, 2017.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

19th DAY OF March 2019

STEVEN M. DUARTE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512-537-2384

STEVEN M. DUARTE
5940
REGISTERED
PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

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.
4. 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.
5. 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
6. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO.48491C 0520E, DATED SEPTEMBER 26, 2008.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. A PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.
9. ALL OPEN SPACE/DRAINAGE EASEMENTS/PUBLIC UTILITY EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
10. 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.
11. 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.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. THE ACCESS EASEMENT DEDICATED IN DOCUMENT NO. 2018070929 IS HEREBY RELEASED PER THIS PLAT.
14. THE DRAINAGE EASEMENT DEDICATED IN DOCUMENT NO. 2018070930 IS HEREBY RELEASED PER THIS PLAT.
15. THE SIGN EASEMENT DEDICATED IN DOCUMENT NO. 2005053311 IS HEREBY RELEASED PER THIS PLAT.
16. CROSS ACCESS IS HEREBY GRANTED FOR LOTS 8 AND 9.

STREET NAMES APPROVED

Teresa Baker — 4/3/19
WILLIAMSON COUNTY ADDRESSING COORDINATOR — DATE
Teresa Baker

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 21 DAY OF March 2019

Doug Gaul — 4/9/19
DOUG GAUL, MAYOR — DATE
LISA 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 19TH DAY OF APRIL 2019 A.D., AT 3:30 O'CLOCK, P.M., AND DULY RECORDED THIS 19TH DAY OF APRIL 2019 A.D., AT 3:30 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 Hernandez, DEPUTY
Brenda Hernandez

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

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
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174000

Date:	3/19/2019
Project:	00627
Scale:	-
Reviewer:	SMD
Tech:	BAP
Field Crew:	JCR/KGL
Survey Date:	AUG. 2017
Sheet:	6 OF 6

P:\00627\Dwg\00627_PLAT-LOTS 4 5 AND 6.dwg

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, 2018minutes 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)

City Council

AGENDA ITEM REPORT

To:	City Council
Subject:	Consideration and Possible Action on a Resolution Authorizing the City Manager to Execute 3 Supplemental Agreements for HNTB Corporation to Individual Task Orders Related to the FM 1660 Intersection Improvement Projects. (Samuel Ray)
Meeting:	City Council - 01 Oct 2020
Department:	Engineering
Staff Contact:	Samuel Ray

BACKGROUND INFORMATION:

AIR-20-347 - The City of Hutto has contracted with HNTB Corporation for the design and coordination of the proposed FM 1660 Intersection Improvements as part of the 2018 road and drainage bond program. The existing approved agreements with HNTB include 3 Task Orders under a master services agreement. The 3 Task Orders include; Preliminary Engineering, The CR 132 Grade Separated Intersection (Overpass) which is currently on hold, and the design and development of construction plans for the 3 FM 1660 Intersections. Two of the three supplemental agreements would approve decommissioning $142,000 of unused funds within the scope of the Task Order 1 (Preliminary Engineering) agreement and add $142,000 funds to Task Order 3 (FM 1660 Intersections) to allow for additional effort required to develop construction plans for the 3 intersection improvement projects as described in the agreement. A third supplemental agreement would allow for reallocation of unused funds within Task Order 1 (Preliminary Engineering) to perform an evaluation of the FM 1660 South Intersection to incorporate comments from Union Pacific Railroad and TxDOT including removal of the vertical curve across the railroad tracks and implementation of modern safety standards to the intersection. Because these improvements were not included in the original project scope this evaluation is intended to determine the feasibility and requirements of the request as well as to determine a new engineering and construction cost for the additional proposed improvements. It is anticipated that following the completion of this evaluation an additional supplemental agreement would be requested to accommodate the additional work related to implementing the improvements.

FINANCIAL IMPACT:

The 3 supplemental agreements will result in reallocation of previously authorized funds both moving funds between task orders and utilizing unused funds within task orders.

POLICY IMPLICATIONS:

Approval allows continued development of construction plans for FM 1660 Intersection Improvement Plans.

RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

74364-TO01-Supp01-Exhibit_A-1-Task_Order_PE

74364-TO01-Supp02-Exhibit_A-1-Task_Order_partially_executed
74364_TO03_Supp02_partially_executed

Exhibit A-1

TASK ORDER NUMBER 01
SUPPLEMENTAL 01

Supplemental 01 under Task Order No. 01 is entered into between the City of Hutto, Texas ("City") a Texas municipality, and HNTB CORPORATION ("Professional") on October 1, 2020 under the terms and conditions established in the MASTER/TASK ORDER PRIME AGREEMENT between City and Professional dated January 18, 2019, (the "Agreement").

SECTION A – SCOPE OF SERVICES

A.1. Professional shall perform the following Services:

Supplemental 01 is for the additional scope and effort for preliminary engineering to evaluate the impact of reconstructing the vertical alignment within the at-grade crossing along FM 1660 South. This is pursuant to railroad coordination comments received from the Union Pacific Railroad Company whom is currently reviewing the Railroad Exhibit A. Refer to Exhibit B-1 Scope of Services for further details.

A.2. Professional shall provide the following deliverables to City:

See attached Exhibit B-1 Scope of Services.

SECTION B - SCHEDULE
Professional shall perform the Services according to the following schedule:

See attached Exhibit C-1 Schedule.

SECTION C - COMPENSATION
The total amount payable by City for Supplemental 01 under Task Order No.1, resulting from the Services is $65,240.00 and will not require a fee increase from $956,616.23 under this executed task order. Supplemental 01 shall be paid according to the following terms:

See attached Exhibit D-1 Fee Schedule.

(Any and all reimbursable expenses related to the Project shall be included within this Section)

C.1 The forgoing total compensation amount includes Reimbursable Expenses as defined herein.

See attached Exhibit D-1 Fee Schedule.

SECTION D – OTHER PROVISIONS
The parties agree to the following provisions with respect to this specific Task Order:

D.1 Any services rendered by Professional beyond those described in Section A - Scope of Services shall be compensated on the same basis set forth in Section C.

D.2 All terms and conditions of the Agreement are incorporated herein and shall control in the event of a conflict with this Task Order. City and Professional hereby agree to the terms and conditions of this Task Order as of the date set forth above. The individuals signing this Task Order represent and warrant that they have the power and authority to enter into this Task Order and bind the parties for whom they sign.

CITY:	PROFESSIONAL
By: _____	By: DocuSigned by: Michelle Dippel DA5206102E25426...
Name: _____	Name: Michelle R. Dippel
Title: _____	Title: Vice President

Exhibit B-1

SCOPE OF SERVICES

The Scope of Services associated with this Supplement No. 1 hereby removes scope for Task 6 – US 79 Pedestrian Crossing in Task Order No. 1 and amends the Scope of Services to include the following:

HNTB CORPORATION ("PROFESSIONAL") shall provide preliminary design, environmental analysis, TxDOT & UPRR coordination, and other professional services for the projects listed below.

Intersection Improvements: Conceptual Design

Supplemental 01 is for the additional scope and effort for preliminary engineering to evaluate the impact of reconstructing the vertical alignment within the at-grade crossing along FM 1660 South (UPRR Austin Subdivision MP 153.12). This is pursuant to comments received after a Railroad Diagnostic Review Team meeting on April 14, 2020 with Union Pacific Railroad representatives (Benesch), Federal Rail Administration, City of Hutto, and TxDOT. Impacts to the adjacent intersection (FM 1660 South at US 79) will also be evaluated with respect to geometry, hydraulics, and traffic operations. Upon completion of work performed under Supplemental 01, an evaluation summary and recommendations will be provided to the City of Hutto. With the assistance of the PROFESSIONAL, The City of Hutto will make a determination to see if additional scope of work and effort will be incorporated into Task Order No. 3 for Intersection Improvements along FM 1660 South at US 79, Location No. 3. Currently, PROFESSIONAL is working toward 100% PS&E for this location and would incorporate any additional scope and effort agreed upon via Supplemental Work Authorization under Task Order No. 3.

A. Basic Services

Task 1 - Project Management

1.1. Monthly Progress Reports and Invoices

PROFESSIONAL shall prepare Monthly Progress Reports and invoices throughout the duration of the project. These reports will include:

- Tasks completed during the reporting period
- Tasks planned for the upcoming periods
- Problems encountered and the actions to remedy them
- Overall Project status and development progress, including a tabulation of Tasks, percentage complete and supporting documentation.

Deliverables:

- Monthly Progress Report (up to 2)
- Monthly Invoices (up to 2)

1.2. Coordination/Administration

For the work to be performed, PROFESSIONAL will oversee preparation of documents and manage project activities:

- Project Meetings: PROFESSIONAL will participate in bi-weekly status meetings to discuss progress with the City Engineer for the City of Hutto. Up to 3 one (1) hour meetings are anticipated.
- Internal Team Coordination meetings: the PROFESSIONAL will conduct weekly team meetings as needed with project team and subconsultants within a 6-week period.

Deliverables:
- Project meeting agenda and minutes (up to 3 meetings)

1.3. Agency Coordination
- During the evaluation of impacts to the at-grade crossing and adjacent intersection (FM 1660 at US 79), the PROFESSIONAL will coordinate with TxDOT to obtain the latest design guidance for this condition and seek concurrence for the proposed conceptual design. Up to 2 meetings are assumed.
- The PROFESSIONAL will coordinate with UPRR for review and comments during development and seek concurrence with the proposed conceptual design. Up to 2 meetings are assumed.

Deliverables:
- Minutes from TxDOT Coordination (up to 2 meetings)
- Minutes from UPRR Coordination (up to 2 meetings)

1.4. Project Schedule

PROFESSIONAL shall develop and maintain a project schedule for the duration of the project to focus on impact evaluation and proposed conceptual design. It shall depict the order and interdependence of various tasks, subtasks, and deliverables. Progress shall be reviewed during coordination meetings and should reviews indicate a substantial change in progress, the schedule shall be updated as necessary.

Deliverables:
- Project schedule (1 initial draft, up to 2 updates in PDF format)

Task 4 – Intersection Improvements

The PROFESSIONAL will propose intersection improvements at the following roadway-rail crossing:

- FM 1660 South at UPRR Austin Subdivision (MP 153.12)

4.4 The PROFESSIONAL will coordinate a meeting with TxDOT to review proposed scope of improvements prior to developing options (included in Task 1.3). The meeting shall include the criteria used to evaluate the options and verification of up to three (3) options for evaluation.

4.5 The PROFESSIONAL will review existing conditions and constraints prior to review of grade crossing options. Existing conditions and constraints for review include existing vertical grades, distances to streets adjacent to the crossing, potential impacts/constraints to TxDOT and UPRR right of way, and the subsurface utility engineering data to evaluate potential impacts to existing utilities.

4.8 The PROFESSIONAL will perform QC reviews before final submittal.

4.10 The PROFESSIONAL will evaluate up to three (3) options to improve the vertical approaches to the grade crossing. The up to three (3) options shall consist of:

- TxDOT desirable maximum vertical grade for new crossings (3 inches difference from top of rail 30 feet beyond crossing)
    - Two options shall be reviewed, including one for a reverse crown on the south side of US 79
- TxDOT desirable maximum vertical grade for existing crossings (5% grade 30 feet on either side of crossing)

The PROFESSIONAL will evaluate impacts to existing Geometry for each option due to modifications to the profile at the grade crossing and possible changes to the FM 1660/US 79 intersection.

The findings of the evaluation will be summarized in a white paper defined in Task 4.15.

4.11 The PROFESSIONAL will evaluate impacts to existing Hydraulics for each option referenced in Task 4.10 due to modifications to the profile at the grade crossing and possible changes to the FM 1660/US 79 intersection.

The findings of the evaluation will be summarized in a white paper defined in Task 4.15.

4.12 The PROFESSIONAL will evaluate impacts to existing Traffic Operations for each option referenced in task 4.10 due to modifications to the profile at the grade crossing and possible changes to the FM 1660/US 79 intersection.

The findings of the evaluation will be summarized in a white paper defined in Task 4.15.

4.13 The PROFESSIONAL will prepare a conceptual layout for each option of proposed modifications to the crossing profile. The conceptual layouts will delineate the additional impacts due to the profile adjustment on currently proposed design.

4.14 The PROFESSIONAL will develop a preliminary cost estimate for each option of proposed modifications to the crossing profile. The preliminary cost estimates will detail the additional cost for the changes to current design based on the crossing profile impacts.

4.15 The PROFESSIONAL will prepare an impact evaluation summary white paper summarizing the evaluation of up to three (3) grade crossing options. The white paper will include a discussion of existing conditions/constraints, definition of options, evaluation findings, and recommendations. The conceptual layouts and estimates from tasks 4.11 and 4.12 will be appendices to the white paper.

4.16 The PROFESSIONAL will coordinate a meeting with TxDOT to review recommendations in the white paper (included in Task 1.3). The meeting shall include verification of recommendations and feasibility/acceptance of findings for each option.

4.17 The PROFESSIONAL will coordinate a meeting with UPRR to review proposed improvements (included in Task 1.3). It is anticipated that UPRR will review the white paper separate from the meeting, and this review may take between 8 to 12 weeks.

<u>Deliverables</u>

- Up to three (3) Conceptual Layouts – Final (1-PDF Document)
- Up to three (3) Preliminary Construction Estimates – Final (1-PDF Document)
- One (1) Impact Evaluation Summary White Paper– Final (1-PDF Document)

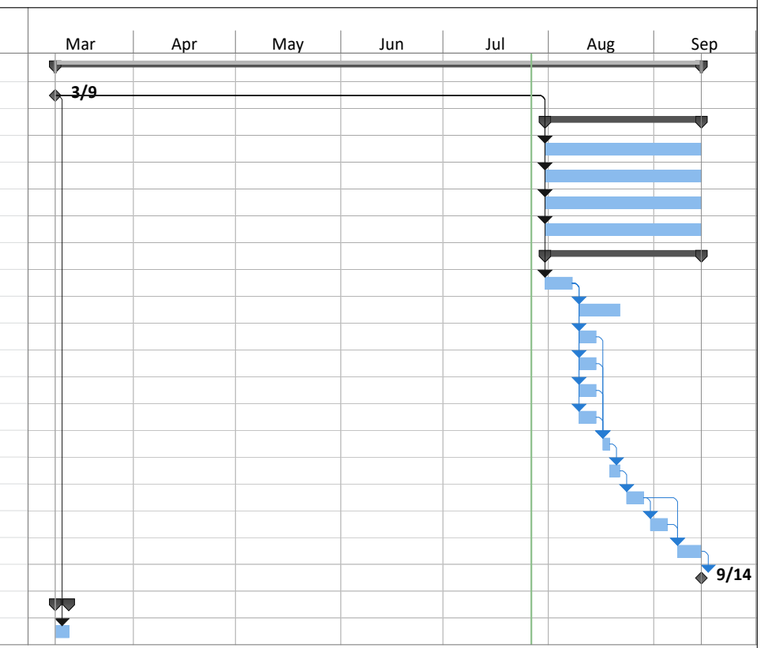
Task 5 – US 79 Grade Separated Crossing

5.15 The PROFESSIONAL will prepare a summary of the impact evaluation of the Current Alignment vs. Previous Alignment of CR 132. As part of this scope, the evaluation will summarize impacts to cost for ROW Acquisition, Construction, Design Effort, Coordination with Agencies, and Project Delivery. This work was previously authorized on March 9, 2020 and completed on March 12, 2020 with the delivery of a presentation at the City of Hutto.

74364 - TO01-STO01 - FM 1660 South at US 79 - Exhibit C-1

HNTB Gantt

ID	WBS	Task Name	Duration	Start	Finish	Predecessors
0	**0**	**74364 - TO01-STO01 - FM 1660 South at US 79**	**133 days**	**Mon 3/9/20**	**Mon 9/14/20**	
1	0	NTP	0 days	Mon 3/9/20	Mon 3/9/20	
2	**1**	**Project Management**	**31 days**	**Fri 7/31/20**	**Mon 9/14/20**	
3	1.1	Progress Reports and Invoices	31 days	Fri 7/31/20	Mon 9/14/20	1FS+102 days
4	1.2	Coordination/Administration	31 days	Fri 7/31/20	Mon 9/14/20	1FS+102 days
5	1.3	Agency Coordination	31 days	Fri 7/31/20	Mon 9/14/20	1FS+102 days
6	1.4	Project Schedule	31 days	Fri 7/31/20	Mon 9/14/20	1FS+102 days
7	**4**	**Intersection Improvements**	**31 days**	**Fri 7/31/20**	**Mon 9/14/20**	
8	4.4	TxDOT Coordination	6 days	Fri 7/31/20	Fri 8/7/20	1FS+102 days
9	4.5	Subsurface Utility Engineering	10 days	Mon 8/10/20	Fri 8/21/20	8
10	4.10	Geometric Evaluation	5 days	Mon 8/10/20	Fri 8/14/20	8
11	4.11	Hydraulic Evaluation	5 days	Mon 8/10/20	Fri 8/14/20	8
12	4.12	Traffic Operations Evaluation	5 days	Mon 8/10/20	Fri 8/14/20	8
13	4.13	Conceptual Layout and Profile	5 days	Mon 8/10/20	Fri 8/14/20	8
14	4.14	Preliminary Construction Estimate	2 days	Mon 8/17/20	Tue 8/18/20	13,10,11,12
15	4.15	Evaluation Summary	3 days	Wed 8/19/20	Fri 8/21/20	14
16	4.16	TxDOT Coord - Recommendations	5 days	Mon 8/24/20	Fri 8/28/20	15
17	4.17	UPRR Coordination	5 days	Mon 8/31/20	Fri 9/4/20	16
18	4.8	QAQC	5 days	Tue 9/8/20	Mon 9/14/20	16,17
19	0	Final Submittal	0 days	Mon 9/14/20	Mon 9/14/20	18
20	**5**	**US 79 Grade Separated Crossing**	**4 days**	**Mon 3/9/20**	**Thu 3/12/20**	
21	5.15	CR 132 Re-Alignment Evaluation	4 days	Mon 3/9/20	Thu 3/12/20	1



file: 74364-WA01-SWA01-FM1660South_atUS79-ProjectSchedule.mpp

Page: 1/1

Last Saved: Fri 7/10/20
Project Status Date: NA

HNTB TO#1
Supplement #1
City of Hutto - Job #74364

Exhibit D-1
Fee Schedule

Work Items		HNTB		CobbFendley		McGray and McGray		OVERALL	
Task No.	Task Name	Total Hours	Total Labor	Total Hours	Total Labor	Total Hours	Total Labor	Total Hours	Total Labor
1	Task 1 - Project Management	38.00	$10,533.00		$0.00		$0.00	38.00	10,533.00
2	Task 2 – Data Collection and Field Investigation	-	$0.00		$0.00		$0.00	-	-
3	Task 3 - Environmental Overview	-	$0.00		$0.00		$0.00	-	-
4	Task 4 – Intersection Improvements	176.00	$37,015.00		$0.00		$0.00	176.00	37,015.00
5	Task 5 – US 79 Grade Separated Crossing	69.25	$15,657.00		$0.00		$0.00	69.25	15,657.00
6	Task 6 – US 79 Pedestrian Crossing	-	$0.00		$0.00		$0.00	-	-
Total Labor		Hours	Labor	Hours	Labor	Hours	Labor	Hours	Labor
		283	$63,205.00	0	$0.00	0	$0.00	283	$63,205.00
Percent of Total		100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
Direct Expenses			$2,035.00		$0.00		$0.00		$2,035.00
Total Fee			$65,240.00		$0.00		$0.00		$65,240.00

Direct Expenses	
Mileage (Billed at Current IRS Rate)	$0.00
24 hour Turning Movement Counts	$0.00
Printing & Copies (Billed at Invoice Cost)	$35.00
Courier Costs (Billed at Invoice Cost)	$0.00
Other Miscellaneous Expenses (Billed at Invoice Costs)	$2,000.00
TOTAL Expenses	$2,035.00

TOTAL FOR THIS SUPPLEMENT NO. 1	Hours	Labor	Expenses	TOTAL Fee
	283	$63,205.00	$2,035.00	$65,240.00

Fee Associated with Removed Scope (Task 6 - US 79 Pedestrian Crossing)	$ 207,642.75
Supplement No. 1 Fee	$65,240.00
Fee Remaining for Task Order No. 1 (to be held in Contingency for future tasks authorized by the City)	$ 142,402.75

HNTB TO#1
Supplement #1
City of Hutto - Job #74364

Exhibit D-1
Fee Schedule

Fee Summary by Category

HNTB	Principal	Project Manager	Deputy Project Manager	Senior Engineer	Engineer IV	Quality Manager	Engineer-In-Training	Senior Landscape Architect	ROW Acquisitions Specialist	Senior Project Controller	Senior Project Analyst	Total Hours	TOTAL LABOR
Loaded Labor Rates	**$ 452.40**	**$ 293.28**	**$ 280.80**	**$ 293.28**	**$ 249.60**	**$ 280.80**	**$ 127.92**	**$ 265.20**	**$ 168.48**	**$ 209.04**	**$ 137.28**		
Task 1 - Project Management													
1.1. Monthly Progress Reports and Invoices	2	2	2							2	4	12	$ 3,020
1.2. Coordination/Administration		4	4									8	$ 2,296
1.3. Agency Coordination		4	4	8								16	$ 4,643
1.4. Project Schedule		1	1									2	$ 574
Task 4 – Intersection Improvements													
4.4. TxDOT Coord.-Scope & Criteria		2	2	1								5	$ 1,441
4.5. Subsurface utility engineering		2	2	2								6	$ 1,735
4.8. QC review		2	2	2		2	4					12	$ 2,808
4.10 Geometric Evaluation				4			40					44	$ 6,290
4.11 Hydraulic Evaluation					12							12	$ 2,995
4.12 Traffic Operations Evaluation					12							12	$ 2,995
4.13 Conceptual Layout and Profile				2			20					22	$ 3,145
4.14 Preliminary Construction Estimate				1			16					17	$ 2,340
4.15 Evaluation Summary		16	12	4								32	$ 9,235
4.16 TxDOT Coord.-Recommendations		2	2	1								5	$ 1,441
4.17 UPRR Coordination		4	4	1								9	$ 2,590
Task 5 – US 79 Grade Separated Crossing													
5.15 Impact Evaluation Summary		16.5	21				19.5	3.75	8.5			69.25	$ 15,657
HNTB Total Hours	**2**	**55.5**	**56**	**26**	**24**	**2**	**99.5**	**3.75**	**8.5**	**2**	**4**	**283.25**	
HNTB Total Labor Fee	**$ 905**	**$16,276**	**$15,725**	**$ 7,625**	**$ 5,990**	**$ 562**	**$12,728**	**$ 995**	**$ 1,432**	**$ 418**	**$ 549**		**$ 63,205**
HNTB Total Expenses													**$ 2,035**
Total Fee - Grand Total													**$ 65,240**

HNTB TO#1
Supplement #1
City of Hutto - Job #74364

Exhibit D-1
Fee Schedule

HNTB Direct Expenses	# of Units	Unit Cost	Fee
Mileage (Billed at Current IRS Rate)		$ 0.580	$0.00
24 hour Turning Movement Counts		$ 1,000.00	$0.00
Printing & Copies (Billed at Invoice Cost)			$0.00
8.5 x 11 BW	100	$ 0.04	$4.00
8.5 x 11 Color		$ 0.27	$0.00
11 x 17 BW	50	$ 0.08	$4.00
11 x 17 Color	50	$ 0.54	$27.00
Color Plotting (sq ft)		$ 0.95	$0.00
Courier Costs (Billed at Invoice Cost)	0	$ 4.25	$0.00
Other Miscellaneous Expenses (Billed at Invoice Costs)	1	$ 2,000.00	$2,000.00
TOTAL Expenses			$2,035.00

Exhibit A-2

TASK ORDER NUMBER 01
SUPPLEMENTAL 02

Supplemental 02 under Task Order No. 01 is entered into between the City of Hutto, Texas ("City") a Texas municipality, and HNTB CORPORATION ("Professional") on October 1, 2020 under the terms and conditions established in the MASTER/TASK ORDER PRIME AGREEMENT between City and Professional dated January 18, 2019, (the "Agreement").

SECTION A – SCOPE OF SERVICES

A.1. Exhibit B – Scope of Services is revised to exclude Task 6 – US 79 Pedestrian Crossing.

SECTION B - SCHEDULE
Schedule for Task Order No. 1 is amended to remove Task 6 – US 79 Pedestrian Crossing.

SECTION C - COMPENSATION
Supplemental 02 reduces the total amount payable by City under Task Order No.1 by $142,200.00 from $956,616.23 to $814,416.23.

SECTION D – OTHER PROVISIONS
The parties agree to the following provisions with respect to this specific Task Order:

D.1 Any services rendered by Professional beyond those described in Section A - Scope of Services shall be compensated on the same basis set forth in Section C.

D.2 All terms and conditions of the Agreement are incorporated herein and shall control in the event of a conflict with this Task Order. City and Professional hereby agree to the terms and conditions of this Task Order as of the date set forth above. The individuals signing this Task Order represent and warrant that they have the power and authority to enter into this Task Order and bind the parties for whom they sign.

CITY:	PROFESSIONAL
By: _____	By: DocuSigned by: Michelle Dippel DA5206102E25426...
Name: _____	Name: Michelle R. Dippel
Title: _____	Title: Vice President

Exhibit A-2

TASK ORDER NUMBER 03
SUPPLEMENT 02

Supplement 02 under Task Order 03 is entered into between the City of Hutto, Texas ("City") a Texas municipality, and HNTB CORPORATION ("Professional") on October 1, 2020 under the terms and conditions established in the MASTER/TASK ORDER PRIME AGREEMENT between City and Professional dated January 18, 2019, (the "Agreement").

SECTION A – SCOPE OF SERVICES

A.1. Professional shall perform the following Services:

Supplement 02 is for the additional scope and effort needed for the development of PS&E at the following intersections: Project 1: FM 1660 at Limmer Loop, Project 2: US 79 at FM 1660 North, and Project 3: US 79 at FM 1660 South. The additional scope and effort will allow for: coordination between the City, adjacent landowners/developers, TxDOT, and Union Pacific Railroad. Further design adjustments are anticipated from comments received from TxDOT and Union Pacific as plans are being reviewed and processed for clearances, permits and agreements. Refer to Exhibit B Scope of Services for further details.

A.2. Professional shall provide the following deliverables to City:

See attached Exhibit B-2 Scope of Services.

SECTION B - SCHEDULE
Professional shall perform the Services according to the following schedule:

See attached Exhibit C-2 Schedule.

SECTION C - COMPENSATION
The total amount payable by City for Supplement 02 under Task Order 03, resulting from the Services is $142,200.00 and increases the fee not to exceed the amount of Task Order No. 3 from $2,206,007.48 to $2,348,207.48. The amount of $142,200 is being reallocated from Task Order No. 1 to Task Order No.3 to utilize the remaining funds under Task Order No. 1. Supplement 02 shall be paid according to the following terms:

See attached Exhibit D-2 Fee Schedule.

(Any and all reimbursable expenses related to the Project shall be included within this Section)

C.1 The forgoing total compensation amount includes Reimbursable Expenses as defined herein.

See attached Exhibit D-2 Fee Schedule.

SECTION D – OTHER PROVISIONS
The parties agree to the following provisions with respect to this specific Task Order:

D.1 Any services rendered by Professional beyond those described in Section A - Scope of Services shall be compensated on the same basis set forth in Section C.

D.2 All terms and conditions of the Agreement are incorporated herein and shall control in the event of a conflict with Supplement 02 under Task Order 03. City and Professional hereby agree to the terms and conditions of this supplemental work authorization as of the date set forth above. The individuals signing Supplement 02 represent and warrant that they have the power and authority to enter into this supplemental work authorization and bind the parties for whom they sign.

CITY:	PROFESSIONAL
By: _____	By: DocuSigned by: Michelle Dippel DA5206D03FD5428...
Name: _____	Name: Michelle R. Dippel
Title: _____	Title: Vice President

Exhibit A-2

D.1 Any services rendered by Professional beyond those described in Section A - Scope of Services shall be compensated on the same basis set forth in Section C.

D.2 All terms and conditions of the Agreement are incorporated herein and shall control in the event of a conflict with Supplement 02 under Task Order 03. City and Professional hereby agree to the terms and conditions of this supplemental work authorization as of the date set forth above. The individuals signing Supplement 02 represent and warrant that they have the power and authority to enter into this supplemental work authorization and bind the parties for whom they sign.

CITY:	PROFESSIONAL
By: _____	By: _____
Name: _____	Name: __Michelle R. Dippel_____
Title: ___ _____ _____	Title: ___Vice President_____

EXHIBIT B-2
SERVICES TO BE PROVIDED BY THE PROFESSIONAL

PROFESSIONAL will provide final design, environmental clearance, TxDOT coordination, and other professional services for design, permitting and preparation of bid documentation for three (3) intersection improvement projects at Limmer Loop and FM 1660; US 79 and FM 1660 North; and US 79 and FM1660 South. Each project will be bid independently and will have its own set of plans and bid documents.

1.0 Project Management

A. **Monthly Progress Reports and Invoices**

Prepare Monthly Progress Reports and invoices throughout the duration of the project. These reports will include (up to 50 Hours):

- Tasks completed during the reporting period (up to 10 Hours)
- Tasks planned for the upcoming periods (up to 10 Hours)
- Problems encountered and the actions to remedy them (up to 10 Hours)
- Overall Project status and development progress, including a tabulation of Tasks, percentage complete and supporting documentation. (up to 20 Hours)

B. **Coordination/Administration**

For the work to be performed, PROFESSIONAL will oversee preparation of documents and manage project activities (up to 60 Hours):

- Progress Meetings: Hold regular progress meetings with the City to track progress and discuss project issues and decisions. (up to 40 Hours)
- File Management: Maintain appropriate project records for the design to be delivered to the Owner upon project completion. (up to 10 Hours)
- Project Coordination with Adjacent Landowners/Developers. Coordinate with adjacent landowners regarding the CITY's proposed roadway/intersection improvements. THE PROFESSIONAL will hold up to 5 (up to 10 Hours and up to 2 in-person) additional coordination meetings with adjacent landowners and exchange graphic files for proper design of improvements.

C. **Agency Coordination** (up to 70)

- Continue meeting with TxDOT representatives to review the proposed improvements within TxDOT right-of-way and the proposed design criteria. (up to 16 Hours)
- Continue coordinating documentation for an Advanced Funding Agreement (AFA) between the City and TxDOT, including project schedule, project location map, and cost estimate. Coordinate with City of Hutto regarding resolution approving execution of AFA, for attachment to the document for each project. (up to 12 Hours)
- Coordinate with TxDOT Area Office and District Office staff regarding AFA. Monitor status of AFA and provide ongoing coordination to facilitate and expedite TxDOT production of AFA. Review draft AFA provided by TxDOT, provide comments as needed, and recommend to City for placement on City Council agenda. (up to 12 Hours)
- Submit Final plans, construction contract documents, and TxDOT stage gate checklist to TxDOT for Area Office and District review. Document and address TxDOT comments. (up to 16 Hours)
- Submit final plans, construction contract documents, TxDOT stage gate checklist, and LGPP local let checklist to TxDOT for approval. Document and address TxDOT comments. (up to 14 Hours)

2.0 Survey

A. **Right-of-Entry**

Additional effort (up to 10 hours) is needed for the following due to assisting the CITY with communicating with property owners that have not yet given approval for ROE:

Obtain Ownership and Deed information for tracts adjacent to right-of-way lines of the roadways within, and adjacent to central and east options.

Prepare Right-of-Entry (ROE) agreements for adjacent landowners (up to 8 per intersection project), and coordinate with landowners as required to acquire approval of ROE agreements for field work outside of the existing public Right-of-Way (ROW).

The CITY will provide the outline of the ROE agreement. The CITY will mail the signed agreements to the landowners via regular and certified mail, with a return self-addressed stamped envelope and track receipt of executed agreements.

If the initial notice requesting ROE is not returned within one (1) week of delivery, a second notice requesting ROE will be sent by the CITY. If after one (1) week of delivery of the second notice the property owner is still unresponsive, the process will be escalated with assistance from CITY.

Maintain a contact list of the property owners which will be made available to the CITY.

D. **ROW Survey**

Review (up to 12 Hours) of ROW survey, metes and bounds descriptions and exhibits for up to 6 parcels (1660 N – 2 parcels, 1660 S – 2 parcel, Limmer Loop – 2 parcels)

Deliverables

1. ROE Agreements (up to 8 per intersection)
2. MicroStation 2D *.DGN drawing for each intersection
3. ASCII Survey Point File for each intersection
    a. *.TIN file
    b. *.DAT file
    c. DTM model (3D) in Geopak or OpenRoads *.DGN file
    d. Survey Control Sheets, Pre-Final. PDF
    e. Survey Control Sheets, Final. PDF
4. Plats and Metes and Bounds Property Descriptions for 17 properties for ROW Acquisition

Project 1: Limmer Loop and FM 1660 intersection

Project includes reconstruction of the intersection to add turn lanes and reconfigure the signal. Improvements also include associated bike/pedestrian, drainage, and safety improvements.

5.0 Project 1 PS&E

5.2 100% Design

A. **Roadway Design**

THE PROFESSIONAL will design the intersections in accordance with the TxDOT Roadway Design Manual and any applicable Owner standards. Additional effort is needed for Plans for this intersection project due to ongoing/recent coordination which began October 2019. Plans for this project will include one (1) update to:

Roadway Plan Sheets

- Project Layouts
- Estimate and quantity (E&Q) Sheets

- Intersection detail sheets
- Roadway Plan & Profiles
- Driveway Plan & Profile (up to 5)

B. **Traffic Control**

- Narrative for each stage
- TCP Typical Sections
- Advanced warning sign plans
- TCP layouts (to be based on up to 5-phase sequence)

C. **Drainage Design**

The existing drainage pattern will be determined, and proposed facilities will be designed without causing change in the existing drainage pattern. The existing general ditch drainage system will be verified for capacity to handle any additional impervious cover related to the improvements associated with the project. A modified drainage design and one (1) update will be prepared for the following due to impacts from adjacent developments on the east side of FM 1660:

Storm Drainage Design

- Compute hydraulics for inlets and storm drains consisting of single box culvert extensions 550 linear feet to the north and 550 linear feet to the south on the eastside, adjacent to FM 1660 due to impact by commercial development
- Prepare runoff computation sheets, inlet computation sheets and conveyance calculation sheets for box culvert extensions
- Drainage layouts and storm drain profiles for culvert extensions
- Drainage Details
- Ditch profiles

Driveway/Cross culvert design

- Compute hydraulics and size culverts
- Hydraulic Data Sheets
- Culvert layout sheets

Storm Water Pollution Prevention Plans (SW3P)

- TxDOT SW3P Sheet
- Modification for Erosion Control Plans due to proposed culvert extensions

E. **Miscellaneous PS&E**

- Quantities and summaries
- Estimates and probable construction costs
- General notes
- Special specs (if required, up to 3)
- TxDOT Standards
- Construction time determination

F. **Roadway Cross sections**

- Finalize cross sections, cross section sheets and output using Geopak at 50-foot intervals

Deliverables:

1. 100% PS&E plan and profile drainage sheets for box culvert extension to the north and to the south of Limmer Loop (PDF Sheets)

5.5 <u>Right-of-Way Services</u>

A. **Right of Way Acquisition.**

<u>Documentation Support</u>:

The designated Right of Way Acquisition Manager ("ROW AM") will prepare CITY right of way forms for acquisition per CITY's rules and regulations (up to 9 Forms).

Forms to be prepared on behalf of the CITY consist of the following:

<u>Negotiation</u> –
1. N1 – MOA (Standard)
2. N11 – Admin Settlement Approval Letter
3. N12 – Admin Settlement Disapproval Letter
4. N14 – Deed
5. N15 – Easement
6. N16 – ROW Lien Release
7. N17 – Release of Easement
8. N30 – Quitclaim Deed
9. N31 – Drainage Easement for Highway Purposes
10. N94 – Negotiator's report
11. N95 – Negotiator's certificate
12. NFOL – Final Offer Letter
13. NFOLE – Final Offer Letter (Easement)
14. NIOLOPT – Initial Offer Letter to Owner, Partial Taking
15. NIOLOWT – Initial Offer Letter to Owner, Whole Taking
16. NTCL – Temporary Construction License/Easement

<u>Relocation</u> –
1. Relocation Agent will utilize the forms; PROFESSIONAL will modify them to CITY standards
   a. 90-day letter
   b. 30-day letter
   c. R96 – Relocation Advisory Assistance – Parcel Record
   d. RCE – Certification of Eligibility
   e. RMP – Displacee Move Plan
   f. RSurvey – Relocation Assistance Services Survey

<u>Title</u> –
1. LPAIIIPR – Title III Parcel Review Checklist for LPAs
2. NACD – Final Cert for County/City Acquisition – Attorney's Cert
3. N86 – Title Statement

<u>Possession and Use Agreements</u>: CITY will be responsible for preparing and executing the Possession and Use Agreements (PUAs) with landowners as part of ROW Acquisition process.

Project 2: US 79 and FM 1660 North

Project includes reconstruction of the intersection to add turn lanes and reconfigure the signal. Improvements also include associated bike/pedestrian, drainage, and safety improvements.

6.0 Project 2 PS&E

6.2 <u>100% Design</u>

A. **Roadway Design**

THE PROFESSIONAL will design the intersections in accordance with the TxDOT Roadway Design Manual and any applicable Owner standards. Plans for each intersection project will include:

Roadway Plan Sheets

- Title sheet
- Index of sheets
- Project Layouts
- Survey control
- Typical Sections
- Estimate and quantity (E&Q) Sheets
- Removal Plans
- Roadway Plan and Profiles
- Intersection detail sheets
- Driveway detail sheets

B. **Traffic Control**

- Narrative for each stage
- TCP Typical Sections
- Advanced warning sign plans
- TCP layouts (to be based on up to 3-phase sequence)

C. **Drainage Design**

The existing drainage pattern will be determined, and proposed facilities will be designed without causing change in the existing drainage pattern. The existing ditch drainage system will be verified for capacity to handle any additional impervious cover related to the improvements associated with the project.

Storm Drainage Design

- Drainage Area Maps
- Compute Hydraulics and size inlets and storm drains
- Runoff computation sheets, Inlet computation sheets and Conveyance calculation sheets
- Drainage layouts and storm drain profiles
- Drainage Details
- Ditch profiles

Driveway/Cross culvert design

- Drainage Area Maps (for Cross culverts)
- Compute hydraulics and size Culverts
- Hydraulic Data Sheets

Culvert layout sheet Storm Water Pollution Prevention Plans (SW3P)

- TxDOT SW3P Sheet
- Erosion Control Plans
- Environmental Permits, Issues and Commitments (EPIC) sheet

D. **Signing Pavement Markings, and Signalization Plans**

THE PROFESSIONAL will design these items in accordance with the TMUTCD and TxDOT standard Highway Sign Designs for Texas. Additional effort is needed for plans for this intersection project due to railroad coordination. Plans for this project will include up to one (1) update to the following due to railroad coordination:

Signalization Plans

- Permanent signal plan for installation of a signal
  - US 79 and FM 1660 North

E. **Miscellaneous PS&E**

- Quantities and summaries
- Estimates and probable construction costs
- General notes
- Special specs (if required, up to 3)
- TxDOT Standards
- Construction time determination

6.5 Right-of-Way Services

A. **Right of Way Acquisition.**

Documentation Support:

The designated Right of Way Acquisition Manager ("ROW AM") will prepare CITY right of way forms for acquisition per CITY's rules and regulations (up to 8 Forms).

Forms to be prepared on behalf of the CITY consist of the following:

Negotiation –
1. N1 – MOA (Standard)
2. N11 – Admin Settlement Approval Letter
3. N12 – Admin Settlement Disapproval Letter
4. N14 – Deed
5. N15 – Easement
6. N16 – ROW Lien Release
7. N17 – Release of Easement
8. N30 – Quitclaim Deed
9. N31 – Drainage Easement for Highway Purposes
10. N94 – Negotiator's report
11. N95 – Negotiator's certificate
12. NFOL – Final Offer Letter
13. NFOLE – Final Offer Letter (Easement)
14. NIOLOPT – Initial Offer Letter to Owner, Partial Taking
15. NIOLOWT – Initial Offer Letter to Owner, Whole Taking
16. NTCL – Temporary Construction License/Easement

Relocation –
1. Relocation Agent will utilize the forms; PROFESSIONAL will modify them to CITY standards
   a. 90-day letter
   b. 30-day letter
   c. R96 – Relocation Advisory Assistance – Parcel Record
   d. RCE – Certification of Eligibility
   e. RMP – Displacee Move Plan
   f. RSurvey – Relocation Assistance Services Survey

Title –
1. LPAIIIPR – Title III Parcel Review Checklist for LPAs
2. NACD – Final Cert for County/City Acquisition – Attorney's Cert
3. N86 – Title Statement

Possession and Use Agreements: CITY will be responsible for preparing and executing the Possession and Use Agreements (PUAs) with landowners as part of ROW Acquisition process.

6.8 **Coordination with Union Pacific Railroad**

Additional coordination (up to 46 hours) is needed for the project manager and key discipline leads (roadway, bridge, architecture and drainage) to prepare for comment resolution meetings for the Exhibit A preliminary submittal and final submittal (Up to 2 two-hour meetings). Respond to review comments and redlines, using a Comment Response Form following the comment resolution meeting for each submittal milestone.

Deliverables:

1. Draft and final meeting agenda and minutes (PDF format)
2. Draft and Final UPRR Exhibit A and Preliminary Engineering Agreement and Construction Maintenance Agreement (PDF format).

Project 3: FM 1660 and US 79 South

Project includes reconstruction of the intersection to add turn lanes and reconfigure the signal. Improvements also include associated bike/pedestrian, drainage, and safety improvements.

7.0 Project 3 PS&E

7.2 100% Design

A. **Roadway Design**

THE PROFESSIONAL will design the intersections in accordance with the TxDOT Roadway Design Manual and any applicable Owner standards. Additional effort is needed for Plans for this intersection project due to additional railroad coordination. Plans for this project will include up to one (1) update:

Roadway Plan Sheets

- Typical Sections
- Estimate and quantity (E&Q) Sheets
- Roadway Plan and Profiles
- Intersection detail sheets
- Driveway detail sheets

B. **Traffic Control**

- Narrative for each stage
- TCP Typical Sections
- Advanced warning sign plans
- TCP layouts (to be based on up to 3-phase sequence)

C. **Drainage Design**

The existing drainage pattern will be determined, and proposed facilities will be designed without causing change in the existing drainage pattern. The existing ditch drainage system will be verified for capacity to handle any additional impervious cover related to the improvements associated with the project.

Storm Drainage Design

- Drainage Area Maps
- Compute Hydraulics and size inlets and storm drains
- Runoff computation sheets, Inlet computation sheets and Conveyance calculation sheets
- Drainage layouts and storm drain profiles

- Drainage Details
- Ditch profiles

Driveway/Cross culvert design

- Drainage Area Maps (for Cross culverts)
- Compute hydraulics and size Culverts
- Hydraulic Data Sheets
- Culvert layout sheet

Storm Water Pollution Prevention Plans (SW3P)

- TxDOT SW3P Sheet
- Erosion Control Plans
- Environmental Permits, Issues and Commitments (EPIC) sheet

D. **Signing Pavement Markings, and Signalization Plans**

THE PROFESSIONAL will design these items in accordance with the TMUTCD and TxDOT standard Highway Sign Designs for Texas. Plans will include:

Signalization Plans

- Permanent signal plan for installation of a signal
  - US 79 and FM 1660 South

E. **Miscellaneous PS&E**

- Quantities and summaries
- Estimates and probable construction costs
- General notes
- Special specs (if required, up to 3)
- TxDOT Standards
- Construction time determination

7.5 <u>Right-of-Way Services</u>

A. **Right of Way Acquisition.**

<u>Documentation Support</u>:

The designated Right of Way Acquisition Manager ("ROW AM") will prepare CITY right of way forms for acquisition per CITY's rules and regulations (up to 8 Forms).

Forms to be prepared on behalf of the CITY consist of the following:

<u>Negotiation</u> –

1. N1 – MOA (Standard)
2. N11 – Admin Settlement Approval Letter
3. N12 – Admin Settlement Disapproval Letter
4. N14 – Deed
5. N15 – Easement
6. N16 – ROW Lien Release
7. N17 – Release of Easement
8. N30 – Quitclaim Deed
9. N31 – Drainage Easement for Highway Purposes
10. N94 – Negotiator's report
11. N95 – Negotiator's certificate
12. NFOL – Final Offer Letter
13. NFOLE – Final Offer Letter (Easement)
14. NIOLOPT – Initial Offer Letter to Owner, Partial Taking
15. NIOLOWT – Initial Offer Letter to Owner, Whole Taking

16. NTCL – Temporary Construction License/Easement

Relocation –
1. Relocation Agent will utilize the forms; PROFESSIONAL will modify them to CITY standards
   a. 90-day letter
   b. 30-day letter
   c. R96 – Relocation Advisory Assistance – Parcel Record
   d. RCE – Certification of Eligibility
   e. RMP – Displacee Move Plan
   f. RSurvey – Relocation Assistance Services Survey

Title –
1. LPAIIIPR – Title III Parcel Review Checklist for LPAs
2. NACD – Final Cert for County/City Acquisition – Attorney's Cert
3. N86 – Title Statement

Possession and Use Agreements: CITY will be responsible for preparing and executing the Possession and Use Agreements (PUAs) with landowners as part of ROW Acquisition process.

7.6 Coordination with Union Pacific Railroad

Additional coordination (up to 30 hours) is needed for the project manager and key discipline leads (roadway, bridge, architecture and drainage) to prepare for comment resolution meetings for the Exhibit A preliminary submittal and final submittal (Up to 2 two-hour meetings). Respond to review comments and redlines, using a Comment Response Form following the comment resolution meeting for each submittal milestone.

Deliverables:
1. Draft and final meeting agenda and minutes (PDF format)
2. Draft and Final UPRR Exhibit A and Preliminary Engineering Agreement and Construction Maintenance Agreement

9.0 Additional Services

Additional Services will require a supplemental to this agreement where both parties will agree on both additional effort and fee before beginning.

A. Changes in scope, design, function beyond THE PROFESSIONAL's control such as:
   i. Differing site conditions
   ii. Owner's acceptance of substitute materials
B. Rebidding / renegotiating
C. Surveying for Contractor's work
D. Other Services not otherwise defined under Basic Services
   i. Evaluating unreasonable or excessive Contractor claims
   ii. Schedule acceleration due to delays not caused by THE PROFESSIONAL

Exclusions

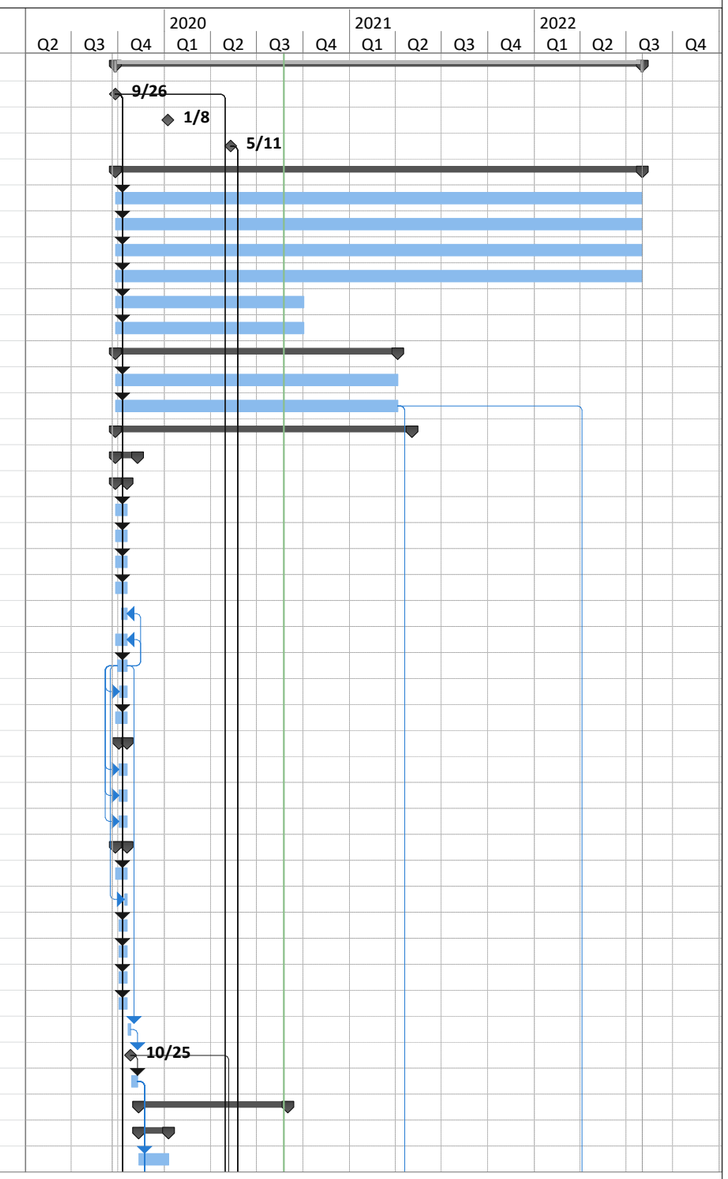
This WA currently excludes any services for:

1. Design of options beyond those identified in the scope of services.
2. Presentations to council or others not included in this scope of services.

74364 WA03 - Hutto Bond Program PS&E - Exhibit C-2

HNTB Gantt

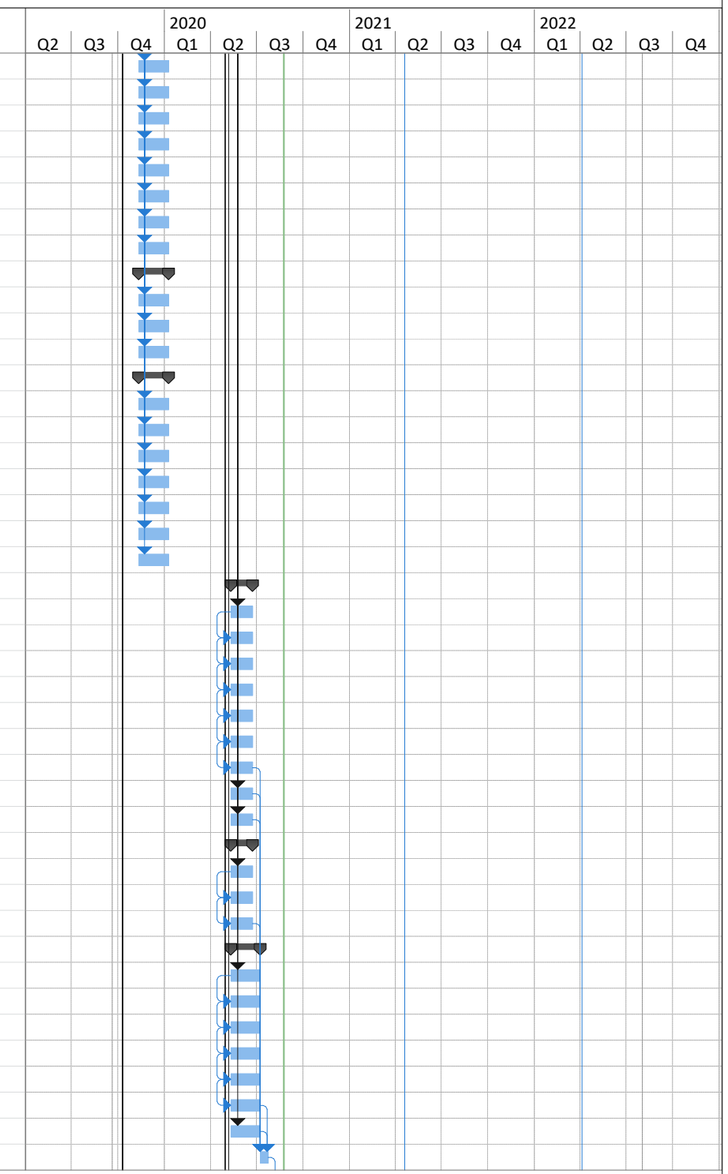
ID	WBS	Task Name	Duration	Start	Finish	Predecessors
0	**0**	**74364 WA03 - Hutto Bond Program PS&E**	**723 days**	**Thu 9/26/19**	**Mon 8/1/22**	
1	1	NTP	0 days	Thu 9/26/19	Thu 9/26/19	
2	2	Stop Work (Project #1)	0 days	Wed 1/8/20	Wed 1/8/20	
3	3	NTP #2 (Project #1)	0 days	Mon 5/11/20	Mon 5/11/20	
4	**1.0**	**Project Management**	**723 days**	**Thu 9/26/19**	**Mon 8/1/22**	
5	1.A	Progress Reports and Invoices	723 days	Thu 9/26/19	Mon 8/1/22	1
6	1.B	Coordination/Administration	723 days	Thu 9/26/19	Mon 8/1/22	1
7	1.C	Agency Coordination	723 days	Thu 9/26/19	Mon 8/1/22	1
8	1.D	Project Schedule	723 days	Thu 9/26/19	Mon 8/1/22	1
9	2.0	Survey	259 days	Thu 9/26/19	Thu 10/1/20	1
10	3.0	Geotech	259 days	Thu 9/26/19	Thu 10/1/20	1
11	**4.0**	**SUE/Utility Coordination**	**387 days**	**Thu 9/26/19**	**Mon 4/5/21**	
12	4.0	SUE	387 days	Thu 9/26/19	Mon 4/5/21	1
13	4.0	Utility Coordination	387 days	Thu 9/26/19	Mon 4/5/21	1
14	**5.0**	**Project 1 PS&E - Limmer Loop**	**407 days**	**Thu 9/26/19**	**Mon 5/3/21**	
15	**5.1**	**60% Deliverable**	**32 days**	**Thu 9/26/19**	**Fri 11/8/19**	
16	**5.1.A**	**Roadway Design**	**17 days**	**Thu 9/26/19**	**Fri 10/18/19**	
17	5.1.A	Cover Sheet	17 days	Thu 9/26/19	Fri 10/18/19	1
18	5.1.A	Index	17 days	Thu 9/26/19	Fri 10/18/19	1
19	5.1.A	Project Layout and Horizontal Control	17 days	Thu 9/26/19	Fri 10/18/19	1
20	5.1.A	Typicals	17 days	Thu 9/26/19	Fri 10/18/19	1
21	5.1.A	Estimate and Quantity Sheets	9 days	Tue 10/8/19	Fri 10/18/19	23FF
22	5.1.A	Existing/Removals	17 days	Thu 9/26/19	Fri 10/18/19	23FF
23	5.1.A	Roadway Plan and Profile	15 days	Mon 9/30/19	Fri 10/18/19	1
24	5.1.B	Traffic Control	11 days	Fri 10/4/19	Fri 10/18/19	23SS
25	5.1.C	Drainage	17 days	Thu 9/26/19	Fri 10/18/19	1
26	**5.1.D**	**Signing, Pavement Markings, Signals**	**12 days**	**Thu 10/3/19**	**Fri 10/18/19**	
27	5.1.D	Signs and Pavement Markings	12 days	Thu 10/3/19	Fri 10/18/19	23SS
28	5.1.D	Traffic Signals	12 days	Thu 10/3/19	Fri 10/18/19	23SS
29	5.1.D	Illumination	12 days	Thu 10/3/19	Fri 10/18/19	23SS
30	**5.1.E**	**Miscellaneous PS&E**	**17 days**	**Thu 9/26/19**	**Fri 10/18/19**	
31	5.1.E	EPIC Sheet	17 days	Thu 9/26/19	Fri 10/18/19	1
32	5.1.E	Estimate	5 days	Mon 10/14/19	Fri 10/18/19	23SS+10 days
33	5.1.E	General Notes	12 days	Thu 10/3/19	Fri 10/18/19	1
34	5.1.E	Special Specs	12 days	Thu 10/3/19	Fri 10/18/19	1
35	5.1.E	TxDOT Standards	12 days	Thu 10/3/19	Fri 10/18/19	1
36	5.1.E	Construction Time Determination	12 days	Thu 10/3/19	Fri 10/18/19	1
37	5.1	QA/QC	5 days	Mon 10/21/19	Fri 10/25/19	23
38	5.1	60% Submittal	0 days	Fri 10/25/19	Fri 10/25/19	37
39	5.1	60% Review	10 days	Mon 10/28/19	Fri 11/8/19	38
40	**5.2**	**100% Deliverable**	**205 days**	**Mon 11/11/19**	**Mon 8/31/20**	
41	**5.2.A**	**Roadway Design**	**39 days**	**Mon 11/11/19**	**Wed 1/8/20**	
42	5.2.A	Cover Sheet	39 days	Mon 11/11/19	Wed 1/8/20	39



74364 WA03 - Hutto Bond Program PS&E - Exhibit C-2

HNTB Gantt

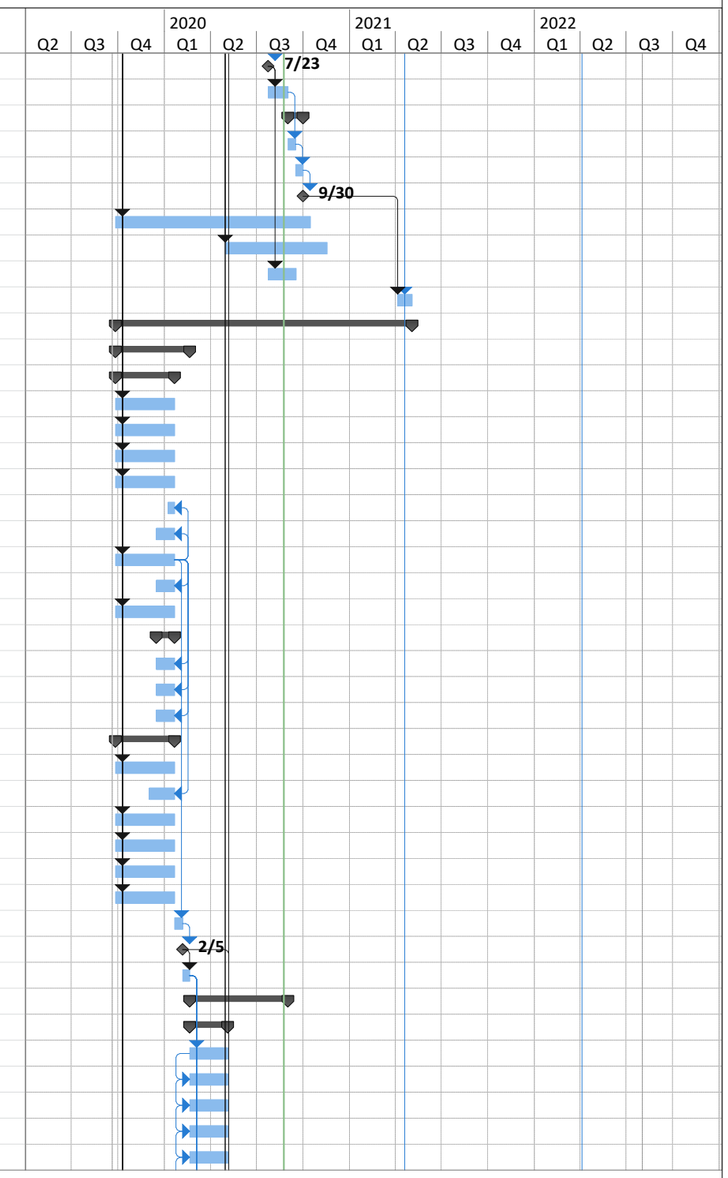
ID	WBS	Task Name	Duration	Start	Finish	Predecessors
43	5.2.A	Index	39 days	Mon 11/11/19	Wed 1/8/20	39
44	5.2.A	Project Layout and Horizontal Control	39 days	Mon 11/11/19	Wed 1/8/20	39
45	5.2.A	Typicals	39 days	Mon 11/11/19	Wed 1/8/20	39
46	5.2.A	Summary of Quantities	39 days	Mon 11/11/19	Wed 1/8/20	39
47	5.2.A	Existing/Removals	39 days	Mon 11/11/19	Wed 1/8/20	39
48	5.2.A	Roadway	39 days	Mon 11/11/19	Wed 1/8/20	39
49	5.2.B	Traffic Control	39 days	Mon 11/11/19	Wed 1/8/20	39
50	5.2.C	Drainage	39 days	Mon 11/11/19	Wed 1/8/20	39
51	**5.2.D**	**Signing, Pavement Markings, Signals**	**39 days**	**Mon 11/11/19**	**Wed 1/8/20**	
52	5.2.D	Signs and Pavement Markings	39 days	Mon 11/11/19	Wed 1/8/20	39
53	5.2.D	Traffic Signals	39 days	Mon 11/11/19	Wed 1/8/20	39
54	5.2.D	Illumination	39 days	Mon 11/11/19	Wed 1/8/20	39
55	**5.2.E**	**Miscellaneous PS&E**	**39 days**	**Mon 11/11/19**	**Wed 1/8/20**	
56	5.2.E	Epic Sheet	39 days	Mon 11/11/19	Wed 1/8/20	39
57	5.2.E	Estimate	39 days	Mon 11/11/19	Wed 1/8/20	39
58	5.2.E	General Notes	39 days	Mon 11/11/19	Wed 1/8/20	39
59	5.2.E	Special Specs	39 days	Mon 11/11/19	Wed 1/8/20	39
60	5.2.E	TxDot Standards	39 days	Mon 11/11/19	Wed 1/8/20	39
61	5.2.E	Construction Time Determination	39 days	Mon 11/11/19	Wed 1/8/20	39
62	5.2.F	Roadway Cross Sections	39 days	Mon 11/11/19	Wed 1/8/20	39
63	**5.2.A**	**Roadway Design (continuation)**	**30 days**	**Mon 5/11/20**	**Mon 6/22/20**	
64	5.2.A	Cover Sheet	30 days	Mon 5/11/20	Mon 6/22/20	3
65	5.2.A	Index	30 days	Mon 5/11/20	Mon 6/22/20	64SS
66	5.2.A	Project Layout and Horizontal Control	30 days	Mon 5/11/20	Mon 6/22/20	65SS
67	5.2.A	Typicals	30 days	Mon 5/11/20	Mon 6/22/20	66SS
68	5.2.A	Summary of Quantities	30 days	Mon 5/11/20	Mon 6/22/20	67SS
69	5.2.A	Existing/Removals	30 days	Mon 5/11/20	Mon 6/22/20	68SS
70	5.2.A	Roadway	30 days	Mon 5/11/20	Mon 6/22/20	69SS
71	5.2.B	Traffic Control (continuation)	30 days	Mon 5/11/20	Mon 6/22/20	3
72	5.2.C	Drainage (continuation)	30 days	Mon 5/11/20	Mon 6/22/20	3
73	**5.2.D**	**Signing, Pavement Markings, Signals (continuation)**	**30 days**	**Mon 5/11/20**	**Mon 6/22/20**	
74	5.2.D	Signs and Pavement Markings	30 days	Mon 5/11/20	Mon 6/22/20	3
75	5.2.D	Traffic Signals	30 days	Mon 5/11/20	Mon 6/22/20	74SS
76	5.2.D	Illumination	30 days	Mon 5/11/20	Mon 6/22/20	75SS
77	**5.2.E**	**Miscellaneous PS&E (continuation)**	**40 days**	**Mon 5/11/20**	**Tue 7/7/20**	
78	5.2.E	Epic Sheet	40 days	Mon 5/11/20	Tue 7/7/20	3
79	5.2.E	Estimate	40 days	Mon 5/11/20	Tue 7/7/20	78SS
80	5.2.E	General Notes	40 days	Mon 5/11/20	Tue 7/7/20	79SS
81	5.2.E	Special Specs	40 days	Mon 5/11/20	Tue 7/7/20	80SS
82	5.2.E	TxDot Standards	40 days	Mon 5/11/20	Tue 7/7/20	81SS
83	5.2.E	Construction Time Determination	40 days	Mon 5/11/20	Tue 7/7/20	82SS
84	5.2.F	Roadway Cross Sections	40 days	Mon 5/11/20	Tue 7/7/20	3
85	5.2	QA/QC	12 days	Wed 7/8/20	Thu 7/23/20	70,71,72,76,83,84



74364 WA03 - Hutto Bond Program PS&E - Exhibit C-2

HNTB Gantt

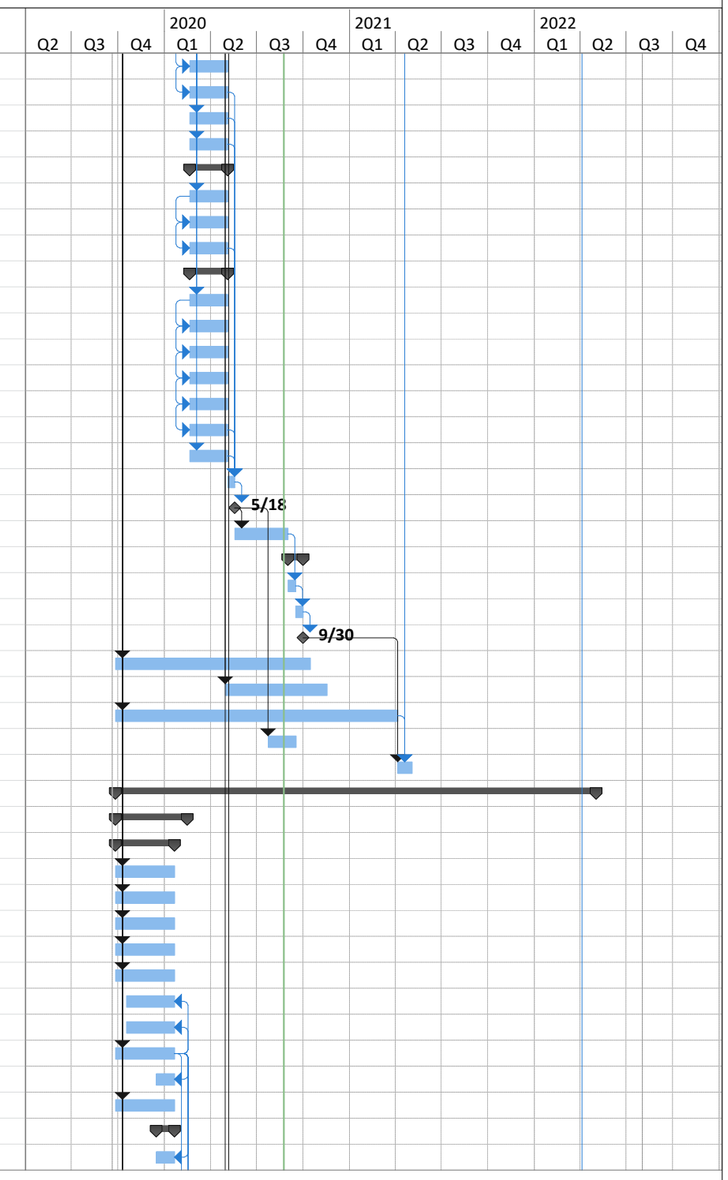
ID	WBS	Task Name	Duration	Start	Finish	Predecessors
86	5.2	100% Submittal	0 days	Thu 7/23/20	Thu 7/23/20	85
87	5.2	100% Review	27 days	Fri 7/24/20	Mon 8/31/20	86
88	**5.3**	**Final Plans**	**21 days**	**Tue 9/1/20**	**Wed 9/30/20**	
89	5.3.A	Address Comments	10 days	Tue 9/1/20	Tue 9/15/20	87
90	5.3	QA/QC	11 days	Wed 9/16/20	Wed 9/30/20	89
91	5.3	Final Submittal	0 days	Wed 9/30/20	Wed 9/30/20	90
92	5.4	Environmental Services	268 days	Thu 9/26/19	Wed 10/14/20	1
93	5.5	ROW Services	140 days	Thu 4/30/20	Mon 11/16/20	1FS+151 days
94	5.6	Project Construction Manual	38 days	Fri 7/24/20	Wed 9/16/20	86
95	5.7	Bid Phase Services	20 days	Tue 4/6/21	Mon 5/3/21	91,13
96	**6.0**	**Project 2 PS&E-FM 1660N**	**407 days**	**Thu 9/26/19**	**Mon 5/3/21**	
97	**6.1**	**60% PS&E**	**101 days**	**Thu 9/26/19**	**Wed 2/19/20**	
98	**6.1.A**	**Roadway Design**	**79 days**	**Thu 9/26/19**	**Mon 1/20/20**	
99	6.1.A	Cover Sheet	79 days	Thu 9/26/19	Mon 1/20/20	1
100	6.1.A	Index	79 days	Thu 9/26/19	Mon 1/20/20	1
101	6.1.A	Project Layout and Horizontal Control	79 days	Thu 9/26/19	Mon 1/20/20	1
102	6.1.A	Typicals	79 days	Thu 9/26/19	Mon 1/20/20	1
103	6.1.A	Estimate and Quantity Sheets	9 days	Wed 1/8/20	Mon 1/20/20	105FF
104	6.1.A	Existing/Removals	24 days	Mon 12/16/19	Mon 1/20/20	105FF
105	6.1.A	Roadway Plan and Profile	79 days	Thu 9/26/19	Mon 1/20/20	1
106	6.1.B	Traffic Control	24 days	Mon 12/16/19	Mon 1/20/20	105FF
107	6.1.C	Drainage	79 days	Thu 9/26/19	Mon 1/20/20	1
108	**6.1.D**	**Signing, Pavement Markings, Signals**	**24 days**	**Mon 12/16/19**	**Mon 1/20/20**	
109	6.1.D	Signs and Pavement Markings	24 days	Mon 12/16/19	Mon 1/20/20	105FF
110	6.1.D	Traffic Signals	24 days	Mon 12/16/19	Mon 1/20/20	105FF
111	6.1.D	Illumination	24 days	Mon 12/16/19	Mon 1/20/20	105FF
112	**6.1.E**	**Miscellaneous PS&E**	**79 days**	**Thu 9/26/19**	**Mon 1/20/20**	
113	6.1.E	EPIC Sheet	79 days	Thu 9/26/19	Mon 1/20/20	1
114	6.1.E	Estimate	34 days	Mon 12/2/19	Mon 1/20/20	105FF
115	6.1.E	General Notes	79 days	Thu 9/26/19	Mon 1/20/20	1
116	6.1.E	Special Specs	79 days	Thu 9/26/19	Mon 1/20/20	1
117	6.1.E	TxDOT Standards	79 days	Thu 9/26/19	Mon 1/20/20	1
118	6.1.E	Construction Time Determination	79 days	Thu 9/26/19	Mon 1/20/20	1
119	6.1	QA/QC	12 days	Tue 1/21/20	Wed 2/5/20	105
120	6.1	60% Submittal	0 days	Wed 2/5/20	Wed 2/5/20	119
121	6.1	60% Review	10 days	Thu 2/6/20	Wed 2/19/20	120
122	**6.2**	**100% Deliverable**	**136 days**	**Thu 2/20/20**	**Mon 8/31/20**	
123	**6.2.A**	**Roadway Design**	**53 days**	**Thu 2/20/20**	**Mon 5/4/20**	
124	6.2.A	Cover Sheet	53 days	Thu 2/20/20	Mon 5/4/20	121
125	6.2.A	Index	53 days	Thu 2/20/20	Mon 5/4/20	124SS
126	6.2.A	Project Layout and Horizontal Control	53 days	Thu 2/20/20	Mon 5/4/20	125SS
127	6.2.A	Typicals	53 days	Thu 2/20/20	Mon 5/4/20	126SS
128	6.2.A	Summary of Quantities	53 days	Thu 2/20/20	Mon 5/4/20	127SS



74364 WA03 - Hutto Bond Program PS&E - Exhibit C-2

HNTB Gantt

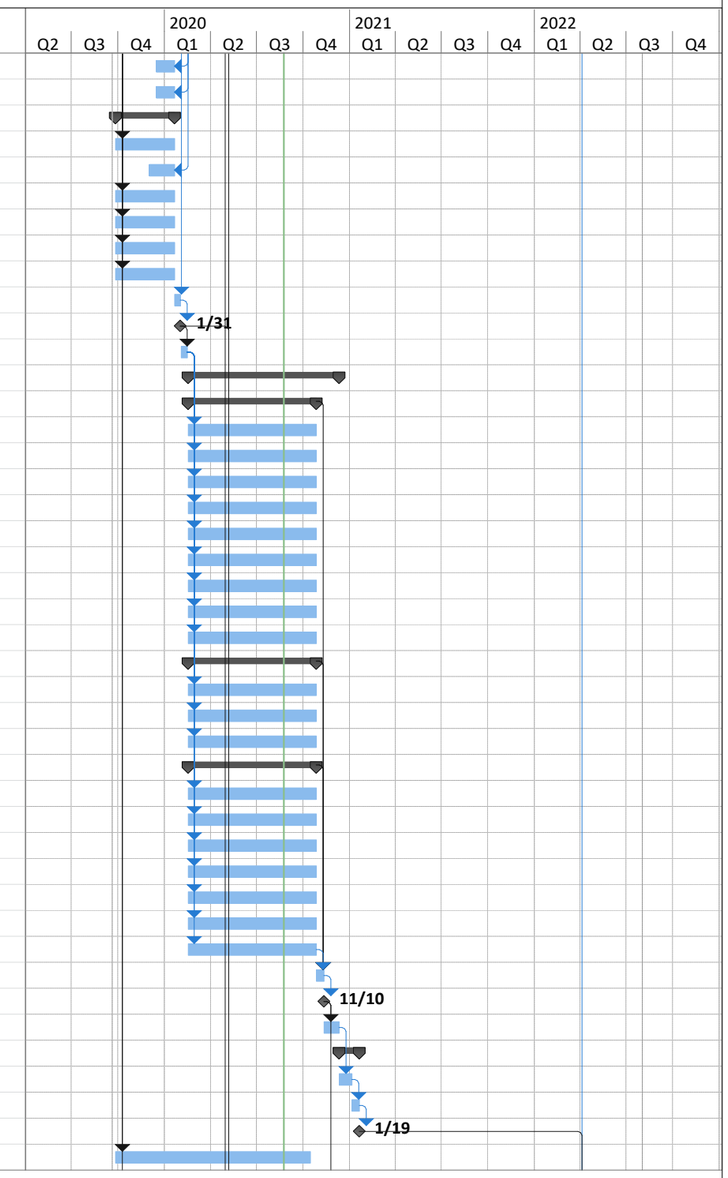
ID	WBS	Task Name	Duration	Start	Finish	Predecessors
129	6.2.A	Existing/Removals	53 days	Thu 2/20/20	Mon 5/4/20	128SS
130	6.2.A	Roadway	53 days	Thu 2/20/20	Mon 5/4/20	129SS
131	6.2.B	Traffic Control	53 days	Thu 2/20/20	Mon 5/4/20	121
132	6.2.C	Drainage	53 days	Thu 2/20/20	Mon 5/4/20	121
133	**6.2.D**	**Signing, Pavement Markings, Signals**	**53 days**	**Thu 2/20/20**	**Mon 5/4/20**	
134	6.2.D	Signs and Pavement Markings	53 days	Thu 2/20/20	Mon 5/4/20	121
135	6.2.D	Traffic Signals	53 days	Thu 2/20/20	Mon 5/4/20	134SS
136	6.2.D	Illumination	53 days	Thu 2/20/20	Mon 5/4/20	135SS
137	**6.2.E**	**Miscellaneous PS&E**	**53 days**	**Thu 2/20/20**	**Mon 5/4/20**	
138	6.2.E	Epic Sheet	53 days	Thu 2/20/20	Mon 5/4/20	121
139	6.2.E	Estimate	53 days	Thu 2/20/20	Mon 5/4/20	138SS
140	6.2.E	General Notes	53 days	Thu 2/20/20	Mon 5/4/20	139SS
141	6.2.E	Special Specs	53 days	Thu 2/20/20	Mon 5/4/20	140SS
142	6.2.E	TxDot Standards	53 days	Thu 2/20/20	Mon 5/4/20	141SS
143	6.2.E	Construction Time Determination	53 days	Thu 2/20/20	Mon 5/4/20	142SS
144	6.2.F	Roadway Cross Sections	53 days	Thu 2/20/20	Mon 5/4/20	121
145	6.2	QA/QC	10 days	Tue 5/5/20	Mon 5/18/20	130,131,132,136,143,144
146	6.2	100% Submittal	0 days	Mon 5/18/20	Mon 5/18/20	145
147	6.2	100% Review	73 days	Tue 5/19/20	Mon 8/31/20	146
148	**6.3**	**Final Plans**	**21 days**	**Tue 9/1/20**	**Wed 9/30/20**	
149	6.3.A	Address Comments	10 days	Tue 9/1/20	Tue 9/15/20	147
150	6.3	QA/QC	11 days	Wed 9/16/20	Wed 9/30/20	149
151	6.3	Final Submittal	0 days	Wed 9/30/20	Wed 9/30/20	150
152	6.4	Environmental Services	268 days	Thu 9/26/19	Wed 10/14/20	1
153	6.5	ROW Services	140 days	Thu 4/30/20	Mon 11/16/20	1FS+151 days
154	6.6	Coordination with UPRR	387 days	Thu 9/26/19	Mon 4/5/21	1
155	6.6	Project Construction Manual	38 days	Fri 7/24/20	Wed 9/16/20	146FS+46 days
156	6.7	Bid Phase Services	20 days	Tue 4/6/21	Mon 5/3/21	151,13,154
157	**7**	**Project 3 PS&E-FM 1660S**	**660 days**	**Thu 9/26/19**	**Mon 5/2/22**	
158	**7.1**	**60% Design**	**98 days**	**Thu 9/26/19**	**Fri 2/14/20**	
159	**7.1.A**	**Roadway Design**	**79 days**	**Thu 9/26/19**	**Mon 1/20/20**	
160	7.1.A	Cover Sheet	79 days	Thu 9/26/19	Mon 1/20/20	1
161	7.1.A	Index	79 days	Thu 9/26/19	Mon 1/20/20	1
162	7.1.A	Project Layout and Horizontal Control	79 days	Thu 9/26/19	Mon 1/20/20	1
163	7.1.A	General Notes	79 days	Thu 9/26/19	Mon 1/20/20	1
164	7.1.A	Typicals	79 days	Thu 9/26/19	Mon 1/20/20	1
165	7.1.A	Estimate and Quantity Sheets	63 days	Fri 10/18/19	Mon 1/20/20	167FF
166	7.1.A	Existing/Removals	63 days	Fri 10/18/19	Mon 1/20/20	167FF
167	7.1.A	Roadway Plan and Profile	79 days	Thu 9/26/19	Mon 1/20/20	1
168	7.1.B	Traffic Control	24 days	Mon 12/16/19	Mon 1/20/20	167FF
169	7.1.C	Drainage	79 days	Thu 9/26/19	Mon 1/20/20	1
170	**7.1.D**	**Signing, Pavement Markings, Signals**	**24 days**	**Mon 12/16/19**	**Mon 1/20/20**	
171	7.1.D	Signs and Pavement Markings	24 days	Mon 12/16/19	Mon 1/20/20	167FF



74364 WA03 - Hutto Bond Program PS&E - Exhibit C-2

HNTB Gantt

ID	WBS	Task Name	Duration	Start	Finish	Predecessors
172	7.1.D	Traffic Signals	24 days	Mon 12/16/19	Mon 1/20/20	167FF
173	7.1.D	Illumination	24 days	Mon 12/16/19	Mon 1/20/20	167FF
174	**7.1.E**	**Miscellaneous PS&E**	**79 days**	**Thu 9/26/19**	**Mon 1/20/20**	
175	7.1.E	EPIC Sheet	79 days	Thu 9/26/19	Mon 1/20/20	1
176	7.1.E	Estimate	34 days	Mon 12/2/19	Mon 1/20/20	167FF
177	7.1.E	General Notes	79 days	Thu 9/26/19	Mon 1/20/20	1
178	7.1.E	Special Specs	79 days	Thu 9/26/19	Mon 1/20/20	1
179	7.1.E	TxDOT Standards	79 days	Thu 9/26/19	Mon 1/20/20	1
180	7.1.E	Construction Time Determination	79 days	Thu 9/26/19	Mon 1/20/20	1
181	7.1	QA/QC	9 days	Tue 1/21/20	Fri 1/31/20	167
182	7.1	60% Submittal	0 days	Fri 1/31/20	Fri 1/31/20	181
183	7.1	60% Review	10 days	Mon 2/3/20	Fri 2/14/20	182
184	**7.2**	**100% Deliverable**	**209 days**	**Mon 2/17/20**	**Thu 12/10/20**	
185	**7.2.A**	**Roadway Design**	**178 days**	**Mon 2/17/20**	**Mon 10/26/20**	
186	7.2.A	Cover Sheet	178 days	Mon 2/17/20	Mon 10/26/20	183
187	7.2.A	Index	178 days	Mon 2/17/20	Mon 10/26/20	183
188	7.2.A	Project Layout and Horizontal Control	178 days	Mon 2/17/20	Mon 10/26/20	183
189	7.2.A	Typicals	178 days	Mon 2/17/20	Mon 10/26/20	183
190	7.2.A	Summary of Quantities	178 days	Mon 2/17/20	Mon 10/26/20	183
191	7.2.A	Existing/Removals	178 days	Mon 2/17/20	Mon 10/26/20	183
192	7.2.A	Roadway	178 days	Mon 2/17/20	Mon 10/26/20	183
193	7.2.B	Traffic Control	178 days	Mon 2/17/20	Mon 10/26/20	183
194	7.2.C	Drainage	178 days	Mon 2/17/20	Mon 10/26/20	183
195	**7.2.D**	**Signing, Pavement Markings, Signals**	**178 days**	**Mon 2/17/20**	**Mon 10/26/20**	
196	7.2.D	Signs and Pavement Markings	178 days	Mon 2/17/20	Mon 10/26/20	183
197	7.2.D	Traffic Signals	178 days	Mon 2/17/20	Mon 10/26/20	183
198	7.2.D	Illumination	178 days	Mon 2/17/20	Mon 10/26/20	183
199	**7.2.E**	**Miscellaneous PS&E**	**178 days**	**Mon 2/17/20**	**Mon 10/26/20**	
200	7.2.E	Epic Sheet	178 days	Mon 2/17/20	Mon 10/26/20	183
201	7.2.E	Estimate	178 days	Mon 2/17/20	Mon 10/26/20	183
202	7.2.E	General Notes	178 days	Mon 2/17/20	Mon 10/26/20	183
203	7.2.E	Special Specs	178 days	Mon 2/17/20	Mon 10/26/20	183
204	7.2.E	TxDot Standards	178 days	Mon 2/17/20	Mon 10/26/20	183
205	7.2.E	Construction Time Determination	178 days	Mon 2/17/20	Mon 10/26/20	183
206	7.2.F	Roadway Cross Sections	178 days	Mon 2/17/20	Mon 10/26/20	183
207	7.2	QA/QC	11 days	Tue 10/27/20	Tue 11/10/20	185,195,199,206
208	7.2	100% Submittal	0 days	Tue 11/10/20	Tue 11/10/20	207
209	7.2	100% Review	20 days	Wed 11/11/20	Thu 12/10/20	208
210	**7.3**	**Final Plans**	**26 days**	**Fri 12/11/20**	**Tue 1/19/21**	
211	7.3	Address Comments and Coordination	15 days	Fri 12/11/20	Mon 1/4/21	209
212	7.3	QA/QC	11 days	Tue 1/5/21	Tue 1/19/21	211
213	7.3	Final Submittal	0 days	Tue 1/19/21	Tue 1/19/21	212
214	7.4	Environmental Services	268 days	Thu 9/26/19	Wed 10/14/20	1



file: 74364-TO03-Supp02_Exhibit_C-2-Schedule.mpp

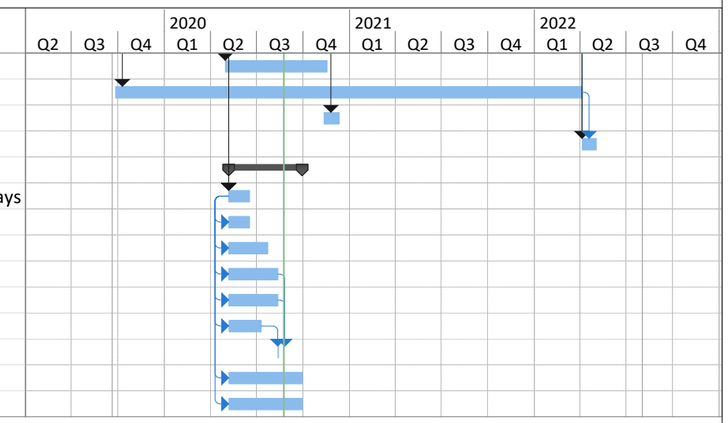
Page: 5/6

Last Saved: Mon 8/24/20
Project Status Date: Fri 7/24/20

74364 WA03 - Hutto Bond Program PS&E - Exhibit C-2

HNTB Gantt

ID	WBS	Task Name	Duration	Start	Finish	Predecessors
215	7.5	ROW Services	140 days	Thu 4/30/20	Mon 11/16/20	1FS+151 days
216	7.6	Coordination with UPRR	640 days	Thu 9/26/19	Mon 4/4/22	1
217	7.7	Project Construction Manual	20 days	Wed 11/11/20	Thu 12/10/20	208
218	7.8	Bid Phase Services	20 days	Tue 4/5/22	Mon 5/2/22	213,13,216
219	**8**	**Public Involvement**	**100 days**	**Thu 5/7/20**	**Mon 9/28/20**	
220	8.1	Draft and Final Public Involvement Plan	28 days	Thu 5/7/20	Tue 6/16/20	38FS+134 days,120FS+65 days,182FS+68 days
221	8.2	Project Contact List	28 days	Thu 5/7/20	Tue 6/16/20	220SS
222	8.3	Draft and Final Elected/Public Official Letter	53 days	Thu 5/7/20	Wed 7/22/20	220SS
223	8.4	Draft and Final Public Meeting Handouts	67 days	Thu 5/7/20	Tue 8/11/20	220SS
224	8.5	Draft and Final Public Meeting Exhibit Boards	67 days	Thu 5/7/20	Tue 8/11/20	220SS
225	8.6	Public Meeting Dry Run with City of Hutto	44 days	Thu 5/7/20	Thu 7/9/20	220SS
226	8.7	Public Meeting	1 day	Wed 8/12/20	Wed 8/12/20	225,223,224
227	8.8	Draft and Final Public Meeting Summary Report	100 days	Thu 5/7/20	Mon 9/28/20	220SS
228	8.9	Draft and Final Affected Property Owner Exhibits	100 days	Thu 5/7/20	Mon 9/28/20	220SS



HNTB WA#3
Supplement #2
City of Hutto - Job #74364

Exhibit D-2
Fee Schedule

Work Items		HNTB		CobbFendley		McGray and McGray		Raba Kistner		OVERALL	
Task No.	Task Name	Total Hours	Total Labor	Total Hours	Total Labor	Total Hours	Total Labor	Total Hours	Total Labor	Total Hours	Total Labor
1	1.0 Project Management	180	$ 46,974.72	-	$ -	-	$ -	-	$ -	180	$ 46,974.72
2	2.0 Survey	22	$ 4,405.44	-	$ -	-	$ -	-	$ -	22	$ 4,405.44
3	3.0 Geotech	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -
4	4.0 SUE/Utility Coordination	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -
5	5.0 Project 1 PS&E - Limmer Loop	179	$ 25,827.36	-	$ -	-	$ -	-	$ -	179	$ 25,827.36
6	6.0 Project 2 PS&E - FM 1660N	183	$ 28,510.56	-	$ -	-	$ -	-	$ -	183	$ 28,510.56
7	7.0 Project 3 PS&E - FM 1660S	215	$ 36,385.44	-	$ -	-	$ -	-	$ -	215	$ 36,385.44
8	8.0 Public Involvement	-	$ -	-	$ -	-	$ -	-	$ -	-	$ -
Total Labor		Hours	Labor	Hours	Labor	Hours	Labor	Hours	Labor	Hours	Labor
Percent of Total		100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
Direct Expenses			$96.48		$0.00		$0.00		$0.00		$96.48
Total Fee			$142,200.00		$0.00		$0.00		$0.00		$142,200.00

SUMMARY BY PROJECT

	HNTB			CobbFendley			McGray and McGray			Raba Kistner			OVERALL		
	Total Hours	Total Labor	Expenses	Total Hours	Total Labor	Expenses	Total Hours	Total Labor	Expenses	Total Hours	Total Labor	Expenses	Total Hours	Total Labor	Expenses
Project 1 PS&E - Limmer Loop	237	$ 40,454.40	$ 27.47	0	$ -	$ -	0	$ -	$ -	0	$ -	$ -	237	$ 40,454.40	$ 27.47
Project 2 PS&E - FM 1660N	246	$ 44,657.20	$ 30.32	0	$ -	$ -	0	$ -	$ -	0	$ -	$ -	246	$ 44,657.20	$ 30.32
Project 3 PS&E - FM 1660S	296	$ 56,991.92	$ 38.69	0	$ -	$ -	0	$ -	$ -	0	$ -	$ -	296	$ 56,991.92	$ 38.69
TOTAL FEE		$142,103.52	$96.48		$0.00	$0.00		$0.00	$0.00		$0.00	$0.00	779	$ 142,103.52	$96.48

HNTB WA#3
Supplement #2
City of Hutto - Job #74364

Exhibit D-2
Fee Schedule

Fee Summary by Category

HNTB	Project Manager	Deputy Project Manager	Quality Manager	Senior Engineer	Engineer IV	Engineer III	Engineer II	Engineer-In-Training	Senior Engineer Tech	ROW Acquisitions Specialist	Senior Project Controller	Senior Project Analyst	Total Hours	TOTAL LABOR
Loaded Labor Rates	**$ 293.28**	**$ 280.80**	**$ 280.80**	**$ 293.28**	**$ 249.60**	**$ 218.40**	**$ 174.72**	**$ 127.92**	**$ 174.72**	**$ 168.48**	**$ 209.04**	**$ 137.28**		
1.0 Project Management														
1.A Progress Reports and Invoices	30	4									4	12	50	$ 12,405.12
1.B Coordination/Administration	20	12	2			20					2	4	60	$ 15,132.00
1.C Agency Coordination	40	24									2	4	70	$ 19,437.60
2.0 Survey														
2.A Right-of-Entry	2	2								6			10	$ 2,159.04
2.D ROW Survey		2								10			12	$ 2,246.40
5.0 Project 1 PS&E - Limmer Loop														
5.2 100% Deliverable														
A. Roadway Design														
Project Layout and Horizontal Control						2		10					12	$ 1,716.00
Summary of Quantities								10					10	$ 1,279.20
Roadway Plan and Profile							2	10	3				15	$ 2,152.80
Driveway Plan and Profile							2	10					12	$ 1,628.64
B. Traffic Control							2	16					18	$ 2,396.16
C. Drainage					8			20	3				31	$ 5,079.36
E. Miscellaneous PS&E														
Estimate							2	8					10	$ 1,372.80
General Notes						2	2	8					12	$ 1,809.60
Special Specs						2		8					10	$ 1,460.16
TxDOT Standards							2	8					10	$ 1,372.80
Construction Time Determination						2		8					10	$ 1,460.16
F. Roadway Cross Sections							4	20					24	$ 3,257.28
5.5 ROW Services														
A. Right of Way Acquisition										5			5	$ 842.40
6.0 Project 2 PS&E - FM 1660N														
6.2 100% Design														
A. Roadway Design														
Project Layout and Horizontal Control								10					10	$ 1,279.20
Summary of Quantities								10					10	$ 1,279.20
Roadway								10					10	$ 1,279.20
B. Traffic Control								10					10	$ 1,279.20
C. Drainage								20					20	$ 2,558.40
D. Signing, Pavement Markings, Signals														
Signs and Pavement Markings								8					8	$ 1,023.36
Traffic Signals								24					24	$ 3,070.08

HNTB WA#3
Supplement #2
City of Hutto - Job #74364

Exhibit D-2
Fee Schedule

Fee Summary by Category

HNTB	Project Manager	Deputy Project Manager	Quality Manager	Senior Engineer	Engineer IV	Engineer III	Engineer II	Engineer-In-Training	Senior Engineer Tech	ROW Acquisitions Specialist	Senior Project Controller	Senior Project Analyst	Total Hours	TOTAL LABOR
Loaded Labor Rates	**$ 293.28**	**$ 280.80**	**$ 280.80**	**$ 293.28**	**$ 249.60**	**$ 218.40**	**$ 174.72**	**$ 127.92**	**$ 174.72**	**$ 168.48**	**$ 209.04**	**$ 137.28**		
E. Miscellaneous PS&E														
Estimate								8					8	$ 1,023.36
General Notes								8					8	$ 1,023.36
Special Specs								8					8	$ 1,023.36
TxDOT Standards								8					8	$ 1,023.36
Construction Time Determination								8					8	$ 1,023.36
6.5 ROW Services														
A. Right of Way Acquisition										5			5	$ 842.40
6.8 Coordination with UPRR	5	5		20				16					46	$ 10,782.72
7.0 Project 3 PS&E - FM 1660S														
7.2 100% Design														
A. Roadway Design														
Project Layout and Horizontal Control		4						20					24	$ 3,681.60
Typicals		4						16					20	$ 3,169.92
Roadway Plan and Profile		4						16					20	$ 3,169.92
B. Traffic Control								8					8	$ 1,023.36
C. Drainage								20					20	$ 2,558.40
D. Signing, Pavement Markings, Signals														
Signs and Pavement Markings								8					8	$ 1,023.36
Traffic Signals					16			24					40	$ 7,063.68
E. Miscellaneous PS&E														
Estimate								8					8	$ 1,023.36
General Notes								8					8	$ 1,023.36
Special Specs								8					8	$ 1,023.36
TxDot Standards								8					8	$ 1,023.36
Construction Time Determination								8					8	$ 1,023.36
7.5 ROW Services														
A. Right of Way Acquisition										5			5	$ 842.40
7.6 Coordination with UPRR	5	5		20									30	$ 8,736.00
HNTB Total Hours	**102**	**66**	**2**	**40**	**24**	**28**	**16**	**436**	**6**	**31**	**8**	**20**	**779**	
HNTB Labor Fee	**$ 29,914.56**	**$ 18,532.80**	**$ 561.60**	**$ 11,731.20**	**$ 5,990.40**	**$ 6,115.20**	**$ 2,795.52**	**$ 55,773.12**	**$ 1,048.32**	**$ 5,222.88**	**$ 1,672.32**	**$ 2,745.60**		**$ 142,103.52**

HNTB WA#3
Supplement #2
City of Hutto - Job #74364

Exhibit D-2
Fee Schedule

HNTB Direct Expenses	# of Units	Unit Cost	Fee
Mileage (Billed at Current IRS Rate)		$ 0.575	$0.00
8.5 x 11 BW	287	$ 0.04	$11.48
8.5 x 11 Color	200	$ 0.27	$54.00
11 x 17 BW	50	$ 0.08	$4.00
11 x 17 Color	50	$ 0.54	$27.00
Color Plotting (sq ft)		$ 6.75	$0.00
TOTAL Expenses			$96.48

BOARDS AND COMMISSIONS MASTER LIST as of 9/25/20					
			Term Ends		
Council Member Place 1		Robin Sutton	May-20		
Council Member Place 2		Dan Thornton	May-21		
Council Member Place 3		Mike Snyder	May-22		
Council Member Place 4		Peter Gordon	May-20		
Council Member Place 5		Patti Martinez	May-21		
Council Member Place 6		Tanner Rose	May-22		
Mayor		Doug Gaul	May-22		
Planning & Zoning Commission					
Meets: 1st Tuesday @ 7:00 p.m. of each month in City Council Chambers					
2 year terms per Charter					
Staff Liasion: Ashley Lumpkin					
Council Liasion: Peter Gordon					
				Appointed	**Term Ends**
Place 1	Jericka	Lawyer	Commissioner	2-Jul-20	30-Jun-22
Place 2	Randal	Clark	Commissioner	18-Jun-20	30-Jun-22
Place 3	John	Klein	Commissioner	4-Feb-20	30-Jun-22
Place 4	Tony	Wertz	Chair	3-Jul-19	30-Jun-21
Place 5	Richard	Hudson	Vice Chair	18-Jun-20	30-Jun-22
Place 6	James	Weaver	Commissioner	20-Aug-20	30-Jun-21
Place 7	Susanna	Boyer	Commissioner	1-Aug-19	30-Jun-21
Parks Advisory Board					
Meets: 2nd Wednesday @ 7:00 p.m. of each month in City Council Chambers					
3 year terms					
Staff Liasion: Tony Host					
Council Liasion: Patti Martinez					
				Appointed	**Term Ends**
Place 1	Katie	Weiss	Vice Chair	30-Sep-18	20-Jun-21
Place 2	Wendel	Teltow	Member	23-Jan-20	30-Jun-23
Place 3	Patrick	Donathan	Member	3-Jul-19	30-Jun-21
Place 4	Kevin	Grimm	Member	2-Jul-20	30-Jun-22
Place 5	David	Myer	Member	17-Sep-20	30-Jun-22
Place 6	Rose	McMillin	Member	20-Jun-19	30-Jun-22
Place 7	Perry	Savard	Chair	20-Jun-19	30-Jun-22

Library Advisory Board					
Meets: Quarterly @ 6:00 p.m. in City Council Chambers					
3 year terms					
Staff Liasion: Kristi Robich					
Council Liasion: Robin Sutton					
				Appointed	**Term Ends**
Place 1	Christina	Garza	Member	16-May-19	30-Jun-22
Place 2	Dwight	Baker	Chair	20-Sep-18	30-Jun-21
Place 3	Tara	Chappell	Vice Chair	3-Jul-19	30-Jun-22
Place 4	Scott	Rose	Member	17-Sep-20	30-Jun-22
Place 5	Havala	Merit	Member	16-May-19	30-Jun-22
Place 6	David	Westbrook	Member	7-Nov-19	30-Jun-22
Place 7	Brian	Thompson	Member	27-Feb-20	30-Jun-23
Zoning Board of Adjustment					
Meets: 4th Weds @ 7:00 p.m. of each month in City Council Chambers					
3 year terms					
Staff Liasion: Ashby Grundman					
Council Liasion: Doug Gaul					
				Appointed	**Term Ends**
Place 1	Bryan	Dempsey	Member	17-Jan-19	30-Jun-22
Place 2	Thomas	McGowan	Member	20-Sep-18	30-Jun-21
Place 3	David	Meyer	Member	3-Jul-19	30-Jun-22
Place 4	Wendell	Teltow	Member	20-Jun-19	30-Jun-22
Place 5	Vacant		Member		
Place 6	Maureen	Rooker	Member	20-Jun-19	30-Jun-22
Place 7	Randal	Clark	Member	19-Sep-19	30-Jun-22
Historic Preservation Commission					
Meets: 4th Tuesday @ 6:30 p.m. of each month in City Council Chambers					
3 year terms					
Staff Liasion:					
Council Liasion: Tanner Rose					
				Appointed	**Term Ends**
Place 1	DeAnne	Worley	Commissioner	3-Jul-19	30-Jun-22
Place 2	Mary	Belton	Commissioner	2-Aug-18	30-Jun-21
Place 3	Curtis	Orton	Commissioner	20-Sep-18	30-Jun-22
Place 4	Robert	Lykins	Commissioner	20-Sep-18	30-Jun-22
Place 5	Vacant		Commissioner		
Place 6	Travis	Allen	Commissioner	20-Jun-19	30-Jun-22
Place 7	Vacant		Commissioner		

Building and Standards Commission					
Meets: As Needed in City Council Chambers (at least once a year)					
3 year terms					
Staff Liasion: Ashley Lumpkin					
Council Liasion: None					
				Appointed	**Term Ends**
Place 1	Troy	Manella	Commissioner	3-Jan-19	30-Jun-22
Place 2	Olinda	Ramirez	Commissioner	20-Sep-18	30-Jun-21
Place 3	Kendrick	Whittington	Commissioner	2-Aug-18	30-Jun-21
Place 4	Bryan	Dempsey	Commissioner	20-Jun-19	30-Jun-22
Place 5	Tom	Brown	Commissioner	20-Sep-18	30-Jun-21
Place 6	Maureen	Rooker	Commissioner	20-Jun-19	30-Jun-22
Place 7	Richard	Hudson	Commissioner	20-Jun-19	30-Jun-22
Ethics Review Commission					
Meets: As needed in City Council Chambers (at least once a year)					
3 year terms					
Staff Liasion: City Secretary					
Council Liasion: None					
				Appointed	**Term Ends**
Place 1	Craig	Cargill	Member	20-Sep-18	30-Jun-21
Place 2	Lori	Brown-Duncan	Vice Chair	20-Sep-18	30-Jun-21
Place 3	Bill	Kohl	Member	11-Jul-19	30-Jun-22
REMOVED Place 4	Ed	Pride	Member	27-Aug-20	30-Jun-22
Place 5	Abel	Landin	Member	19-Sep-19	30-Jun-22
Place 6	April	Willis	Member	15-Aug-19	30-Jun-22
Place 7	Krystal	Kinsey	Member	21-Nov-19	30-Jun-22
Economic Development Corporation					
Meets: 1st Monday at 6:30 p.m. of each month in City Council Chambers					
Staff Liasion: Stacy Schmitt					
Council Liasion: Mike Snyder					
				Appointed	**Term Ends**
Place 1	Lucas	Evans	Member	18-Jun-20	30-Jun-21
Place 2	Mike	Arismendez	Member	17-Sep-20	30-Jun-21
Place 3	Shawn	Lucas	Member	1-Sep-20	30-Jun-21
Place 4	Don	Carlson	Vice Chair	3-Jul-19	30-Jun-21
Place 5	Kevin	LaFrance	Treasurer	3-Jul-19	30-Jun-21
Place 6	Henry	Gideon	Member	20-Jun-19	30-Jun-21
Place 7	Steven	Harris	Chair	20-Jun-19	30-Jun-21

Communications/Technology Task Force					
Meets once a month.					
1 year term- appts in Feb.					
Council Liasion: Peter Gordon					
Place 1	Laurie	Stockman	Member	6-Feb-20	6-Feb-21
Place 2	Timothy	Martin	Member	6-Feb-20	6-Feb-21
RESIGNED Place 3	Ida	Weaver	Member	16-Jul-20	
Place 4	Andrew	Ingrassia	Member	8/27/2020	1-Feb-21
Place 5	Ross	Barber	Member	8/27/2020	1-Feb-21
Place 6	Jerica	Lawyer	Member	6-Feb-20	6-Feb-21
Place 7	Dana	Wilcott	Member	8/27/2020	1-Feb-21
ADA/Electronic and Information Resource Task Force					
Meets once a month					
1 year term-Appts in Feb					
Place 1	Vacant		Member		
Place 2	Vacant		Member		
Place 3	Vacant		Member		
Place 4	Laurie	Stockman	Member	26-Feb-20	6-Feb-21
Place 5	Vacant		Member		
Place 6	Vacant		Member		
Place 7	Vacant		Member		
Diversity and Inclusion Commission					
Meets monthly					
3 yr terms					
Staff Liasion: Kristi Robich					
Council Liasion: Patti Martinez					
Place 1			Member		
Place 2	Tara	Spoons	Member	17-Sep-20	30-Jun-23
Place 3	Sandy	Jackson	Member	17-Sep-20	30-Jun-23
Place 4	Brian	Thompson	Member	27-Aug-20	30-Jun-23
Place 5	Onnesha	Williams	Member	20-Aug-20	30-Jun-23
Place 6			Member		
Place 7			Member		