



City of Hutto

Agenda

City Council Meeting

Thursday, December 3, 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 governing 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 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 December 3, 2020. The email must include name, address, phone # and email to be recognized properly.

Citizens wishing to comment by phone may call:

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 approving the February 20, 2020 City Council meeting minutes.
20 Feb 2020 minutes - Updated | 7 - 14 |
| 8.2. | Consideration and possible action on a resolution approving the proposed Wilco Ranch Phase 2 Section 1 Final Plat, 15.878 acres, more or less, of land, 84 residential lots, located at CR 119 at Limmer Loop.(Ashley Lumpkin)
Agenda Item Report - AIR-20-375 - Pdf | 15 - 20 |
| 8.3. | Consideration and possible action on approving Resolution No. R-2020-132 authorizing the City Manager to accept the Infrastructure Improvements for the Cross Creek Phase 2 Subdivision. (Anthony Host)
Agenda Item Report - AIR-20-419 - Pdf
ATS Cross Creek Ph 2 TAS Inspection Letter 10-27-20
CCP2-Concurrence Ltr 20201030
CCP2-Project Construction Summary 20201030
Cross Creek Phase 2-Final Cost & Quantites 20201028
Cross Creek Final Subdivision Check List
Cross Creek phase 2 Maintenance Bond
Cross Creek Phase 2 acceptance resolution | 21 - 41 |
| 8.4. | Consideration and possible action on approving Resolution No. R-2020-133 authorizing the City Manager to accept the infrastructure improvements for the Brooklands Section 3 subdivision. (Anthony Host)
Agenda Item Report - AIR-20-420 - Pdf
Brooklands Sec. 3 Concurrence Ltr 20200831
Brooklands Sec. 3 Final C&Q 20200623
Brooklands Sec. 3 Project Construction Summary 20200623
Brooklands Subdivision Section 3 TAS Inspection 18-239
Brooklands 3 Maintenance Bond for Utilities
Brooklands 3 Maintenance Bond for Streets
Brookland 3 Final Subdivision Check List
Brooklands Section 3 acceptance resolution | 42 - 65 |
| 8.5. | 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. (Second Reading)(City Attorney) | 66 - 107 |

[2020-9-3 HUT Co-Op 2020 SAP Update](#)
[Hutto - Ordinance Approving 2020 SAP Annual Update for Co-Op PID](#)

9. ORDINANCES

10. RESOLUTIONS

- 10.1. Consideration of a public hearing and possible action on a resolution approving the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard. (Ashley Lumpkin) 108 - 122
[Agenda Item Report - AIR-20-401 - Pdf](#)
- 10.2. Consideration and possible action to approve Resolution No. R- 2020-109 approving and authorizing the City Manager to execute a cost sharing agreement with Developer for The Bridge Community Church for the installation of an offsite wastewater line related to the Lakeside Estates Lift Station decommissioning project. (Samuel Ray). 123 - 134
[Cost Sharing Agreement City of Hutto Texas -- Bridge Church Clean 11.19.20](#)
[Hutto Resolution R-2020-109](#)
- 10.3. Consideration and possible action to approve Resolution No. R-2020-128 of the City of Hutto, Texas, ordering a special election to be held on March 6, 2021, for the purpose of filling a vacancy for Mayor; designating election day precincts and polling places; providing for early voting and election day voting; providing for performance of required administrative duties; making provisions for the conduct of such election; certifying provision of required accessible voting systems; and providing for other matters related to such election. 135 - 150
[Hutto Resolution R-2020-128 Calling Special Election](#)
- 10.4. Consideration and possible action on Resolution No. R-2020-139 declaring the purported Separation Agreement of November 22, 2019 between Odis Jones and the City of Hutto void or alternatively, avoiding and rescinding the purported Separation Agreement and establishing an effective employment termination date. (City Attorney) 151 - 152
[Hutto Resolution Declaring Odis Jones Separation Agreement Void Final December 3 2020](#)

11. OTHER BUSINESS

- 11.1. Discussion on Senior Tax Exemption.
- 11.2. Consideration of and possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, and Local Government Corporations.(City Secretary) 153 - 156
[Boards Commissions List 11-30-20](#)
- 11.3. Presentation of Parks Annual Report. 157
[Parks Advisory Board Annual Report](#)
- 11.4. Consideration and possible action to excuse absences of Councilmember Martinez on September 17, 2020 and November 5, 2020.
- 11.5. Discussion on the Brushy Creek Amphitheater. 158 - 160
[BCA Timeline](#)

11.6. Lakeside Sidewalk Update/Solution. (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 pursuant to Texas Local Government Code Section 551.071 relating to the CO-OP Master Development Agreement executed August 17, 2017, as amended and ancillary agreements entered into pursuant to the CO-OP Master Development Agreement executed August 17, 2017, as amended.

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.
- Kimley Horn invoices.

13. ACTION RELATIVE TO EXECUTIVE SESSION

13.1. Consider and possible action on legal advice pursuant to Texas Local Government Code Section 551.071 relating to the CO-OP Master Development Agreement executed August 17, 2017, as amended and ancillary agreements entered into pursuant to the CO-OP Master Development Agreement executed August 17, 2017, as amended.

13.2. Possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests. - Kimley Horn invoices.

14. ADJOURNMENT

15. CERTIFICATION

I certify that this notice of the **December 3, 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 **November 30, 2020 at 5:00 P.M.**



Holly Nagy, City Secretary

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, TEXAS
CITY COUNCIL
MEETING MINUTES
February 20, 2020
AMENDED**

A Regular Meeting of the City Council of Hutto, Texas was held on February 20, 2020 in the Council Chambers, City Hall, 500 W. Live Oak, Hutto, Texas 78634, for which proper notice was given.

1. CALL SESSION TO ORDER

With a quorum of the members present, Mayor Gaul called the meeting to order at 7:00 p.m.

2. ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro Tem Tom Hines, Councilmember Scott Rose, Councilmember Mike Snyder, Councilmember Peter Gordon, Councilmember Patti Martinez, and Councilmember Tanner Rose.

Members of staff that were present were Charles W. Daniels, Interim City Manager; Byron Frankland, Assistant City Manager; Paul Hall, Chief of Police; Ashley Lumpkin, Executive Director Infrastructure & Development Services; Jessica Bullock, Director of Economic Development; Ashby Grundman, Development Services Director; Michel Sorrell, Assistant City Manager and CFO; Allison Hosgood, Executive Director of Organizational Development and Human Resources; Stacy Schmitt, Assistant to the City Manager and Appointed City Secretary; Donna Simmons, Director of Communications; Jennifer Atkinson, Communications Specialist; Tony Host, Executive Director of Community Services; Jeff White, Parks and Recreation Director; and Michael Shaunessy, City Attorney.

3. INVOCATION

The Invocation was given by Pastor David McLain, Bridge Church, Hutto, Texas.

4. PLEDGE OF ALLEGIANCE

Mayor Gaul opened the meeting with the Pledge of Allegiance and the Texas Pledge.

5. CITY COUNCIL COMMENTS

There were no comments from Councilmembers.

6. **PROCLAMATIONS**

There were none presented.

7. **PUBLIC COMMENTS**

Comments were received from the following:

Debbie Holland announced a newly formed group called “Senior Watch” and those attending wearing red are members. They are here in support of senior citizens.

Robin Sutton thanked Council for recent positive changes on Council and commented on the former City Manager.

Terrence Owens commented that there is an open seat on Williamson County Health District and that Hutto needs to be represented on the Board.

James Weaver commented in support of a cap on property taxes for seniors.

Katherine Senn commented in support of a cap on property taxes for seniors and a change in legal counsel.

Ed Pride commented in support of a cap for seniors on property taxes, the city attorney, and installing sidewalks along FM 1660.

Rudy Perez commented on rising utilities costs and making Hutto affordable to live here.

D. J. McPherson spoke in support of senior property tax relief.

8. **CITY MANAGER COMMENTS**

- 8.A. Presentation of the City Financials for the Month of January as well as the monthly investment report as required by the Fiscal and Budgetary Policy. (Michel Sorrell)

Michele Sorrell discussed the monthly financials with Council. There was no action taken.

- 8.B. Presentation of the Certificate of Achievement for Excellence in Financial Reporting for the year ending 2018. (Michel Sorrell)

Michele Sorrell announced the receipt of the Certificate of Achievement for Excellence in Financial Report for 2018.

9. **CONSENT AGENDA ITEMS**

- 9.A. Consideration and possible action on a resolution authorizing the City Manager to execute a professional services agreement for renewal with Abescape Landscaping, LLC. (Mark Nunez) *[for right-of-way maintenance]*

Motion: Councilmember Snyder made a motion to remove item 9.A from the Consent Agenda and handle it separately. Councilmember Gordon seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro Tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez
Councilmember Tanner Rose

Action: The motion carried unanimously by a vote of 7 ayes to 0 nay.

Motion: Councilmember Martinez made a motion to authorize the Interim City Manager to execute a renewal contract for professional services with Abescape Landscaping for right-of-way maintenance and to approve Resolution No. R-20-02-20-9A. Mayor Pro Tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro Tem Tom Hines
Councilmember Scott Rose
Councilmember Peter Gordon
Councilmember Patti Martinez

Nays Councilmember Mike Snyder
Councilmember Tanner Rose

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

- 9.B. Consideration and possible action on a resolution (Resolution No. R-20-02-20-9B) for the acceptance of street and drainage improvements for the Hutto Square Section 5B subdivision. (Samuel Ray)
- 9.C. Consideration and possible action on a resolution (Resolution No. 20-02-20-9C) for the acceptance of street, drainage, water and wastewater improvements for the Mager Meadows Phase 3 subdivision. (Samuel Ray)
- 9.D. Consideration and possible action on a resolution (Resolution No. R-20-02-20-9D) authorizing the Interim City Manager to execute a termination of Multiple Use Agreement with the Texas Department of Transportation (TXDOT). (Samuel Ray)

Motion: Councilmember Scott Rose made a motion to approve items 9.B, 9.C, and 9.D on the Consent Agenda. Mayor Pro Tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro Tem Tom Hines
Councilmember Scott Rose
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez

Councilmember Tanner Rose

Action: The motion carried unanimously by a vote of 7 ayes to 0 nay.

10. ORDINANCES

- 10.A. Consideration and possible action on the second and final reading of an ordinance amending the City of Hutto Code of Ordinances (2014 Edition), Article 1.05, Municipal Court. (Lea Ness) *[for creating new local consolidation fees]*

Motion: Councilmember Scott Rose made a motion to approve Ordinance No. O-20-02-20-10A as presented. Councilmember Tanner Rose seconded the motion.

Vote:

Ayes	Mayor Doug Gaul
	Mayor Pro Tem Tom Hines
	Councilmember Scott Rose
	Councilmember Mike Snyder
	Councilmember Peter Gordon
	Councilmember Patti Martinez
	Councilmember Tanner Rose

Action: The motion carried unanimously by a vote of 7 ayes to 0 nay.

- 10.B. Consideration and possible action on the first reading of an ordinance amending the City of Hutto Code of Ordinances (2014 Edition), Chapter 2 Administration and Personnel, Article 2.06 Finances, Appendix A Fee Schedule, A1.000 Development Services, Engineering and Construction, Article A4.000 Public Facility Rentals, Article A5.000 Utilities, A7.000 Library and A8.000 Miscellaneous Fees (Michel Sorrell)

Original Motion: Mayor Pro Tem Hines made a motion to approve the first reading of the ordinance with the exception of Brushy Creek pavilion at the current rate of \$25.00. Councilmember Martinez seconded the motion.

Amendment to motion: Councilmember Snyder made an amendment to the motion to bring all the park rental fees for pavilions down to zero for residents only with the exclusion of the splash pad and keep deposit fees at the proposed rate. Councilmember Gordon seconded the motion.

Vote:

Ayes	Mayor Doug Gaul
	Councilmember Mike Snyder
	Councilmember Peter Gordon
Nays	Mayor Pro Tem Tom Hines
	Councilmember Scott Rose
	Councilmember Tanner Rose
	Councilmember Patti Martinez

Action: The amendment to the motion failed by a vote of 3 ayes to 4 nays.

Amendment to Motion: Councilmember Snyder made a motion to amend the motion to keep park pavilions at the current fee structure. Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez

Nays Mayor Pro Tem Tom Hines
Councilmember Scott Rose
Councilmember Tanner Rose

Action: The amended motion carried by a vote of 4 ayes to 3 nays.

Proceeded to vote on the original motion to include the 2nd amendment to the motion:

Second motion with amendment: Mayor Pro Tem Hines made a motion to approve the first reading of the ordinance with the amendment by Councilmember Snyder *to keep all pavilion fees at the current fee structure and increase deposits at the proposed rate.* Councilmember Martinez seconded the motion.

Vote: Ayes Mayor Doug Gaul
Councilmember Mike Snyder
Councilmember Peter Gordon
Councilmember Patti Martinez

Nays Mayor Pro Tem Tom Hines
Councilmember Scott Rose
Councilmember Tanner Rose

Action: The amended motion carried by a vote of 4 ayes to 3 nays.

11. RESOLUTIONS

- 11.A. A Resolution of Support by the City of Hutto, Texas for the Proposed Low-income Housing Tax Credit Project Carver Ridge Apartments, LP. (Jennifer Burrington. Sandy Watson of Zimmerman Properties).

Comments were received from:

Perry Savard stated concerns that this area floods, increase in traffic, effect on property values, and Brushy Creek.

Veronica Johnson concerned that the area is already saturated with residences, traffic congestion, additional residences, and asked if the project could be moved to a different area.

Nicole Calderone concerned with increased traffic congestion, tax relief for middle class. Duane Bochers concerned the project would attract crime, effect property values, what defines low income.

Motion: Councilmember Martinez made a motion to approve Resolution No. R-20-02-20-11A as presented. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro Tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Patti Martinez
 Councilmember Tanner Rose

Action: The motion carried unanimously by a vote of 7 ayes to 0 nay.

Councilmember Patti Martinez was excused at 10:35 p.m.

12. OTHER BUSINESS

- 12.A. Consideration and possible appointments to City Boards and Commissions.(Stacy Schmitt)

There was a discussion with no action taken.

- 12.B. Presentation of General Obligation Bond issuance timeline and bond refunding. (Michel Sorrell and City Financial Advisor)

There was a discussion with no action taken.

- 12.C. Presentation, consideration and possible action on City Manager search firm proposals and Council recommendations on top 3 firms for interviews and selection at the special called Council Meeting on February 27, 2020. (Allison Hosgood)

Allison Hosgood advised that proposals were received from SGR, BakerTilly, Affion Public, and Slavin. Council made recommendations for the top 3 firms make presentations at the February 27 meeting. The 3 firms recommended were SGR, BakerTilly, and Affion Public.

- 12.D. Consideration and possible action relating to recommendations for aesthetic elements of the design of the proposed CR 132 overpass project. (Samuel Ray)

Motion: Councilmember Scott Rose made a motion to table the item to the February 27, 2020 meeting. Councilmember Tanner Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro Tem Tom Hines
 Councilmember Scott Rose
 Councilmember Mike Snyder
 Councilmember Peter Gordon
 Councilmember Tanner Rose

Action: The motion carried by a vote of 6 ayes to 0 nay.

13. EXECUTIVE SESSION

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

There was no Executive Session held.

14. ACTION RELATIVE TO EXECUTIVE SESSION

There was no action taken.

15. ADJOURNMENT. Mayor Gaul adjourned the meeting at 11:46 p.m.

Passed and Approved on December 3, 2020.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration and possible action on a resolution approving the proposed Wilco Ranch Phase 2 Section 1 Final Plat, 15.878 acres, more or less, of land, 84 residential lots, located at CR 119 at Limmer Loop.(Ashley Lumpkin)
Meeting: City Council - 03 Dec 2020
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposed Wilco Ranch Phase 2 Section 1 Final Plat consists of 84 residential lots and is 15.878 acres of land.

Current Zoning:

The subject property is zoned SF-1.

Surrounding Zoning:

North: ETJ (with Development Agreement)

East: ETJ (with Development Agreement)

South: Single-Family Residential

West: ETJ

Summary of Request:

The proposed Final Plat is comprised of 84 residential lots and 3 open space lots. There is also 3.422 acres of right-of-way and this section connects to Phase 3 with access to Ed Schmidt Boulevard.

This subdivision has a development agreement which allows 40 foot wide lots. The property was platted in Williamson County originally and therefore the lot size is vested.

Staff Review:

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

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

RECOMMENDATION:

As the Planning and Zoning Commission recommended approval unanimously, and the Final Plat meets the requirements as adopted within the Development Agreement, Unified Development Code, and state law, staff recommends approval to the City Council of the Final Plat.

ATTACHMENTS:

[\(Res\)WilcoRanchPh2S1FP\(FullPacket\)](#)

RESOLUTION NO.

**A RESOLUTION APPROVING THE PLAT KNOWN AS "WILCO RANCH
PHASE 2 SECTION 1 FINAL PLAT"; IN THE CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS.**

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "Wilco Ranch Phase 2 Section 1 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

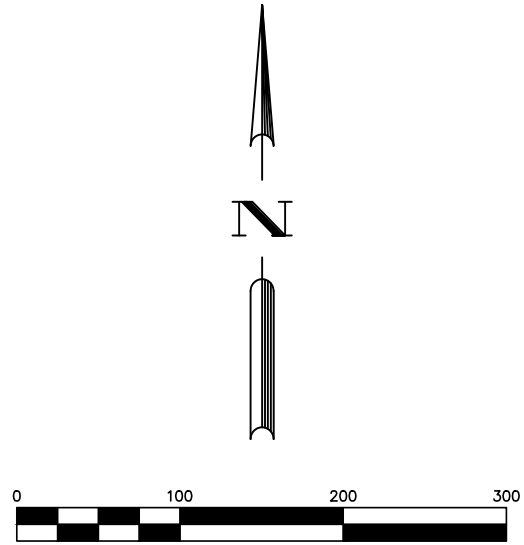
CONSIDERED and RESOLVED on this the **3rd** day of the month **December, 2020**.

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001184402

BENCHMARK #1

BOX CUT IN CONCRETE ON "E" INLET ON NORTH RIGHT OF WAY OF LIMMER LOOP/COUNTY ROAD 164 AT THE SOUTHEAST CORNER OF THE PROPERTY LOCATED AT 2445 LIMMER LP., APPROXIMATELY 1,525 FEET WEST FROM THE INTERSECTION OF LIMMER LOOP/COUNTY ROAD 164 AND ED SCHMIDT BOULEVARD/COUNTY ROAD 119.

GRID NORTHING: 10177474.6033
GRID EASTING: 3168195.6307
ELEVATION: 709.94 FEET

NAVD-88

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
WATERBUCK LOOP	50 FEET	1,280 FEET
GRAY FOX LOOP	50 FEET	565 FEET
GEMSBOK DRIVE	50 FEET	372 FEET
GRAY FOX COVE	50 FEET	266 FEET
WATERBUCK COVE	50 FEET	238 FEET
TOTAL LINEAR FEET		2,721 FEET

OWNER: CW-WILCO, LLC
ADDRESS: 8655 S. PRIEST DR.
TEMPE, ARIZONA, 85284
PHONE: FAX:

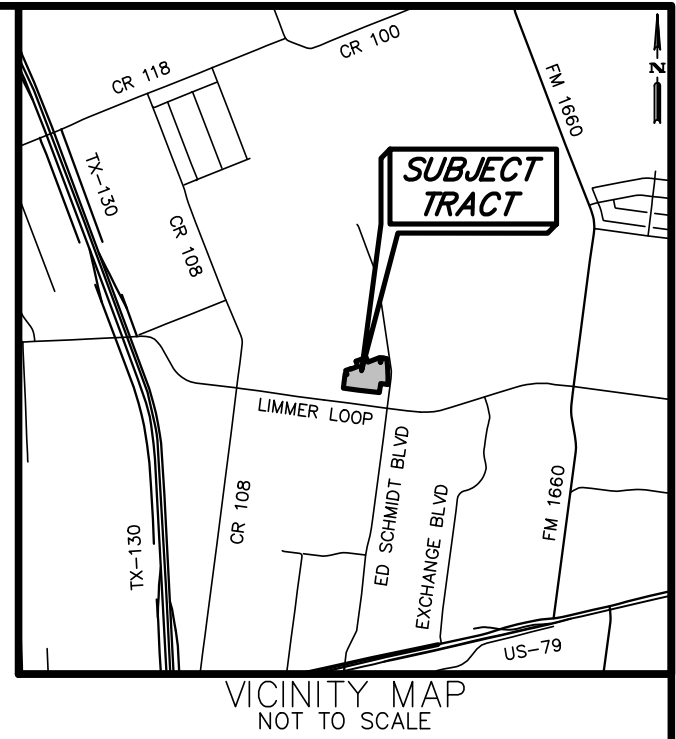
ACREAGE: 15.878 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560
NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225

NUMBER & ACREAGE: RESIDENTIAL: 84 LOTS/10.689 ACRES
BY LOT TYPE: OPEN SPACE: 3 LOTS/1.767 ACRES
RIGHT-OF-WAY: 3.422 ACRES

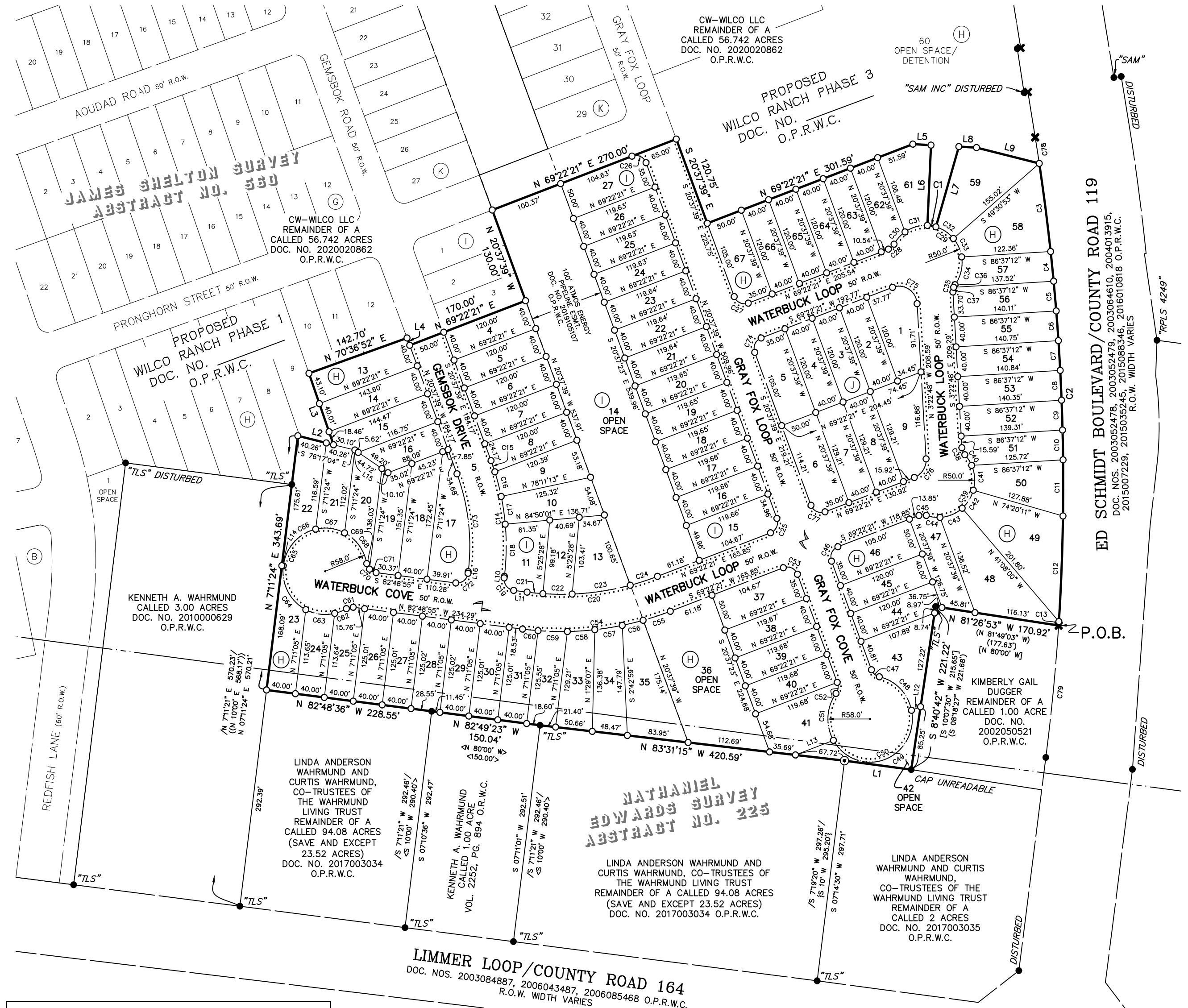
SUBMITTAL DATE:

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: (210) 581-3619 FAX:

ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)
PHONE: (512) 879-0433 FAX:



VICINITY MAP
NOT TO SCALE



LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	84	10.689 ACRES
RIGHT-OF-WAY	-	3.422 ACRES
OPEN SPACE	3	1.767 ACRES
TOTAL	87	15.878 ACRES

FINAL PLAT WILCO RANCH PHASE 2 SECTION 1

A SUBDIVISION OF 15.878 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND
THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
WILLIAMSON COUNTY, TEXAS

LEGEND

DOC. ESMT. NO. NOS. O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
PAGE. R.O.W. VOLUME
() RECORD INFORMATION FROM DOC. NO. 2015035245 O.P.R.W.C.
() RECORD INFORMATION FROM DOC. NO. 2002050521 O.P.R.W.C.
() RECORD INFORMATION FROM DOC. NO. 2017003035 O.P.R.W.C.
() RECORD INFORMATION FROM VOL. 2252, PG. 894 O.R.W.C.
() RECORD INFORMATION FROM DOC. NO. 2010000629 O.P.R.W.C.
() RECORD INFORMATION FROM DOC. NO. 2015035244 O.P.R.W.C.
() RECORD INFORMATION FROM DOC. NO. 2017003034 O.P.R.W.C.
() FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
() SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
() FOUND ETCHED "X" IN CONCRETE
() FOUND 1" IRON PIPE
() STREET NAME CHANGE

LOT PERCENTAGE TABLE			
LOT SIZE	PREVIOUS	PROPOSED PHASE 2 SEC. 1	TOTAL
40	80	84	164
45	83	0	83

Received 10/07/2020



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
210-581-3600 • www.bgeinc.com
TBPE Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET 1 OF 3

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.93'	50.00'	13°39'57"	N 80°31'17" W	11.90'
C2	621.75'	2,840.73'	12°32'25"	N 02°27'22" W	620.51'
C3	119.24'	2,840.73'	2°24'18"	N 07°31'25" W	119.24'
C4	40.04'	2,840.73'	0°48'27"	N 05°55'03" W	40.04'
C5	40.02'	2,840.73'	0°48'26"	N 05°06'36" W	40.02'
C6	40.01'	2,840.73'	0°48'25"	N 04°18'11" W	40.01'
C7	40.00'	2,840.73'	0°48'24"	N 03°29'46" W	40.00'
C8	40.00'	2,840.73'	0°48'25"	N 02°41'22" W	40.00'
C9	40.01'	2,840.73'	0°48'25"	N 01°52'57" W	40.01'
C10	40.03'	2,840.73'	0°48'27"	N 01°04'31" W	40.03'
C11	75.30'	2,840.73'	1°31'08"	N 00°05'17" E	75.30'
C12	141.76'	2,840.73'	2°51'33"	N 02°16'37" E	141.74'
C13	5.33'	2,840.73'	0°06'27"	N 03°45'37" E	5.33'
C14	157.76'	325.00'	27°48'44"	S 06°43'17" E	156.22'
C15	15.83'	325.00'	2°47'28"	S 19°13'55" E	15.83'
C16	34.17'	325.00'	6°01'24"	S 14°49'29" E	34.15'
C17	37.70'	325.00'	6°38'48"	S 08°29'23" E	37.68'
C18	70.06'	325.00'	12°21'04"	S 01°00'33" W	69.92'
C19	23.56'	15.00'	90°00'00"	S 37°48'55" E	21.21'
C20	182.03'	375.00'	27°48'44"	N 83°16'43" E	180.25'
C21	21.86'	375.00'	3°20'25"	S 84°29'07" E	21.86'
C22	40.15'	375.00'	6°08'05"	S 89°13'22" E	40.13'
C23	80.79'	375.00'	12°20'40"	N 81°32'16" E	80.64'
C24	39.22'	375.00'	5°59'35"	N 72°22'09" E	39.21'
C25	23.56'	15.00'	90°00'00"	N 24°22'21" E	21.21'
C26	23.56'	15.00'	90°00'00"	N 65°37'39" W	21.21'
C27	23.56'	15.00'	90°00'00"	S 65°37'39" E	21.21'

LEGAL DESCRIPTION

FIELD NOTES FOR A 15.878 ACRE TRACT OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, BOTH OF WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 56.742 ACRE TRACT OF LAND AS CONVEYED TO CW-WILCO LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020020862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 15.878 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" in concrete found on the curving west right-of-way line of Ed Schmidt Boulevard/County Road 119 (R.O.W. ~ Varies) as dedicated by Document Nos. 2003052478, 2003052479, 2003064610, 2004013915, 2015007229, 2015035244, 2015035245, 2015088346, and 2016010818 all recorded in the Official Public Records of Williamson County Texas, at the most easterly southeast corner of the above described CW-Wilco Tract, at the northeast corner of a remainder of a called 1.00 acre tract of land as conveyed unto Kimberly Gail Dugger by Warranty Deed recorded in Document Number 2002050521 of the Official Public Records of Williamson County, Texas, for the most easterly southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the line common to said CW-Wilco Tract and remainder of said Dugger 1.00 acre tract, N 81°26'53" W a distance of 170.92 feet, (Record N 81°49'03" W) to 1/2-inch iron rod with a cap stamped "TLS" found at the northwest corner of the remainder of the 1.00 acre tract, at an interior corner of said CW-Wilco Tract, for an interior corner of the herein described tract;

THENCE, continuing with the line common to said CW-Wilco Tract and remainder of said Dugger 1.00 acre tract, S 08°40'42" W a distance of 221.22 feet, (Record S 08°18'27" W, 221.68 feet) to a 1/2-inch iron rod with an unreadable cap found on the north line of a remainder of a called 2 acre tract of land as conveyed to Linda Anderson Wahrmund and Curtis Wahrmund, Co-Trustees of the Wahrmund Living Trust by Special Warranty Deed recorded in Document No. 2017003035 of the Official Public Records of Williamson County, Texas, at the most southerly southeast corner of the said CW-Wilco Tract, for the most southerly southeast corner of the herein described tract;

THENCE, with the line common to said CW-Wilco Tract and the remainder of said 2 acre tract, N 82°33'05" W a distance of 92.39 feet, (Record N 81°49'03" W) to a 1-inch pipe found at the northwest corner of the remainder of said 2 acre tract, at the northeast corner of the remainder of a called 94.08 acre tract of land as conveyed to Linda Anderson Wahrmund and Curtis Wahrmund, Co-Trustees of The Wahrmund Living Trust by Special Warranty Deed recorded in Document No. 2017003034 of the Official Public Records of Williamson County, Texas, for an angle point;

THENCE, with the line common to said CW-Wilco Tract and the remainder of said 94.08 acre tract, N 83°31'15" W a distance of 420.59 feet to a 1/2-inch iron rod with a cap stamped "TLS" found at the northeast corner of a called 1.00 acre tract of land as conveyed to Kenneth A. Wahrmund by Deed of Gift recorded in Volume 2252, Page 894 of the Official Records of Williamson County, Texas, at a northwest corner of the remainder of said 94.08 acre tract, for an angle point;

THENCE, with the line common to said CW-Wilco Tract and said Wahrmund 1.00 acre tract, N 82°49'23" W a distance of 150.04 feet, (Record N 80°00' W, 150.00 feet) to a 1/2-inch iron rod found at the northwest corner of said Wahrmund 1.00 acre tract, at a northeast corner of the remainder of said 94.08 acre tract, for an angle point;

THENCE, with the line common to said CW-Wilco Tract and the remainder of said 94.08 acre tract, N 82°48'36" W a distance of 228.55 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set on the east line of a called 3.00 acre tract of land as conveyed to Kenneth A Wahrmund by Warranty Deed recorded in Document No. 2010000629 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of said 94.08 acre tract, at a southwest corner of said CW-Wilco Tract, for the southwest corner of the herein described tract;

THENCE, partly with the line common to said CW-Wilco Tract and said Wahrmund 3.00 acre tract and partly over and across said CW-Wilco Tract, N 07°11'24" E, (Record N 10°00' E), pass a 1/2-inch iron rod with a cap stamped "TLS" found at the northeast corner of the 3.00 acre tract, and at an interior corner of said CW-Wilco Tract at a distance of 277.82 feet, and continuing on for a total distance of 343.69 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the most westerly northwest corner of the herein described tract;

THENCE, continuing over and across said CW-Wilco Tract, S 76°17'04" E a distance of 50.43 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	10.40'	15.00'	39°42'54"	N 49°30'54" E	10.19'
C29	162.91'	50.00'	186°40'40"	S 57°00'13" E	99.83'
C30	22.47'	50.00'	25°44'41"	N 42°31'47" E	22.28'
C31	32.50'	50.00'	37°14'37"	N 74°01'26" E	31.93'
C32	28.98'	50.00'	33°12'11"	S 57°05'13" E	28.57'
C33	27.61'	50.00'	31°38'17"	S 24°39'58" E	27.26'
C34	39.43'	50.00'	45°10'56"	S 13°44'39" W	38.42'
C35	10.40'	15.00'	39°42'54"	S 16°28'40" W	10.19'
C36	3.90'	15.00'	14°53'37"	S 28°53'18" W	3.89'
C37	6.50'	15.00'	24°49'18"	S 09°01'51" W	6.45'
C38	10.40'	15.00'	39°42'54"	S 23°14'15" E	10.19'
C39	132.80'	50.00'	152°10'58"	S 32°59'47" W	97.07'
C40	17.18'	50.00'	19°41'15"	S 33°15'05" E	17.10'
C41	34.10'	50.00'	39°04'16"	S 03°52'19" E	33.44'
C42	28.98'	50.00'	33°12'11"	S 32°15'54" W	28.57'
C43	33.53'	50.00'	38°25'40"	S 68°04'50" W	32.91'
C44	19.02'	50.00'	21°47'36"	N 81°48'33" W	18.90'
C45	10.40'	15.00'	39°42'54"	S 89°13'48" W	10.19'
C46	23.56'	15.00'	90°00'00"	S 24°22'21" W	21.21'
C47	14.86'	15.00'	56°46'26"	S 49°00'52" E	14.26'
C48	66.58'	58.00'	65°46'03"	N 44°31'03" W	62.98'
C49	164.00'	58.00'	162°00'45"	N 69°22'21" E	114.57'
C50	297.16'	58.00'	293°32'52"	N 69°22'21" E	63.56'
C51	66.58'	58.00'	65°46'03"	S 03°15'45" W	62.98'
C52	14.86'	15.00'	56°46'26"	N 07°45'34" E	14.26'
C53	23.56'	15.00'	90°00'00"	N 65°37'39" W	21.21'
C54	206.30'	425.00'	27°48'44"	S 83°16'43" W	204.28'

THENCE, continuing over and across said CW-Wilco Tract, N 19°23'08" W a distance of 101.57 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said CW-Wilco Tract, N 70°36'52" E a distance of 142.70 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said CW-Wilco Tract, S 20°37'39" E a distance of 10.51 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said CW-Wilco Tract, N 69°22'21" E a distance of 170.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said CW-Wilco Tract, N 20°37'39" W a distance of 130.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the southwest corner of a called 7.405 acre tract of land as conveyed to Ashton Austin Residential L.L.C. by Special Warranty Deed recorded in Document No. 2020016624 of the Official Public Records of Williamson County, Texas, for the most northerly northwest corner of the herein described tract;

THENCE, with the lines common to said CW-Wilco Tract and said 7.405 acre tract the following nine (9) courses:

- N 69°22'21" E a distance of 270.00 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set at an interior corner of said 7.405 acre tract, for the most northerly corner of the herein described tract;
- S 20°37'39" E a distance of 120.75 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set at exterior corner of said 7.405 acre tract, for an interior corner of the herein described tract;
- N 69°22'21" E a distance of 301.59 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point;
- S 86°58'18" E a distance of 24.94 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set at an interior corner of said 7.405 acre tract, for an exterior corner of the herein described tract;
- S 02°38'45" W a distance of 107.84 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set at the beginning of a non-tangent curve to the right, at an exterior corner of said 7.405 acre tract, for an interior corner of the herein described tract;
- Along said curve to the right, an arc distance of 11.93 feet, having a radius of 50.00 feet, a central angle of 13°39'57" and a chord which bears S 80°31'17" E a distance of 11.90 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set at the most southerly corner of said 7.405 acre tract, for an interior corner of the herein described tract;
- N 16°18'42" E a distance of 112.17 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set at an interior corner of said 7.405 acre tract, for an exterior corner of the herein described tract;
- S 86°58'18" E a distance of 24.28 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set for an angle point; and
- S 76°08'36" E a distance of 88.73 feet to a 1/2-inch iron rod with a cap stamped "BGE Inc" set on the west right-of-way line of said Ed Schmidt Boulevard/County Road 119, at the southeast corner of said 7.405 acre tract, at the most easterly northeast corner of said CW-Wilco Tract, for the beginning of a non-tangent curve to the right and the northeast corner of the herein described tract;

THENCE, with the east line of said CW-Wilco Tract and the west right-of-way line of said Ed Schmidt Boulevard/County Road 119, along said curve to the right, an arc distance of 621.75 feet, having a radius of 2,840.73 feet, a central angle of 12°32'25" and a chord which bears S 02°27'22" E a distance of 620.51 feet to the POINT OF BEGINNING and containing 15.878 acres of land, more or less;

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C55	39.21'	425.00'	5°17'09"	S 72°00'56" W	39.19'
C56	29.52'	425.00'	3°58'48"	S 76°38'54" W	29.52'
C57	38.08'	425.00'	5°08'03"	S 81°12'20" W	38.07'
C58	37.80'	425.00'	5°05'46"	S 86°19'15" W	37.79'
C59	40.21'	425.00'	5°25'14"	N 88°25'15" W	40.19'
C60	21.48'	425.00'	2°53'44"	N 84°15'46" W	21.48'
C61	9.76'	15.00'	37°17'12"	S 78°32'29" W	9.59'
C62	17.34'	58.00'	17°07'53"	N 68°27'50" E	17.28'
C63	40.84'	58.00'	40°20'33"	S 82°47'57" E	40.00'
C64	70.68'	58.00'	69°49'04"	S 27°43'08" E	66.38'
C65	293.37'	58.00'	289°48'45"	S 24°48'16" W	66.69'
C66	70.69'	58.00'	69°49'43"	S 42°06'16" W	66.39'
C67	40.84'	58.00'	40°20'33"	N 82°48'36" W	40.00'
C68	52.99'	58.00'	52°20'58"	N 36°27'50" W	51.17'
C69	8.53'	15.00'	32°35'00"	S 26°34'51" E	8.42'
C70	18.99'	15.00'	72°31'33"	S 46°33'08" E	17.74'
C71	10.46'	15.00'	39°56'33"	S 62°50'38" E	10.25'
C72	23.56'	15.00'	90°00'00"	N 52°11'05" E	21.21'
C73	133.49'	275.00'	27°48'44"	N 06°43'17" W	132.18'
C74	23.56'	15.00'	90°00'00"	S 24°22'21" W	21.21'
C75	46.80'	25.00'	107°14'51"	N 57°00'13" W	40.26'
C76	31.74'	25.00'	72°45'09"	N 32°59'47" E	29.65'
C77	23.56'	15.00'	90°00'00"	S 65°37'39" E	21.21'
C78	35.39'	2,840.73'	0°42'50"	N 09°04'59" W	35.39'
C79	177.83'	2,840.00'	3°35'16"	N 05°40'49" E	177.80'

RECORD CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2		(2,840.73')			
C76		(2,840.73')			
C77	[[178.34']]	[[2,840.00']]	[[3°35'53'']]	[[S 05°36'50" W]]	[[178.31']]

R – RESIDENTIAL

O/S – OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
13	H	5,947	R
14	H	5,761	R
15	H	5,459	R
16	H	4,097	R
17	H	7,060	R
18	H	6,476	R
19	H	5,663	R
20	H	4,722	R
22	H	5,427	R
23	H	5,217	R
24	H	4,450	R
25	H	4,875	R
26	H	5,001	R
27	H	5,001	R
28	H	5,001	R
29	H	5,001	R
30	H	5,000	R
31	H	5,004	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
32	H	5,085	R
33	H	5,828	R
34	H	6,079	R
35	H	8,683	R
36	H	19,988	R
37	H	5,935	O/S
38	H	4,787	R
39	H	4,787	R
40	H	4,787	R
41	H	6,685	R
42	H	2,533	R
43	H	6,968	O/S
44	H	4,741	R
45	H	4,800	R
46	H	5,952	R
47	H	5,362	R
48	H	10,454	R
49	H	11,623	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
50	H	6,688	R
51	H	5,409	R
52	H	5,595	R
53	H	5,626	R
54	H	5,634	R
55	H	5,619	R
56	H	5,579	R
57	H	5,081	R
58	H	9,324	R
59	H	8,582	R
61	H	5,797	R
62	H	4,602	R
63	H	4,800	R
64	H	4,800	R
65	H	4,800	R
66	H	4,800	R
67	H	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	I	4,800	R
5	I	4,800	R
6	I	4,800	R
7	I	4,800	R
8	I	4,802	R
9	I	5,328	R
10	I	5,906	R
11	I	5,208	R
12	I	4,066	R
13	I	5,846	R
14	I	54,161	O/S
15	I	5,930	R

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CW-WILCO LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH CW-LT MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, BY JOHN E. CORK, PRESIDENT, BEING THE OWNER OF A CALLED 56.742 ACRE TRACT OF LAND AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2020020862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 15.878 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY, A-560 AND THE NATHANIEL EDWARDS SURVEY, A-225, BOTH OF WILLIAMSON COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

WILCO RANCH PHASE 2 SECTION 1

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

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

CW-WILCO LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: CW-LT MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

JOHN E. CORK, PRESIDENT
8655 S. PRIEST DR.
TEMPE, ARIZONA 85284

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN E. CORK, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

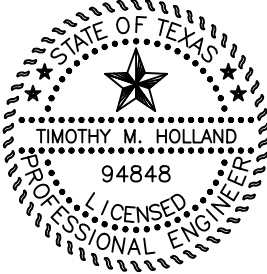
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

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

DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

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

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

7/15/2020
DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

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

DOUG GAUL, MAYOR

DATE

CITY SECRETARY

DATE

FINAL PLAT
**WILCO RANCH
PHASE 2 SECTION 1**

A SUBDIVISION OF 15.878 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND
THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001184402
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO THE DEVELOPMENT AGREEMENT RECORDED AS DOC. NO. _____ O.P.R.W.C.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 - D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CON SERVICE AREA 10970 AND WASTEWATER CON SERVICE AREA 21053. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 19, 2019.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 10/07/2020



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
210-581-3600 • www.bgeinc.com
TBPE Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET 3 OF 3

City Council

AGENDA ITEM REPORT



To: City Council

Subject: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE INFRASTRUCTURE IMPROVEMENTS FOR THE CROSS CREEK PHASE 2 SUBDIVISION; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

Meeting: City Council - 03 Dec 2020

Department: Public Works

Staff Contact: Tony Host



TBPE FIRM REG. #2487
TBPLS FIRM REG. #10126000

4910 West Hwy 290
Suite 300
Austin, Texas 78735
512.328.6995
512.328.6996. Fax

Commercial and
Residential Engineering

- Structural
- Mechanical
- Electrical
- Plumbing

Rehabilitation Designs

Property Condition
Inspections

Land Surveying

Texas Accessibility
Standards (ADA)
Compliance Reviews
& Inspections

Certified Code
Compliance Inspectors
& Plan Reviewers

Energy Code Consulting
& Inspections
Green Building Consulting
& Certification

Construction Consulting

ATS Cross Creek, Ph. 2, Hutto TAS Inspection Letter

October 27, 2020

Kyle Smith
Land Development
Meritage Homes
8920 Business Park Drive, Suite 350
Austin, TX 78759

Re: Cross Creek, Ph. 2 R.O.W. Sidewalks and Curb Ramps TAS Inspection

INSPECTION – NO VIOLATIONS

Dear Mr. Smith,

On October 27, 2020, I inspected completed portions of common area sidewalks and curb ramps in the Cross Creek subdivision, Hutto, Texas, for compliance with the Texas Accessibility Standards. We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with provisions of the Texas Government Code, Chapter 469, Texas Architectural Barriers Act, Article 9102, and Texas Civil Statutes.

The inspection is specific only to the accessible route within the R.O.W. This review is advisory in nature as this project is not subject to review under the current Administrative Rules as published by the Texas Department of Licensing and Regulation, and the inspection results will not be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. This is the Final Approval Letter for this phase of the project for the common pedestrian elements only. Future development of this project dictates inspection for TAS compliance after the remaining sidewalks and driveway approaches have been installed.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local, or federal requirement. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

Sincerely,

Richard Emerson
TDLR Registered Accessibility Specialist License #RAS-245



October 30, 2019

City of Hutto
Attn: Samuel T. Ray, P.E.
500 W. Live Oak Street
Hutto, TX 78634

Re: Engineer's Final Concurrence for Cross Creek Phase 2

Dear Mr. Ray,

This letter is to inform you that I performed a final site walk-through for Cross Creek Phase 2 on October 30, 2020. Please accept this letter as my certification that the civil portion of this project is substantially complete pending the city inspector's final walk through and approval of punch list items provided by Todd Meaker, City of Hutto Construction Inspector. Please accept this letter as my concurrence that the civil portion of this project has been substantially completed and has been built, with insignificant deviation, to the plans and specifications, unless otherwise indicated on the record drawings. The record drawings will be submitted to the Hutto Public Works and Engineering Office at a later date. I confirm that the improvements described in those documents conform with the applicable City Requirements. If you need any further information or have any questions, please feel free to contact me at 512-777-4578 or via email at nleschke@halff.com.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas P. Leschke".

Nicholas P. Leschke, P.E.
Project Manager

HALFF ASSOCIATES, INC.

9500 AMBERGLEN BLVD., BUILDING F, SUITE 125
AUSTIN, TX 78729

TEL (512) 777-4600
FAX (512) 252-8141

WWW.HALFF.COM



PROJECT CONSTRUCTION SUMMARY

PROJECT NAME: CROSS CREEK PHASE 2

FINAL ACCEPTANCE DATE: _____

INSPECTOR: TODD MEAKER

CONTRACTOR: LIBERTY CIVIL CONSTRUCTION (STEVE LOUDEN)

Maintained By:	
COH	Other
X	
X	
X	
X	
X	
X	
X	
Boxes checked by HOA	

CONSTRUCTION COSTS

STREET IMPROVEMENT COST: \$ 480,707.92

SIDEWALK IMPROVEMENT COST: \$ 4,816.50

SIDEWALK RAMP IMPROVEMENT COST: \$ 25,968.96

BRIDGE IMPROVEMENT COST: N/A

POND(S) COST: N/A

DRAINAGE IMPROVEMENT COST: \$ 774,152.97

WATER IMPROVEMENT COST: \$ 248,858.01

WASTEWATER IMPROVEMENT COST: \$ 287,089.56

EROSION CONTROLS / RESTORATION COST: \$ 33,128.53

TOTAL IMPROVEMENT COST: \$ 1,854,722.45

PREPARED BY (DESIGN ENGINEER): HALFF ASSOCIATES, INC. (NICHOLAS LESCHKE)

CHECKED BY (CID SUPERVISOR): _____

CONSTRUCTION SUMMARY FOR STREETS & SIDEWALKS

STREET PAVING							
STREET NAME	Address from	Address to	Pavement Design (Thickness) Asphalt / Base	Pavement Width (FT) (foc-foc)	L (FT)	PRIVATE	ETJ
GRAPEFRUIT ROAD	BABBLEBROOK WAY	BRIDGES AT CROSS CREEK	2/9	29	561	NO	NO
GRAPEFRUIT ROAD	BRIDGES AT CROSS CREEK	WIND TRAIL	2/9	29	523	NO	NO
SOPAPILLA WAY	BABBLEBROOK WAY	LOW BRAMBLE DRIVE	2/9	29	515	NO	NO
BABBLEBROOK WAY	LOT 32	GRAPEFRUIT ROAD	2/9	29	375	NO	NO
LOW BRAMBLE DRIVE	LOT 3	GRAPEFRUIT ROAD	2/9	29	452	NO	NO
OSTRACODA LANE	BANKSIDE DRIVE	WIND TRAIL	2/9	29	385	NO	NO
BANKSIDE DRIVE	LOT 3	GRAPEFRUIT ROAD	2/9	29	443	NO	NO
WIND TRAIL	LOT 26	GRAPEFRUIT ROAD	2/9	29	472	NO	NO

SIDEWALKS / SIDEWALK RAMPS						
STREET NAME	Address from	Address to	W (FT)	L (FT)	SIDES ₁	CURB RAMP ₂
GRAPEFRUIT ROAD	BABBLEBROOK WAY	BRIDGES AT CROSS CREEK	5'	15		2
GRAPEFRUIT ROAD	BRIDGES AT CROSS CREEK	WIND TRAIL	5'	15		2
SOPAPILLA WAY	BABBLEBROOK WAY	LOW BRAMBLE DRIVE	N/A	N/A		4

BABBLEBROOK WAY	LOT 32	GRAPEFRUIT ROAD	5'	20		2
LOW BRAMBLE DRIVE	LOT 3	GRAPEFRUIT ROAD	N/A	N/A		4
OSTRACODA LANE	BANKSIDE DRIVE	WIND TRAIL	N/A	N/A		4
BANKSIDE DRIVE	LOT 3	GRAPEFRUIT ROAD	N/A	N/A		4
WIND TRAIL	LOT 26	GRAPEFRUIT ROAD	N/A	N/A		2

1 – Designates location of existing sidewalk (E, W, S, N, SE, SW, NE, NW of designated street)

2 – Number of Ramps

CONSTRUCTION SUMMARY FOR BRIDGES

BRIDGES / BRIDGE CLASS CULVERTS / DRAINAGE CULVERTS ACROSS ROW								
STREET NAME AND ADDRESS OR LOCATION	FEATURE CROSSED ₁	TYPE ₂	DESCRIPTION ₃	DECK		COST	PRIVATE	ETJ
				W (FT) ₄	L (FT) ₅			
N/A								

1 – Feature Crossed: Creek name if major creek or branch, or roadway name if overpass.

2 – Type: B – Bridge, C - Culvert, P – Pipe. All crossings 20' and wider including multiple box culverts totaling 20' or wider shall be classified as a B – Bridge. Culverts are precast or cast-in-place box culverts. Pipes are smaller drainage pipe crossings with or without headwalls.

3 – Description: i.e. 2 spans (Bridge), 2 – 5 X 7' (Culverts), 2 – 24" RCP (Pipes).

4 – Deck Width: Use "footprint" of culvert/pipes for width on buried culvert/pipes; include full "out to out" dimension including sidewalks/railings for width of standard bridges.

5 – Deck Length: Measured along the centerline of the roadway

CONSTRUCTION SUMMARY FOR PONDS

PONDS						
POND TYPE ¹	LOCATION (ADDRESS OR LOT / BLOCK #)	SIZE (SY) ²	DRAINAGE AREA (ACRES)	PRIVATE ³	ETJ	COST
N/A						

1 – BD = Bio-Detention
 D = Detention Only
 DSF = Detention / Sedimentation / Filtration
 F = Filtration Only
 S = Sedimentation Only
 SF = Sedimentation / Filtration
 SFI = Sedimentation / Filtration / Infiltration
 SI = Sedimentation / Irrigation
 WP = Wet Pond

2 – Approximate boundary area

3 – Provide copy of recorded agreement for privately maintained ponds

CONSTRUCTION SUMMARY FOR DRAINAGE

STORM DRAIN			MANHOLES			INLETS		
SIZE (IN)	MATERIAL TYPE	L (FT)	QTY	SIZE (Dia – FT)	MATERIAL TYPE	QTY	SIZE (L – FT)	TYPE ₁
18"	RCP	1,341				34	10	CURB INLET
24"	RCP	185						
36"	RCP	881						
42"	RCP	909						
48"	RCP	829						
60"	RCP	222						
60"X48"	RCB	133						
72"X48"	RCB	87						

JUNCTION BOXES			OUTFALL STRUCTURES		
QTY	SIZE (FT x FT x FT)	MATERIAL TYPE ₂	QTY	SIZE ₃	DESCRIPTION ₄
1	4X4	PRECAST	1	60"	HEADWALL
1	4X5	PRECAST			
1	5X6	PRECAST			
2	6X6	PRECAST			
3	8X8	PRECAST			

CHANNEL			
LENGTH (FT)	BOTTOM WIDTH (FT)	SIDE SLOPE (FT/FT)	LINING MATERIAL TYPE
250	4	1:3	CURLEX

- 1) Grate, Area, Curb, Recessed Curb, Combination, Slotted Drain
- 2) Cast-in-Place, Precast
- 3) Pipe size / Culvert Size
- 4) Headwall, Wing Walls, Gabions

CONSTRUCTION SUMMARY FOR WATER

VALVES INSTALLED			PIPE			FIRE HYDRANTS		
SIZE	DESCRIPTION	NO.	SIZE	TYPE	LENGTH	SIZE	TYPE	NO.
8"	FLOW MASTER RESILIENT WEDGE GATE VALVE	15	8"	C900 DR-14	3,207	5 1/4"	CLOW MEDALLION	8
AIR RELEASE								
SIZE	TYPE	NO.						
			SERVICES INSTALLED					
			NO.	TYPE				
			1	SINGLE				
			54	DOUBLE				

REMARKS: _____

CONSTRUCTION SUMMARY FOR WASTEWATER

PIPE			MANHOLES					
SIZE	TYPE	LENGTH	DEPTH	MAKE	STA. NO.	B.C.	EYE	STREET
8"	SDR 26	3,870	20.9	CONCRETE	A: 81+33.59			GRAPEFRUIT ROAD
			13.9	CONCRETE	A: 83+08.19			GRAPEFRUIT ROAD
			11.4	CONCRETE	A: 85+18.59			GRAPEFRUIT ROAD
			11.7	CONCRETE	A: 88+08.59			WIND TRAIL
			17.9	CONCRETE	J: 3+05.23			GRAPEFRUIT ROAD
			13.3	CONCRETE	J: 5+23.61			GRAPEFRUIT ROAD
			9.3	CONCRETE	J: 7+15.35			GRAPEFRUIT ROAD
			9.1	CONCRETE	J: 9+98.04			BABBLEBROOK WAY
			9.0	CONCRETE	J: 10+96.14			BABBLEBROOK WAY
			8.4	CONCRETE	O: 4+56.00			BANKSIDE DRIVE
			10.1	CONCRETE	P: 4+44.00			LOW BRAMBLE DRIVE
			8.9	CONCRETE	Q: 1+37.33			SOPAIPILLA WAY
			7.0	CONCRETE	Q: 3+42.71			SOPAIPILLA WAY
			4.9	CONCRETE	Q: 5+84.16			SOPAIPILLA WAY
			6.3	CONCRETE	S: 4+53.00			OSTRACODA LANE
SERVICES INSTALLED								
NO.	TYPE – S / D		TYPE OF MANHOLE COATING:					
21	SINGLE							
44	DOUBLE							



Subdivision Improvement Plans
Cross Creek Phase 2
Engineer's Opinion of Probable Cost

Prepared By: Matthew Strub
Checked By: Nicholas Leschke
Date: 10/28/2020

Item No.	Description of Item	Quantity	Unit	Unit Price	Total
	Erosion Control				
1	Silt Fence	6,058	LF	\$ 2.09	\$ 12,661.22
2	Temporary Rock Berm	164	LF	\$ 21.70	\$ 3,558.80
3	Curb Inlet Protection	41	EA	\$ 75.93	\$ 3,113.13
4	Stabilized Construction Entrance	2	EA	\$ 1,993.23	\$ 3,986.46
5	ROW Revegetation	8,374	SY	\$ 0.99	\$ 8,290.26
6	Concrete Washout	2	EA	\$ 759.33	\$ 1,518.66
	Subtotal				\$ 33,128.53
	Onsite Sanitary Sewer				
1	8" ASTM D3034, SDR 26 PVC (All Depths)	3,870	LF	\$ 29.22	\$ 113,081.40
2	18" Steel Encasement Pipe	107	LF	\$ 104.08	\$ 11,136.56
3	Double Wastewater Service	44	EA	\$ 1,438.83	\$ 63,308.52
4	Single Wastewater Service	21	EA	\$ 1,118.73	\$ 23,493.33
5	4' Manhole w/ Standard or Bolted Cover - Raised to Grade (All depths)	15	EA	\$ 4,346.65	\$ 65,199.75
6	Wastewater Cleanout	4	EA	\$ 1,750.00	\$ 7,000.00
7	Trench Safety	3,870	LF	\$ 1.00	\$ 3,870.00
	Subtotal				\$ 287,089.56
	Water				
1	8" C900 PVC Waterline (DR-14) (all depths)	3,207	LF	\$ 28.81	\$ 92,393.67
2	Ductile Iron Fittings	1	LS	\$ 10,000.00	\$ 10,000.00
3	8" Gate Valve & Box - Raised to Grade	15	EA	\$ 1,705.30	\$ 25,579.50
4	Fire Hydrant Assembly w/6" GV (Raised to Grade)	8	LS	\$ 4,602.06	\$ 36,816.48
5	Double Water Service	54	EA	\$ 1,503.75	\$ 81,202.50
6	Single Water Service	1	EA	\$ 1,262.36	\$ 1,262.36
7	Trench Safety	3,207	LF	\$ 0.50	\$ 1,603.50
	Subtotal				\$ 248,858.01



Subdivision Improvement Plans
Cross Creek Phase 2
Engineer's Opinion of Probable Cost

Prepared By: Matthew Strub
Checked By: Nicholas Leschke
Date: 10/28/2020

Item No.	Description of Item	Quantity	Unit	Unit Price	Total
	Storm Drain				
1	18" RCP (CL III) (includes trenching and backfill)	1,341	LF	\$ 41.11	\$ 55,128.51
2	24" RCP (CL III) (includes trenching and backfill)	185	LF	\$ 56.32	\$ 10,419.20
3	36" RCP (CL III) (includes trenching and backfill)	881	LF	\$ 119.33	\$ 105,129.73
4	42" RCP (CL III) (includes trenching and backfill)	909	LF	\$ 131.66	\$ 119,678.94
5	48" RCP (CL III) (includes trenching and backfill)	829	LF	\$ 163.33	\$ 135,400.57
6	60" RCP (CL III) (includes trenching and backfill)	222	LF	\$ 269.54	\$ 59,837.88
7	60"x48" RCB (CL III) (includes trenching and backfill)	133	LF	\$ 340.00	\$ 45,220.00
8	72"x48" RCB (CL III) (includes trenching and backfill)	87	LF	\$ 382.00	\$ 33,234.00
9	10' Curb Inlet	34	EA	\$ 4,075.62	\$ 138,571.08
10	48"x48" Junction Box - Raised to Grade	1	EA	\$ 2,352.77	\$ 2,352.77
11	48"x60" Junction Box - Raised to Grade	1	EA	\$ 3,742.59	\$ 3,742.59
12	60"x72" Junction Box - Raised to Grade	1	EA	\$ 3,743.12	\$ 3,743.12
13	72"x72" Junction Box - Raised to Grade	2	EA	\$ 4,463.15	\$ 8,926.30
14	96"x96" Junction Box - Raised to Grade	3	EA	\$ 5,575.25	\$ 16,725.75
15	60" Headwall w/ Dissipaters	1	EA	\$ 14,138.78	\$ 14,138.78
16	Trickle Channel (6" Thick)	165	SY	\$ 104.95	\$ 17,316.75
17	Trench Safety	4,587	LF	\$ 1.00	\$ 4,587.00
	Subtotal				\$ 774,152.97
	Paving				
1	8" Chemical Stabilized Subgrade (to 3' behind curb)	15,472	SY	\$ 4.21	\$ 65,137.12
2	Geogrid	15,472	SY	\$ 1.47	\$ 22,743.84
3	9" Crushed Limestone Base (to 3' behind curb) (Local)	15,472	SY	\$ 8.94	\$ 138,319.68
4	2.0" HMA TY D (Residential Local)	11,428	SY	\$ 9.76	\$ 111,537.28
	Subtotal				\$ 337,737.92



Subdivision Improvement Plans
Cross Creek Phase 2
Engineer's Opinion of Probable Cost

Prepared By: Matthew Strub
Checked By: Nicholas Leschke
Date: 10/28/2020

Item No.	Description of Item	Quantity	Unit	Unit Price	Total
	Concrete				
1	Concrete Sidewalks (all widths)	95	SY	\$ 50.70	\$ 4,816.50
2	Curb Ramp	24	EA	\$ 1,082.04	\$ 25,968.96
	Subtotal				\$ 30,785.46
	Curb and Gutter				
1	4" Rolled Curb & Gutter	7,292	LF	\$ 13.93	\$ 101,577.56
2	Concrete Valley Gutter	6	EA	\$ 4,688.84	\$ 28,133.04
	Subtotal				\$ 129,710.60
	Signage and Striping				
1	Misc Street Signs (Firelane, Speed Limit, Etc.)	24	EA	\$ 218.25	\$ 5,238.00
2	Stop Sign Assembly w/Street Names	6	EA	\$ 287.46	\$ 1,724.76
3	Pavement Markings (all types)	1	LS	\$ 2,500.00	\$ 2,500.00
4	Street End Barricades	4	EA	\$ 949.16	\$ 3,796.64
	Subtotal				\$ 13,259.40
	Grand Total				\$ 1,854,722.45
	Grand Total less Erosion Control Items				\$ 1,821,593.92

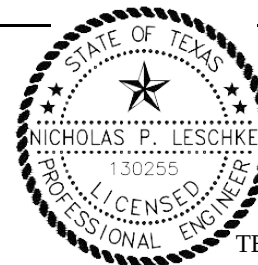
Notes:

(1) This final cost and quantities is released under the authority of Nicholas P. Leschke, P.E. #130255 on October 28, 2020. This engineer neither makes representation nor accepts responsibility as to the accuracy of these costs and quantities above. The engineer has no control over the cost of labor, materials, equipment, contractor's methods of determining prices, competitive bidding, or market conditions.

(2) The final cost and quantities is based off of information provided by the contractor, Liberty Civil Construction, on 10/28/2020.

Nicholas P. Leschke
Nicholas P. Leschke, P.E.

10/28/2020
Date



TBPELS ENGINEERING
FIRM #312



**FINAL SUBDIVISION /
SITE PROJECT CHECKLIST**

Date: 11 / 16 / 2020

Name of Project: Cross Creek Phase 2

Conditional / Final Acceptance Date: _____

Inspector's Name: Todd Menker Job Number(s): _____

Note: All spaces need to be initialed by Inspector including N/A.

Tm 1. Project Construction Summary Date Received: 11/9/2020

Tm 2. Engineer's Concurrence Letter Date Received: 11/9/2020

Tm 3. Maintenance Bond(s) Date Received: _____

Tm 4. Final Cost & Quantities Date Received: 11/9/2020

Tm 5. As-built Reproducible Plans Date Received: 11/9/2020
(1-24"X36", pdf scan, ACAD Base Map files)

Tm 6. Test Reports

☒ Manhole Test	☒ WW Low Air Pressure Test / Mandrel Test
☒ TV Test	☒ Valve & Hydrant Test
☒ Bacteriological Test	☒ Water Pressure Test

Tm 8. Punch List Date Completed: 11/20/2020

Tm 15. No. of Lots for Subdivisions 108 Total Acres in Subdivision. 21.33

Comments: _____

Please initial: Tm Inspector, _____ Supervisor, _____ Administrative Assistant
Received by: _____

MAINTENANCE BOND
BOND NUMBER 2308531

20

§ KNOW ALL MEN BY THESE PRESENTS:

202

THAT Liberty Civil Construction, LLC, 3555 Highway 29 West, Georgetown, TX 78628 (name of contractor-owner, address), being the General Contractor who constructed the public improvements including but not limited to, streets, utilities, drainage, services, and facilities to serve the Property identified herein-below, as Principal (the "Principal"), and North American Specialty Insurance Company (name of bonding company, address), a corporate surety/sureties organized under the laws of the State of Texas and fully licensed to transact business in the State of Texas, as Surety (the "Surety"), are held and firmly bound unto the City of Hutto, 401 West Front Street, Hutto, Texas 78634, a municipal corporation, (hereinafter referred to as "Obligee" or "City") in the penal sum of one million eight hundred twenty-one thousand five hundred ninety-three and 92/100 (typed amount) (\$ 1,821,593.92) DOLLARS (100% of the contract price of all public improvements, or in such amount as approved by the City Engineer) for the payment of which are well and truly to be made in lawful money of the United States to Owner, we the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION are such that:

WHEREAS, the Principal entered into a certain written contract with City (the “Contract”) in which the said Principal agrees to complete all of the improvements, dated the 18th day of March, 2020, which is made a part hereof by reference, for Cross Creek Subdivision Phase 2 (name of development), the improvements of which being generally described as follows: Street and Drainage Improvements and Water and Wastewater Improvements (the “Improvements”).

NOW, THEREFORE, if Principal will maintain and keep in good repair the work herein contracted to be done for a period of two (2) years from the date of final acceptance by the City of Hutto and do and perform all the necessary work and repair any defective condition, it being understood that the purpose of this section is to cover all defective conditions arising by reason of defective materials, work, or labor performed by Principal, then this obligation shall be void, otherwise it shall remain in full force and effect; and in case Principal shall fail to do so, it is agreed that the City may do such work and supply such materials and charge the same against the Principal and Surety on this obligation.

PROVIDED, however, that the said Principal hereby agrees to indemnify and save harmless the City of Hutto against any claim or liability for personal injury, loss, or property damage occasioned directly by the failure of said materials or workmanship of the Improvements. It is understood,

MAINTENANCE BOND
BOND NUMBER 2308531

understood, however, that this Bond shall not include loss or damage by failure or workmanship or materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act of God.

PROVIDED, further, that if any legal action be filed on this Bond, exclusive venue shall lie in Williamson County, Texas.

PROVIDED, further, that nothing contained in this Maintenance Bond and/or the City's acceptance of this Maintenance Bond from Principal shall waive or be deemed or interpreted to waive any claims or cause of action that City may now have or which may hereafter accrue arising out of or related to the Improvements.

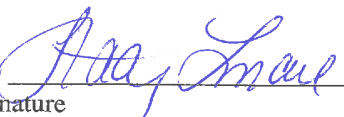
PROVIDED, further, it is understood and agreed that the Surety does hereby relieve the City of Hutto or its representatives from the exercise of any diligence whatever in securing compliance on the part of the Principal in terms of the Contract, and the Surety hereby waives any notice to it of any default, or delay by the Principal in performance regarding the Contract, and agrees that it, the Surety, shall be bound to take notice of and shall be held to have knowledge of all acts or omissions of the Principal in all matters pertaining to the Contract.

AND PROVIDED FURTHER, Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or to the work performed thereunder, or any breach of the Principal of the Contract or any duty of any kind or nature owed to Surety shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract regarding the Improvements or to the work performed thereunder.

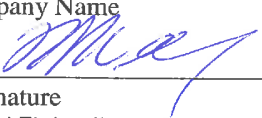
The undersigned and designated agent is hereby designated by Surety as the resident agent in Williamson County, Texas to whom all requisite notice may be delivered and on whom service of process may be had in matters arising out of this suretyship.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument under their several seals this 18th day of November, 2020, the name and corporate seal of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative pursuant to the authority of its governing body.

ATTEST:

By: 
Signature
Stacy Small
Typed/Printed Name

PRINCIPAL:

Liberty Civil Construction, LLC
Company Name
By: 
Signature
Michael Ehrhardt
Typed/Printed Name

(Signatures Continued on Next Page)

Page 2 of 3

MAINTENANCE BOND
BOND NUMBER 2308531

Contract Administrator
Title
3555 Highway 29 West
Address
Georgetown, TX 78628
City State Zip
(512) 986-7649
Phone Fax

ATTEST:

By: Lisa Ortiz
Signature

Typed/Printed Name
Lisa Ortiz
Title
Witness
Address 10101 Reunion Place, Suite 100
San Antonio, TX 78216
City State Zip
210.697.2230
Phone Fax

President
Title
3555 Highway 29 West
Address
Georgetown, TX 78628
City State Zip
(512) 986-7649
Phone Fax

SURETY:

By: Betty J. Reeh
Signature

Typed/Printed Name
Betty J. Reeh
Title
Attorney-in-Fact
Address 1200 Main Street, Suite 800
Kansas City, MO 64105
City State Zip
(816) 235-3700
Phone Fax

The Resident Agent of the Surety in Williamson County, Texas, for delivery of notice and service of the process is:

NAME: Acruisure, LLC dba IBTX - Betty J. Reeh
STREET ADDRESS: 10101 Reunion Place, Suite 100
CITY, STATE, ZIP: San Antonio, TX 78216

Note: If Resident Agent is not a corporation, give a person's name.

Note: Bonding Company should attach a State of Texas Claim Notice Endorsement, which states "in accordance with Section 2253.021(f) of the Texas Government Code and Section 53.202(6) of the Texas Property Code any notice of claim to the named surety under this bond should be sent to (full name, address, phone number, fax of the bonding company).

Note: Date on **Page 1** of Maintenance Bond must be the same date that City Counsel awarded Contract. Date on **Page 2** of Maintenance Bond must be after date of Contract.

END OF DOCUMENT

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Overland Park, Kansas, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Overland Park, Kansas, each does hereby make, constitute and appoint:

GARY W. WHEATLEY, BETTY J. REEH
CLARK D. FRESHER AND BRYAN K. MOORE

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By 
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By 
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company



IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 25th day of January, 2018.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook SS:

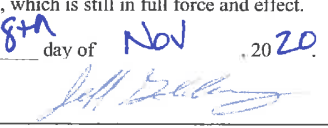
On this 25th day of January, 2018, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.




M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 18th day of Nov, 2020.


Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President - Claims**, at **1-800-338-0753**.

You may call **Washington International Insurance Company and/or North American Specialty Insurance Company's** toll-free number for information or to make a complaint at:

1-800-338-0753

You may also write to **Washington International Insurance Company and/or North American Specialty Insurance Company** at the following address:

**1450 American Lane, Suite 1100
Schaumburg, IL 60173**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1- 800-252-3439

You may write the **Texas Department of Insurance**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the **Washington International Insurance Company and/or North American Specialty Insurance Company**. If the dispute is not resolved, you may contact the **Texas Department of Insurance**.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President - Claims**, al **1-800-338-0753**.

Usted puede llamar al numero de telefono gratis de **Washington International Insurance Company and/or North American Specialty Insurance Company's** para informacion o para someter una queja al:

1-800-338-0753

Usted tambien puede escribir a **Washington International Insurance Company and/or North American Specialty Insurance Company** al:

**1450 American Lane, Suite 1100
Schaumburg, IL 60173**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1- 800-252-3439

Puede escribir al **Departamento de Seguros de Texas**:

**P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Washington International Insurance Company and/or North American Specialty Insurance Company** primero. Si no se resuelve la disputa, puede entonces comunicarse con el **Departamento de Seguros de Texas**.

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

RESOLUTION NO. R-

**A RESOLUTION ACCEPTING THE INFRASTRUCTURE IMPROVEMENTS
FOR THE SUBDIVISION KNOWN AS CROSS CREEK PHASE 2; IN THE
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.**

WHEREAS, the infrastructure improvements for the Cross Creek Section 2 Residential subdivision have been constructed and are ready for acceptance, and;

WHEREAS, a final inspection was conducted by the City's Construction and Public Works staff of all roads, drainage, sidewalks, ADA ramps, water and wastewater improvements, and;

WHEREAS, all items have been constructed according to engineering plans and City codes and standards, and;

WHEREAS, Liberty Civil submitted a warranty bond to cover the material and workmanship for two years,

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
HUTTO, TEXAS, hereby** accepts the infrastructure improvements for Cross Creek Phase 2

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

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **3rd** day of **December, 2020**.

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTESTED:

Holly Nagy, City Secretary

City Council

AGENDA ITEM REPORT



To: City Council

Subject: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE INFRASTRUCTURE IMPROVEMENTS FOR THE BROOKLANDS SECTION 3 SUBDIVISION; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

Meeting: City Council - 03 Dec 2020

Department: Public Works

Staff Contact: Tony Host



August 31, 2020

City of Hutto
Attn: Samuel T. Ray, P.E.
500 W. Live Oak Street
Hutto, TX 78634

Re: Engineer's Final Concurrence for Brooklands Section 3

Dear Mr. Ray,

This letter is to inform you that on the day of July 11, 2020, I, the undersigned professional engineer made a visual inspection of the above referenced project. On August 19, 2020, Todd Meaker, Hutto Construction Inspector, provided an email stating that the punchlist had been completed. Please accept this letter as my concurrence that the civil portion of this project has been substantially completed and has been built, with insignificant deviation, to the plans and specifications, unless otherwise indicated on the record drawings. The record drawings will be submitted to the Hutto Public Works and Engineering Office at a later date. I confirm that the improvements described in those documents conform with the applicable City Requirements. If you need any further information or have any questions, please feel free to contact me at 512-777-4578 or via email at nleschke@halff.com.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas P. Leschke".

Nicholas P. Leschke, P.E.
Project Manager



TBPELS ENGINEERING
FIRM #312

HALFF ASSOCIATES, INC.

9500 AMBERGLEN BLVD., BUILDING F, SUITE 125
AUSTIN, TX 78729

TEL (512) 777-4600
FAX (512) 252-8141

WWW.HALFF.COM



Subdivision Improvement Plans
Brooklands Section 3
Final Cost Quantities

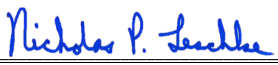
Prepared By: Nicholas Leschke
Checked By: Mark Sabella
Date: 6/23/2020

Brooklands Section 3				
EROSION CONTROL ITEMS				
Description	Quantity	Unit	Cost	Amount
Silt Fence (LOC)	4,500	LF	\$ 2.50	\$ 11,250.00
Silt Fence (Post Construction)	10,000	LF	\$ 2.50	\$ 25,000.00
Rock Berm	20	SY	\$ 68.00	\$ 1,360.00
Curlex & Revegetation (Channel A)	12,800	SY	\$ 3.25	\$ 41,600.00
Curlex & Revegetation (Channel B)	1,900	SY	\$ 3.25	\$ 6,175.00
SCE	1	EA	\$ 1,400.00	\$ 1,400.00
Inlet Protection	56	EA	\$ 80.00	\$ 4,480.00
Subtotal:				\$ 91,265.00
WASTEWATER ITEMS				
Description	Quantity	Unit	Cost	Amount
8" ASTM D3034, SDR 26 PVC 115 psi pipe	6,700	LF	\$ 32.00	\$ 214,400.00
18" Steel Encasement Pipe	108	LF	\$ 168.00	\$ 18,144.00
4' Manhole w/ Standard or Bolted Cover	40	EA	\$ 4,750.00	\$ 190,000.00
Single Wastewater Service	26	EA	\$ 850.00	\$ 22,100.00
Double Wastewater Service	62	EA	\$ 1,050.00	\$ 65,100.00
Connect to Lift Station Wet Well	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal:				\$ 512,744.00
WATER ITEMS				
Description	Quantity	Unit	Cost	Amount
8" Dry Connections to 8" waterline in Section 1&2	4	EA	\$ 2,250.00	\$ 9,000.00
8" C900 PVC Waterline	7,250	LF	\$ 34.00	\$ 246,500.00
18" Steel Encasement Pipe	32	LF	\$ 102.00	\$ 3,264.00
8" Valve	33	EA	\$ 1,400.00	\$ 46,200.00
8" Tee	11	EA	\$ 350.00	\$ 3,850.00
8" Cap	4	EA	\$ 85.00	\$ 340.00
Single Water Service	26	EA	\$ 1,100.00	\$ 28,600.00
Double Water Service	62	EA	\$ 1,200.00	\$ 74,400.00
Fire Hydrant Assembly	13	EA	\$ 4,200.00	\$ 54,600.00
Subtotal:				\$ 466,754.00
DRAINAGE ITEMS				
Description	Quantity	Unit	Cost	Amount
Connect to Existing 6'x5' RCB (Includes demo of 7'x6' RCB and Wingwalls)	1	LS	\$ 5,600.00	\$ 5,600.00
18" RCP	2,075	LF	\$ 46.00	\$ 95,450.00
24" RCP	1,650	LF	\$ 56.00	\$ 92,400.00
30" RCP	450	LF	\$ 70.00	\$ 31,500.00
36" RCP	1,050	LF	\$ 96.00	\$ 100,800.00
42" RCP	325	LF	\$ 128.00	\$ 41,600.00
48" RCP	850	LF	\$ 147.00	\$ 124,950.00
54" RCP	450	LF	\$ 198.00	\$ 89,100.00
6' X 5' Box Culvert	1,225	LF	\$ 370.00	\$ 453,250.00
7' X 7' Box Culvert	350	LF	\$ 500.00	\$ 175,000.00
3'x3' Grate Inlet	13	EA	\$ 1,950.00	\$ 25,350.00
4'x4' Grate Inlet	2	EA	\$ 3,000.00	\$ 6,000.00
10' Curb Inlet	40	EA	\$ 4,000.00	\$ 160,000.00
4' Diameter Manhole	2	EA	\$ 2,500.00	\$ 5,000.00
6' Diameter Manhole	8	EA	\$ 3,500.00	\$ 28,000.00
4' Diameter Manhole on Box Culvert and Riser Sections	5	EA	\$ 3,500.00	\$ 17,500.00
4'x5' JB with 4' Diameter Manhole and Riser Sections	3	EA	\$ 3,000.00	\$ 9,000.00
5'x6' JB with 4' Diameter Manhole and Riser Sections	6	EA	\$ 3,500.00	\$ 21,000.00
6'x6' JB with 4' Diameter Manhole and Riser Sections	2	EA	\$ 4,000.00	\$ 8,000.00
8'x8' JB with 4' Diameter Manhole and Riser Sections	1	EA	\$ 12,000.00	\$ 12,000.00
10'x10' JB with 4' Diameter Manhole and Riser Sections	1	EA	\$ 23,000.00	\$ 23,000.00
Safety End Treatment per TXDOT Detail SWTB-CD	1	EA	\$ 18,000.00	\$ 18,000.00
18" Rock Rip-Rap per City of Austin Detail 508S-17	275	SY	\$ 100.00	\$ 27,500.00
MISC DRAINAGE ITEMS (ON PARK PROPERTY)				
Park Road Cut and Replace	100	SY	\$ 85.00	\$ 8,500.00
Tie Into City Pond (Grading Work)	1	LS	\$ 2,650.00	\$ 2,650.00
City Pond Reveg & Stabilize	922	SY	\$ 3.00	\$ 2,766.00
City Park Reveg (Work Area)	2,778	SY	\$ 2.00	\$ 5,556.00
Subtotal:				\$ 1,589,472.00

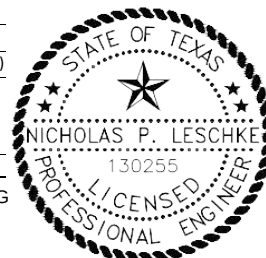


Subdivision Improvement Plans
Brooklands Section 3
Final Cost Quantities

Prepared By: Nicholas Leschke
Checked By: Mark Sabella
Date: 6/23/2020

STREET ITEMS				
Description	Quantity	Unit	Cost	Amount
Connect to Existing Street	1	EA	\$ 500.00	\$ 500.00
2" HMA	29,000	SY	\$ 10.50	\$ 304,500.00
11" Limestone Base (Collector)	1,200	SY	\$ 11.50	\$ 13,800.00
8" Limestone Base (Local)	30,000	SY	\$ 8.50	\$ 255,000.00
6" Limestone Base (Alley)	7,200	SY	\$ 7.00	\$ 50,400.00
Subgrade Prep & Geogrid	38,400	SY	\$ 3.65	\$ 140,160.00
Concrete Curb & Gutter	13,600	LF	\$ 11.65	\$ 158,440.00
Concrete Ribbon Curb 18" (Alley)	6,200	LF	\$ 8.50	\$ 52,700.00
6' Wide Concrete Valley Gutter (6" concrete)	800	LF	\$ 1.00	\$ 800.00
Alley Driveway Approaches (6" concrete)	400	SY	\$ 3.00	\$ 1,200.00
7' Concrete Sidewalk (4" concrete)	2,772	SF	\$ 5.00	\$ 13,860.00
5' Concrete Sidewalk (4" concrete)	1,945	SF	\$ 5.00	\$ 9,725.00
Block Sodding Behind Curb	700	SY	\$ 10.00	\$ 7,000.00
ADA Ramp	32	EA	\$ 1,250.00	\$ 40,000.00
Barricades	4	EA	\$ 1,000.00	\$ 4,000.00
Temporary Hammerhead w/ 6" Flexbase and 2" HMA (Roaming Drive)	1	SY	\$ 15,000.00	\$ 15,000.00
Street Signs & Pavement Striping	1	EA	\$ 9,500.00	\$ 9,500.00
Cluster Mailbox Pad (10' x 30')	1	EA	\$ 5,000.00	\$ 5,000.00
Green Link Reveg	2,167	EA	\$ 2.50	\$ 5,417.50
CR 137 Sidewalk - 5' Concrete Sidewalk (4" concrete)	2,200	LF	\$ 6.00	\$ 13,200.00
Subtotal:				\$ 1,100,202.50
LIFT STATION AND FORCE MAIN IMPROVEMENTS (PER LIFT STATION PLANS)				
Description	Quantity	Unit	Cost	Amount
Clear & Grub	10	AC	\$ 1,500.00	\$ 15,000.00
Silt Fence	7,700	LF	\$ 2.50	\$ 19,250.00
Reveg Along Force Main	8,200	SY	\$ 1.15	\$ 9,430.00
SCE	1	LS	\$ 1,500.00	\$ 1,500.00
Lift Station	1	LS	\$ 300,000.00	\$ 300,000.00
6" PVC AWWA C900 DR 14 pipe	3,700	LF	\$ 28.00	\$ 103,600.00
6" Gate Valve	2	EA	\$ 2,750.00	\$ 5,500.00
Wet Connect to Existing 20" Force Main	1	EA	\$ 8,600.00	\$ 8,600.00
Subtotal:				\$ 462,880.00
Change Orders				
Description	Quantity	Unit	Cost	Amount
CR-1: Raise Ex. Water Line in Park	1	EA	\$ 7,925.00	\$ 7,925.00
CR-2: Sidewalk Scope Adjustments	1	EA	\$ 1,700.00	\$ 1,700.00
CR-3: Lower Water Line	1	EA	\$ 18,035.00	\$ 18,035.00
CR-4: Adjust MH at Temp Drive	1	EA	\$ 2,020.00	\$ 2,020.00
Subtotal:				\$ 29,680.00
TOTAL CIVIL IMPROVEMENT COSTS + CHANGE ORDERS				
Erosion Control				\$ 91,265.00
Wastewater				\$ 514,764.00
Water				\$ 492,714.00
Drainage				\$ 1,589,472.00
Street				\$ 1,101,902.50
Lift Station and Force Main Improvements				\$ 462,880.00
TOTAL CIVIL COSTS				\$ 4,252,997.50
Notes:				
(1) The final cost and quantities is released under the authority of Nicholas P. Leschke, P.E. #130255 on June 23, 2020. This engineer neither makes representation nor accepts responsibility as to the accuracy of the costs and quantities above. The engineer has no control over the cost of labor, materials, equipment contractor's methods of determining prices, competitive bidding, or market conditions.				
(2) The final cost and quantities is based off of information provided by the contractor, Cornerstone Site Services on June 11, 2020.				
(2) This maintenance bond amount was based off of the Grand Total less the Erosion Control Items: \$4,161,712.50 (\$4,252,997.50 - \$91,265.00)				
		6/23/2020		
Nicholas P. Leschke, P.E.		Date		

TBPELS ENGINEERING
FIRM #312





PROJECT CONSTRUCTION SUMMARY

PROJECT NAME: BROOKLANDS SECTION 3

FINAL ACCEPTANCE DATE: _____

INSPECTOR: TODD MEAKER

CONTRACTOR: CORNERSTONE SITE SERVICES

Maintained By:	
COH	Other
X	
X	
X	
N/A	
N/A	
X	
X	
X	
X	
X	
Boxes checked by HOA	

CONSTRUCTION COSTS

STREET IMPROVEMENT COST: \$1,036,617.50

SIDEWALK IMPROVEMENT COST: \$25,285.00

SIDEWALK RAMP IMPROVEMENT COST: \$40,000.00

BRIDGE IMPROVEMENT COST: N/A

POND(S) COST: N/A

DRAINAGE IMPROVEMENT COST: \$1,589,472.00

WATER IMPROVEMENT COST: \$492,714.00

WASTEWATER IMPROVEMENT COST: \$514,764.00

EROSION CONTROLS / RESTORATION COST: \$91,265.00

LIFT STATION AND FORCE MAIN COST: \$462,880.00

TOTAL IMPROVEMENT COST: \$4,252,997.50

PREPARED BY (DESIGN ENGINEER): HALFF ASSOCIATES, INC.

CHECKED BY (CID SUPERVISOR): _____

CONSTRUCTION SUMMARY FOR STREETS & SIDEWALKS

STREET PAVING							
STREET NAME	Address from	Address to	Pavement Design (Thickness) Asphalt / Base	Pavement Width (FT) (foc-foc)	L (FT)	PRIVATE	ETJ
BROOKLANDS BOULEVARD			2/12	35	236	NO	NO
ROAMING DRIVE	Pulitzer	Alley Z	2/8	31	1,939	NO	NO
PINKERTON DRIVE	Pulitzer	Roaming	2/8	31	529	NO	NO
ENGLENOOK DRIVE	Pulitzer	Roaming	2/8	31	454	NO	NO
OLDBRIDGE DRIVE	Pulitzer	Roaming	2/8	31	779	NO	NO
WHISPER RILL DRIVE	Pulitzer	Roaming	2/8	31	714	NO	NO
HACKBERRY BRANCH DRIVE	Pulitzer	Doc Jons	2/8	31	445	NO	NO
DOC JONS DRIVE	Whisper Rill	Alley AA	2/8	31	539	NO	NO
PULITZER DRIVE	Alley AA	Roaming	2/8	31	1965	NO	NO
ALLEYS	n/a	n/a	2/6	16	3195	NO	NO

SIDEWALKS / SIDEWALK RAMPS						
STREET NAME	Address from	Address to	W (FT)	L (FT)	SIDES ¹	CURB RAMP ²
BROOKLANDS BOULEVARD			7	396	N/A	2
ROAMING DRIVE	Pulitzer	Alley Z	5	213	N/A	13
PINKERTON DRIVE	Pulitzer	Roaming	N/A	N/A	N/A	-
ENGLENOOK DRIVE	Pulitzer	Roaming	N/A	N/A	N/A	-
OLDBRIDGE DRIVE	Pulitzer	Roaming	N/A	N/A	N/A	-
WHISPER RILL DRIVE	Pulitzer	Roaming	N/A	N/A	N/A	2
HACKBERRY BRANCH DRIVE	Pulitzer	Doc Jons	N/A	N/A	N/A	-
DOC JONS DRIVE	Whisper Rill	Alley AA	N/A	N/A	N/A	2
PULITZER DRIVE	Alley AA	Roaming	5	74	N/A	13

¹ – Designates location of existing sidewalk (E, W, S, N, SE, SW, NE, NW of designated street)

² – Number of Ramps

CONSTRUCTION SUMMARY FOR BRIDGES

BRIDGES / BRIDGE CLASS CULVERTS / DRAINAGE CULVERTS ACROSS ROW								
STREET NAME AND ADDRESS OR LOCATION	FEATURE CROSSED ₁	TYPE ₂	DESCRIPTION ₃	DECK		COST	PRIVATE	ETJ
				W (FT) ₄	L (FT) ₅			

1 – Feature Crossed: Creek name if major creek or branch, or roadway name if overpass.

2 – Type: B – Bridge, C - Culvert, P – Pipe. All crossings 20' and wider including multiple box culverts totaling 20' or wider shall be classified as a B – Bridge. Culverts are precast or cast-in-place box culverts. Pipes are smaller drainage pipe crossings with or without headwalls.

3 – Description: i.e. 2 spans (Bridge), 2 – 5 X 7' (Culverts), 2 – 24" RCP (Pipes).

4 – Deck Width: Use "footprint" of culvert/pipes for width on buried culvert/pipes; include full "out to out" dimension including sidewalks/railings for width of standard bridges.

5 – Deck Length: Measured along the centerline of the roadway

CONSTRUCTION SUMMARY FOR PONDS

PONDS						
POND TYPE ¹	LOCATION (ADDRESS OR LOT / BLOCK #)	SIZE (SY) ²	DRAINAGE AREA (ACRES)	PRIVATE ³	ETJ	COST

1 – BD = Bio-Detention
 D = Detention Only
 DSF = Detention / Sedimentation / Filtration
 F = Filtration Only
 S = Sedimentation Only
 SF = Sedimentation / Filtration
 SFI = Sedimentation / Filtration / Infiltration
 SI = Sedimentation / Irrigation
 WP = Wet Pond

2 – Approximate boundary area

3 – Provide copy of recorded agreement for privately maintained ponds

CONSTRUCTION SUMMARY FOR DRAINAGE

STORM DRAIN			MANHOLES			INLETS		
SIZE (IN)	MATERIAL TYPE	L (FT)	QTY	SIZE (Dia – FT)	MATERIAL TYPE	QTY	SIZE (L – FT)	TYPE ₁
18	RCP CLIII	2,075	2	4	CONCRETE	40	10	CURB
24	RCP CLIII	1,650	8	6	CONCRETE	13	3X3	GRATE
30	RCP CLIII	450	18	4' MANHOLE RISER ON RCB	CONCRETE	2	4X4	GRATE
36	RCP CLIII	1,050						
42	RCP CLIII	325						
48	RCP CLIII	850						
54	RCP CLIII	450						
6'X5'	RCB	1,225						
7'X7'	RCB	350						

JUNCTION BOXES			OUTFALL STRUCTURES		
QTY	SIZE (FT x FT x FT)	MATERIAL TYPE ₂	QTY	SIZE ₃	DESCRIPTION ₄
3	4X5	PRECAST	1	7'x7'	S.E.T.
6	5X6	PRECAST			
2	6X6	PRECAST			
1	8X8	PRECAST			
1	10x10	PRECAST			

CHANNEL			
LENGTH (FT)	BOTTOM WIDTH (FT)	SIDE SLOPE (FT/FT)	LINING MATERIAL TYPE
1,420	8	4:1	FILTER FABRIC IN CHANNEL AND CURLEX MATTING AS PROTECTIVE LAYER
558	4	4:1	FILTER FABRIC IN CHANNEL AND CURLEX MATTING AS PROTECTIVE LAYER

- 1) Grate, Area, Curb, Recessed Curb, Combination, Slotted Drain
- 2) Cast-in-Place, Precast
- 3) Pipe size / Culvert Size
- 4) Headwall, Wing Walls, Gabions

CONSTRUCTION SUMMARY FOR WATER

VALVES INSTALLED			PIPE			FIRE HYDRANTS		
SIZE	DESCRIPTION	NO.	SIZE	TYPE	LENGTH	SIZE	TYPE	NO.
8"	KENNEDY RESILIENT WEDGE GATE VALVE	33	8"	DR-14	7,250	6" F.H. LEAD	GUARDIAN K-81D HYDRANT KENNEDY VALVE	13
AIR RELEASE								
SIZE	TYPE	NO.						
			SERVICES INSTALLED					
			NO.	TYPE				
			26	SINGLE				
			62	DOUBLE				

REMARKS: _____

CONSTRUCTION SUMMARY FOR WASTEWATER

PIPE			MANHOLES					
SIZE	TYPE	LENGTH	DEPTH	MAKE	STA. NO.	B.C.	EYE	STREET
8"	SDR26	6,700	17.63	CONCRETE	A: 1+00.00			OFF-SITE, SOUTH OF PULITZER DRIVE
			17.59	CONCRETE	A: 1+20.41			OFF-SITE, SOUTH OF PULITZER DRIVE
			17.40	CONCRETE	A: 1+64.17			PULITZER DRIVE
			19.19	CONCRETE	A: 3+45.31			PULITZER DRIVE
			17.32	CONCRETE	A: 5+22.34			PULITZER DRIVE
			15.33	CONCRETE	A: 8+01.63			PULITZER DRIVE
			15.27	CONCRETE	A: 8+94.91			PULITZER DRIVE
			15.21	CONCRETE	A: 9+88.20			PULITZER DRIVE
			15.13	CONCRETE	A: 10+34.54			PULITZER DRIVE
			13.93	CONCRETE	A: 13+44.54			PULITZER DRIVE
			12.21	CONCRETE	A: 16+54.54			PULITZER DRIVE
			9.19	CONCRETE	A: 19+64.54			PULITZER DRIVE
			6.46	CONCRETE	A: 22+57.72			PULITZER DRIVE
			6.04	CONCRETE	A: 23+50.37			ROAMING DRIVE
			13.13	CONCRETE	B: 2+00.00			HACKBERRY BRANCH DRIVE
			8.92	CONCRETE	B: 5+44.22			DOC JOHNS DRIVE
			6.39	CONCRETE	B: 7+77.22			DOC JOHNS DRIVE
			5.90	CONCRETE	C: 2+69.67			DOC JOHNS DRIVE
			10.13	CONCRETE	D: 2+49.00			WHISPER RILL DRIVE
			10.55	CONCRETE	D: 4+23.66			WHISPER RILL DRIVE
			10.58	CONCRETE	D: 5+54.55			WHISPER RILL DRIVE
			10.61	CONCRETE	D: 6+85.44			WHISPER RILL DRIVE
			8.91	CONCRETE	D: 8+15.48			ROAMING DRIVE
			7.09	CONCRETE	D: 9+27.19			ROAMING DRIVE
			6.73	CONCRETE	D: 13+18.80			ROAMING DRIVE
			12.00	CONCRETE	E: 2+61.69			OLDBRIDGE DRIVE
			11.90	CONCRETE	E: 4+61.81			OLDBRIDGE DRIVE
			12.55	CONCRETE	E: 6+81.91			OLDBRIDGE DRIVE
			10.31	CONCRETE	E: 8+81.91			ROAMING DRIVE

			8.42	CONCRETE	E: 10+99.60			ROAMING DRIVE
			7.86	CONCRETE	E: 12+25.51			ROAMING DRIVE
			7.37	CONCRETE	E: 15+94.92			ROAMING DRIVE
			6.13	CONCRETE	F: 2+51.90			ROAMING DRIVE
			6.04	CONCRETE	F: 3+29.52			ROAMING DRIVE
			7.61	CONCRETE	G: 2+30.28			ENGLENOOK DRIVE
			6.81	CONCRETE	G: 3+67.73			ENGLENOOK DRIVE
			6.24	CONCRETE	G: 4+76.50			ENGLENOOK DRIVE
			7.53	CONCRETE	H: 1+99.60			PINKERTON DRIVE
			7.23	CONCRETE	H: 2+74.54			PINKERTON DRIVE
			6.96	CONCRETE	H: 3+57.21			PINKERTON DRIVE
SERVICES INSTALLED								
NO.	TYPE – S / D		TYPE OF MANHOLE COATING: FUQUA SPRAYWALL 100 MIL					
26	SINGLE							
62	DOUBLE							



May 20, 2020

Brett Corwin
Brooklands Partners
P.O. Box 670649
Dallas, TX 75367

TDLR Project Number: B9802936

PROJECT:

Brooklands Subdivision Section 3
Brooklands Subdivision
CR137 South of FM1660
Hutto, TX 78634

INSPECTION COMPLETED – NO VIOLATIONS

Dear Brett:

We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with provisions of the Texas Government Code, Chapter 469.

The inspection results will be forwarded to the Texas Department of Licensing and Regulation for issuance of the final approval letter. For newly constructed buildings and facilities, the Department will provide a Notice of Substantial Compliance (Certificate and Decal) to the owner up on receipt of a completed Notice of Substantial Compliance Request Form.

Please note, this determination does not address the requirements of the Americans with Disabilities Act (ADA), (P.L/ 101-336), or any other state, local, or federal requirements. For information on the ADA, please contact the United States Department of Justice, Civil Rights Division at (202) 514-0301.

Please reference the TABS number in all future correspondence pertaining to this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arturo Pinero', with a stylized flourish at the end.

Arturo Pinero, RAS #1551

cc: Nicholas P. Leschke

Altura Solutions, LLC
4214 Medical Parkway #201, Austin, TX 78756

(512) 410-7059
arturo@alturalp.com



Inspection Report

Article 9102, T.C.S.

Texas Accessibility Standards (TAS)

Inspection Date: May 20, 2020

TDLR Project Number: B9802936

RAS: Arturo Pinero (License #1551)

Altura Project No: 18-239

PROJECT INFORMATION

Brooklands Subdivision Section 3

Brooklands Subdivision

CR137 South of FM1660

Hutto, TX 78634

Description: Construction of roads and utilities to serve future houses in Brooklands Subdivision Section 3.

Scope: The scope of the project includes the requirements for TAS 201.1 and Elimination of Architectural Barriers Administrative Rules 68.102

OWNER INFORMATION

Brett Corwin

Brooklands Partners

P.O. Box 670649

Dallas, TX 75367

The following report identifies violations with the Texas Accessibility Standards (TAS).

No violations of the TAS were found.

Inspection Report
Article 9102, T.C.S.
Texas Accessibility Standards (TAS)

TDLR Project No: B9802936
Altura Project No: 18-239

REPORT COMMENTS

1. The scope of this report is limited to an inspection for compliance with the 2012 Texas Accessibility Standards (TAS). This report excludes a review for compliance with other accessibility requirements such as the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the 2010 Standards for Accessible Design.
2. The scope of the report excludes an inspection for compliance with building code requirements such as the International Building Code (IBC).
3. The report does not cover any elements or spaces which are not subject to the TAS. The report does not cover any elements or spaces that are outside of the scope of work of this project or outside of the property line as indicated by the construction documents.
4. Contact Arturo Pinero at (512) 410-7059 or at arturo@alturalp.com with any questions or comments.

-END OF REPORT

MAINTENANCE BOND

Bond No.: 4404101

KNOWN ALL BY THESE PRESENTS: That we Cornerstone Site Services, LLC,
as Principal, and FCCI Insurance Company, a corporation
organized and existing under the Laws of the State of Florida, as Surety, are held
and firmly bound unto City of Hutto, Texas, as Obligee, in the
total sum of Three Hundred Fifteen Thousand One Hundred Nine Dollars and Fifty Cents
U.S. Dollars (315,109.50) for the payment whereof said Principal and Surety bind
themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated September 26th, 2019 for
Brooklands Phase 3. Water, Wastewater, Lift Station, Force Main, Storm Drainage and Erosion Control Improvements
("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal
shall maintain and remedy said Work free from defects in materials and workmanship for a
period of Two year(s) commencing on _____ (the
"Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force
and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one
(1) year from the expiration date of the Maintenance Period; provided, however, that if this
limitation is prohibited by any law controlling the construction hereof, such limitation shall be
deemed to be amended so as to be equal to the minimum period of limitation permitted by
such law, and said period of limitation shall be deemed to have accrued and shall commence
to run on the expiration date of the Maintenance Period.

SIGNED this 2nd day of September, 2020.

Cornerstone Site Services, LLC
(Principal)

By: 

FCCI Insurance Company

By: 

Kenneth Nitsche, Attorney-in-Fact



GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Robert James Nitsche; Craig Parker; Kenneth Nitsche; Gary A Nitsche

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed \$10,000,000.00): \$10,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest:



Christina D. Welch, President
FCCI Insurance Company




Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2023




Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2023




Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 2nd day of September, 2020


Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call FCCI Insurance Group's (FCCI)* toll-free telephone number for information or to make a complaint at 1-800-226-3224.

You may also write to FCCI Insurance Group Compliance Department e-mail at StateComplaints@fcci-group.com.

For Claims, you may write to FCCI Insurance Group Claim Department e-mail at newclaim@fcci-group.com.

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at 1-800-252-3439.

You may write the Texas Department of Insurance:

PO Box 149104

Austin TX 78714-9104

Fax: 1-512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtections@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES

Should you have a dispute concerning your premium or about a claim you should contact FCCI first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND

This notice is for information only and does not become a part or condition of the attached documents.

*The FCCI Insurance Group includes the following insurance carriers: Brierfield Insurance Company, FCCI Advantage Insurance Company, FCCI Commercial Insurance Company, FCCI Insurance Company, Monroe Guaranty Insurance Company, and National Trust Insurance Company.

**MAINTENANCE
BOND**

Bond No.: 4404102

KNOWN ALL BY THESE PRESENTS: That we Cornerstone Site Services, LLC,
as Principal, and FCCI Insurance Company, a corporation
organized and existing under the Laws of the State of Florida, as Surety, are held
and firmly bound unto City of Hutto, Texas, as Obligee, in the
total sum of One Million Two Hundred Twelve Thousand Ninety Two Dollars and Seventy Five Cents
U.S. Dollars (1,212,092.75) for the payment whereof said Principal and Surety bind
themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated September 26th, 2019 for
Brooklands Phase 3. Street Improvements
("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal
shall maintain and remedy said Work free from defects in materials and workmanship for a
period of Two year(s) commencing on _____ (the
"Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force
and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one
(1) year from the expiration date of the Maintenance Period; provided, however, that if this
limitation is prohibited by any law controlling the construction hereof, such limitation shall be
deemed to be amended so as to be equal to the minimum period of limitation permitted by
such law, and said period of limitation shall be deemed to have accrued and shall commence
to run on the expiration date of the Maintenance Period.

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(Principal)

By: 
FCCI Insurance Company

By: Kenneth Nitsche
Kenneth Nitsche, Attorney-in-Fact



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Christina D. Welch, President
FCCI Insurance Company





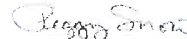
Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2023





Notary Public

State of Florida
County of Sarasota

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Dated this 2nd day of September, 2020



Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

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*The FCCI Insurance Group includes the following insurance carriers: Brierfield Insurance Company, FCCI Advantage Insurance Company, FCCI Commercial Insurance Company, FCCI Insurance Company, Monroe Guaranty Insurance Company, and National Trust Insurance Company.



FINAL SUBDIVISION /
SITE PROJECT CHECKLIST

Date: 11/23/2020
Name of Project: Brooklands Section 3
Conditional / Final Acceptance Date: _____
Inspector's Name: Todd Menker Job Number(s): _____

Note: All spaces need to be initialed by Inspector including N/A.

Tm 1. Project Construction Summary Date Received: 11/9/2020
Tm 2. Engineer's Concurrence Letter Date Received: 11/9/2020
Tm 3. Maintenance Bond(s) Date Received: 9/2/2020
Tm 4. Final Cost & Quantities Date Received: 11/9/2020
Tm 5. As-built Reproducible Plans Date Received: 11/9/2020
(1-24"X36", pdf scan, ACAD Base Map files)
Tm 6. Test Reports ☒ Manhole Test ☒ WW Low Air Pressure Test / Mandrel Test
☒ TV Test ☒ Valve & Hydrant Test
☒ Bacteriological Test ☒ Water Pressure Test
Tm 8. Punch List Date Completed: 10/28/2020
Tm 15. No. of Lots for Subdivisions 157 Total Acres in Subdivision. 38.6976

Comments: _____

Please initial: _____ Inspector, _____ Supervisor, _____ Administrative Assistant
Received by: _____

RESOLUTION NO. R-

**A RESOLUTION ACCEPTING THE INFRASTRUCTURE IMPROVEMENTS
FOR THE SUBDIVISION KNOWN AS BROOKLANDS SECTION 3; IN THE
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.**

WHEREAS, the infrastructure improvements for the Brooklands Section 3 Residential subdivision have been constructed and are ready for acceptance, and;

WHEREAS, a final inspection was conducted by the City's Construction and Public Works staff of all roads, drainage, sidewalks, ADA ramps, lift station, water and wastewater improvements, and;

WHEREAS, all items have been constructed according to engineering plans and City codes and standards, and;

WHEREAS, Cornerstone Site Services submitted a warranty bond to cover the material and workmanship for two years,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

HUTTO, TEXAS, hereby accepts the infrastructure improvements for Brooklands Section 3

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the

meeting at which this resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **3rd** day of **December, 2020**.

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTESTED:

Holly Nagy, City Secretary



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

INTRODUCTION

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

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

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

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

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

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

LISTED EVENTS

There have not been any Listed Events in the PID.

PARCEL SUBDIVISION

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

AUTHORIZED IMPROVEMENTS

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

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

Footnotes:

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

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

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

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

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

DEVELOPMENT STATUS

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

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

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

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

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

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

[a] As of 6/30/2020.

OUTSTANDING SPECIAL ASSESSMENT

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

ANNUAL INSTALLMENT DUE 1/31/2021

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

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

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

PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL

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

PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS

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

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

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

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

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

ASSESSMENT ROLL

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

ATTORNEY GENERAL REVIEW OF OUTSTANDING ASSESSMENT

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

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

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

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

LIST OF EXHIBITS

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

EXHIBIT A – ASSESSMENT ROLL

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

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

EXHIBIT B – DEBT SERVICE SCHEDULE

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

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

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

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

EXHIBIT C-2 – PARCEL R590420 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-3 – PARCEL R590424 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-4 – PARCEL R590417 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-5 – PARCEL R590427 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-6 – PARCEL R590428 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-7 – PARCEL R590423 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-8 – PARCEL R571099 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-9 – PARCEL R571095 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-11 – PARCEL R577611 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-12 – PARCEL R584030 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT C-13 – PARCEL R584029 ANNUAL INSTALLMENT

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

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

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

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

EXHIBIT D – TIRZ CREDIT

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

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

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

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

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

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

EXHIBIT E – CITY AND CORPORATION INTERLOCAL AGREEMENT DEBT SERVICE SCHEDULE

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

EXHIBIT F – FINAL PLAT FOR HUTTO CO-OP DISTRICT



2018038896 PLAT Total Pages: 9



PLAT MAP RECORDING SHEET

DEDICATOR(s):

CITY OF HUTTO
420 US 79 LTD

SUBDIVISION NAME: CO-OP DISTRICT

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

SUBMITTED BY: CITY OF HUTTO

DIGITALLY RECORDED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2018038896

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



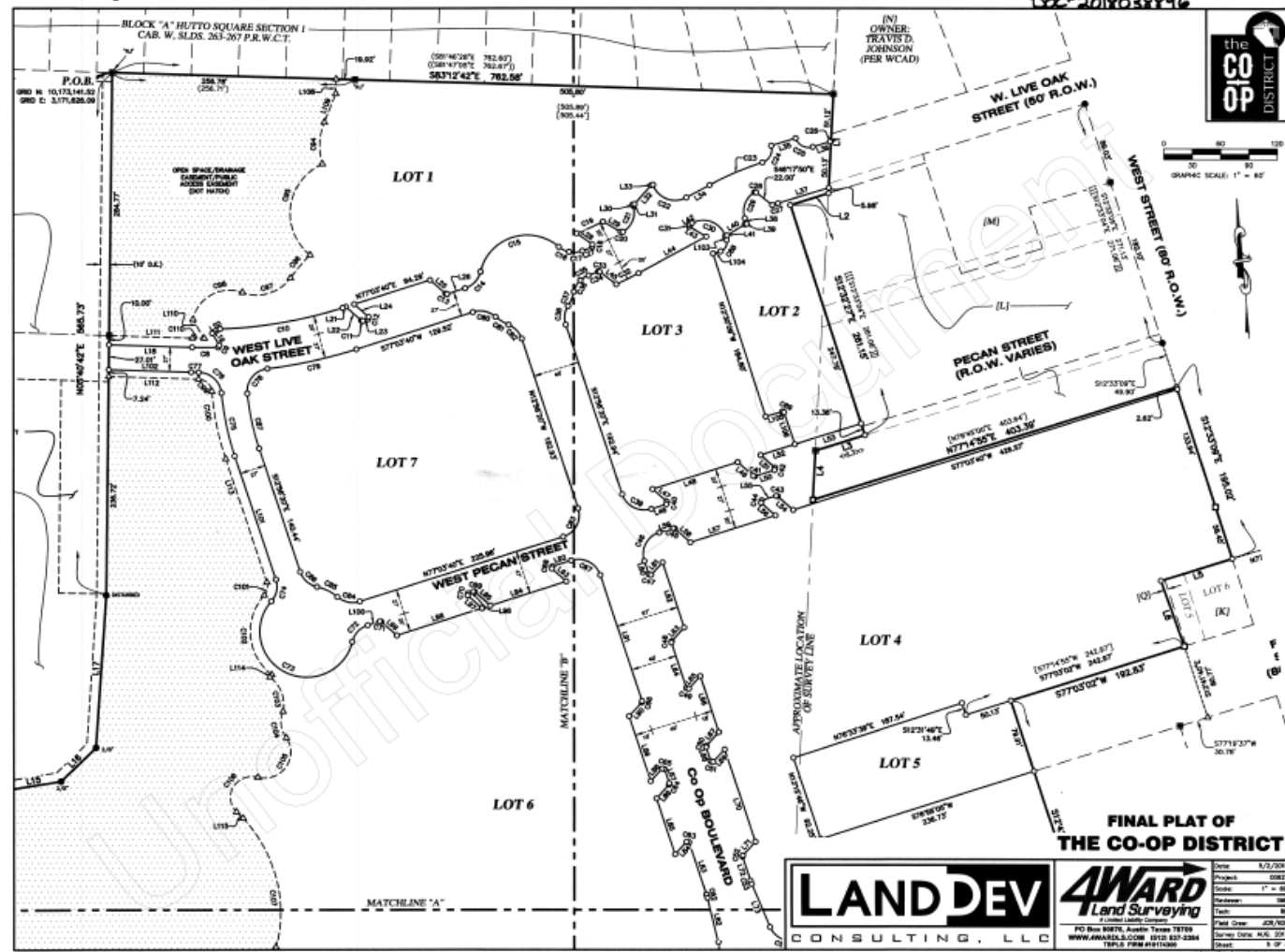
Nancy E. Risher
Nancy E. Risher, County Clerk
Williamson County, Texas











CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	44.01	2,824.74	052°08'	S72°28'08"W	44.01
C2	248.42	2,824.74	459°59'	S74°47'48"W	248.42
C3	15.69	880.00	118°10'	N67°41'36"E	15.69
C4	183.73	370.00	295°53'	N69°36'44"E	183.73
C5	86.12	430.00	12°48'32"	N151°23'02"E	86.12
C6	25.84	430.00	23°41'12"	N67°40'10"E	25.83
C7	134.83	1,865.00	350°33'	N67°27'36"E	134.81
C8	27.08	486.50	31°43'	S64°46'16"E	27.08
C9	3.12	1.80	118°02'58"	N34°01'48"E	3.09
C10	121.76	486.50	101°10'	N69°06'12"E	121.34
C11	1.37	1.80	6°06'00"	S72°58'30"E	1.36
C12	3.14	1.80	120°00'00"	S71°54'00"E	3.07
C13	1.37	1.80	6°00'00"	S72°58'30"E	1.36
C14	26.43	34.50	86°27'43"	N47°11'13"E	26.30
C15	104.78	50.50	118°12'41"	N76°15'47"E	88.87
C16	12.26	34.50	20°44'01"	S69°15'25"E	12.16
C17	14.37	34.50	32°39'37"	S68°11'38"E	14.18
C18	3.19	1.80	107°41'00"	N11°23'38"E	3.01
C19	30.86	202.75	83°48'	N70°58'13"E	30.83
C20	2.72	2.80	80°12'12"	S68°41'11"E	2.69
C21	32.06	34.50	78°07'14"	N12°55'23"E	30.27
C22	43.40	34.50	101°28'18"	S63°20'48"E	37.84
C23	81.00	313.80	118°58'	N17°30'00"E	60.81
C24	22.67	14.50	89°23'37"	N32°48'40"E	20.43
C25	22.76	14.50	89°50'00"	S67°38'36"E	20.51
C26	1.18	4,886.00	0°00'48"	N77°28'27"E	1.18
C27	8.20	286.80	12°58'	S78°46'33"E	8.20
C28	1.90	1.80	79°52'49"	N61°44'45"E	1.74
C29	30.20	34.50	79°10'50"	S53°50'00"E	28.83
C30	43.44	34.50	101°28'18"	N67°14'46"E	37.87
C31	3.14	1.80	120°00'00"	S69°43'00"E	3.07
C32	26.50	333.50	43°37'	S68°10'37"E	26.48
C33	1.90	2.80	43°34'08"	N77°10'10"E	1.86
C34	11.10	313.50	20°14'	S72°34'27"E	11.10
C35	10.14	34.50	32°43'37"	S67°48'23"E	10.07
C36	14.38	34.50	33°27'37"	S54°58'30"E	14.18
C37	18.73	50.50	18°50'12"	S58°48'28"E	18.66
C38	21.04	34.50	49°12'24"	S11°28'32"E	20.40
C39	36.48	34.50	89°00'00"	S57°58'20"E	34.88
C40	3.14	1.80	120°00'00"	N17°02'40"E	2.80
C41	1.57	1.80	89°00'00"	S72°58'30"E	1.56
C42	3.14	1.80	120°00'00"	N17°02'40"E	2.80
C43	1.57	1.80	89°00'00"	S72°58'30"E	1.56
C44	3.14	1.80	120°00'00"	N17°02'40"E	2.80
C45	1.57	1.80	89°00'00"	S72°58'30"E	1.56
C46	36.48	34.50	89°00'00"	S57°58'20"E	34.88
C47	3.14	1.80	120°00'00"	S72°58'30"E	2.80
C48	1.57	1.80	89°00'00"	S72°58'30"E	1.56
C49	3.14	1.80	120°00'00"	S72°58'30"E	2.80

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
REC20	248.50	2,824.74	052°08'	S72°28'08"W	248.47
REC1	15.69	880.00	118°10'	N67°41'36"E	15.69
REC2	183.74	370.00	295°53'	N69°36'44"E	183.73
REC3	86.12	430.00	12°48'32"	N151°23'02"E	86.14
REC4	25.84	430.00	23°41'12"	N67°40'10"E	25.87
REC5	134.74	1,865.00	350°33'	N67°27'36"E	134.72
REC6	27.08	486.50	31°43'	S64°46'16"E	27.07

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
REC1	S77°14'42"W	54.80

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C50	1.37	1.80	89°00'00"	S72°58'30"E	1.36
C51	3.14	1.80	120°00'00"	S72°58'30"E	2.80
C52	1.37	1.80	89°00'00"	S72°58'30"E	1.36
C53	3.80	48.50	43°43'38"	S151°23'23"E	3.80
C54	36.53	24.50	89°20'34"	S61°13'33"E	33.24
C55	36.48	24.50	89°00'00"	S57°58'20"E	34.88
C56	21.81	27.50	43°34'40"	S151°23'23"E	20.81
C57	18.80	26.50	38°30'40"	S151°23'23"E	18.40
C58	12.14	24.50	40°04'30"	N62°38'12"E	16.76
C59	26.10	338.50	43°34'40"	N61°13'33"E	26.14
C60	36.48	24.50	89°00'00"	N67°58'20"E	34.88
C61	35.05	24.50	83°08'00"	N331°10'10"E	32.81
C62	3.80	48.50	43°43'38"	N103°30'00"E	3.80
C63	3.14	1.80	120°00'00"	N72°58'30"E	2.80
C64	1.37	1.80	89°00'00"	N17°02'40"E	1.36
C65	3.14	1.80	120°00'00"	N72°58'30"E	2.80
C66	1.37	1.80	89°00'00"	N17°02'40"E	1.36
C67	36.48	24.50	89°00'00"	N67°58'20"E	34.88
C68	3.14	1.80	120°00'00"	N72°58'30"E	2.80
C69	1.37	1.80	89°00'00"	N17°02'40"E	1.36
C70	3.14	1.80	120°00'00"	N72°58'30"E	2.80
C71	1.37	1.80	89°00'00"	N17°02'40"E	1.36
C72	25.27	24.50	89°00'00"	N47°28'38"E	24.17
C73	176.88	46.50	208°12'13"	N67°58'20"E	90.52
C74	25.27	24.50	89°00'00"	N47°28'38"E	24.17
C75	89.76	33.50	12°48'32"	N61°15'40"E	89.80
C76	36.87	24.50	83°23'24"	N43°02'30"E	32.70
C77	7.80	83.50	15°23'42"	N63°28'00"E	7.80
C78	37.80	24.50	89°00'00"	N43°01'11"E	34.22
C79	84.42	50.50	10°42'30"	S82°26'25"E	80.38
C80	35.45	24.50	89°00'00"	N31°11'00"E	24.30
C81	16.40	50.50	18°42'38"	N62°47'00"E	16.40
C82	30.86	202.75	83°48'	N70°58'13"E	30.81
C83	36.48	24.50	89°00'00"	N32°51'40"E	34.88
C84	25.27	24.50	89°00'00"	S72°51'17"E	24.17
C85	24.27	46.50	281°12'13"	S57°58'20"E	24.12
C86	25.27	24.50	89°00'00"	S42°28'34"E	24.17
C87	80.80	385.50	12°08'32"	S08°19'34"E	80.80
C88	14.82	8.50	89°00'00"	N32°28'30"E	13.44
C89	2.34	1.80	89°23'48"	N67°43'14"E	2.11
C90	84.81	24.50	151°47'40"	S57°58'20"E	47.50
C91	88.50	24.50	208°12'13"	N67°58'20"E	47.50
C92	77.08	24.50	181°01'47"	S72°58'30"E	48.00
C93	78.85	24.50	129°43'17"	S72°58'30"E	48.00

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
E94	48.07	70.50	27°34'28"	N67°43'04"E	48.20
E95	118.50	56.75	11°32'22"	N102°22'25"E	96.40
E96	33.53	309.00	87°47'50"	N44°04'40"E	32.90
E97	56.80	43.30	70°12'24"	N77°08'00"E	52.80
E98	88.07	38.23	89°35'38"	N65°48'30"E	88.80
E99	21.15	14.50	89°38'38"	N42°17'38"E	18.31
E100	74.62	333.50	15°12'50"	N61°00'00"E	74.48
E101	14.80	14.50	89°00'00"	N103°43'01"E	14.30
E102	86.38	50.50	82°48'30"	N00°14'38"E	86.18
E103	42.08	38.53	82°38'02"	N103°13'21"E	40.02
E104	28.81	27.77	81°41'36"	N61°08'30"E	28.48
E105	87.32	38.17	137°13'43"	N40°08'38"E	82.34
E106	54.47	22.50	151°27'31"	N08°47'47"E	43.81
E107	150.34	151.12	172°17'01"	N08°44'18"E	145.27
E108	15.90	430.00	23°04'04"	N108°08'00"E	15.80
E109	76.32	430.00	109°26'20"	S16°23'22"E	76.13
E110	15.44	476.50	12°58'48"	N67°58'40"E	15.44

LINE TABLE		LENGTH
LINE #	DIRECTION	
L1	S67°58'20"E	107.24
L2	S77°18'45"W	42.38
L3	S77°18'17"W	54.80
L4	S67°58'40"W	53.36
L5	S77°14'58"W	79.26
L6	S74°18'32"E	74.20
L7	S67°58'20"E	27.46
L8	N08°28'31"E	151.47
L9	S60°18'38"E	84.81
L10	S11°58'36"W	188.16
L11	S24°44'30"E	85.40
L12	S60°18'38"E	104.26
L13	S39°20'32"E	108.87
L14	S39°28'32"E	122.95
L15	N69°44'08"E	56.48
L16	N61°13'38"E	81.80
L17	N08°47'04"E	185.34
L18	S62°11'48"E	87.86
L19	N03°28'41"W	14.86
L20	N64°30'17"E	8.80
L21	N77°02'40"E	23.87
L22	S47°58'20"E	33.27
L23	S77°02'40"E	5.77
L24	N48°58'20"E	20.50
L25	S47°58'20"E	22.27
L26	N77°02'40"E	15.37
L27	S47°58'20"E	18.82
L28	N12°28'30"E	20.81
L29	S47°58'20"E	21.70
L30	N12°28'30"E	1.33
L31	N67°58'20"E	2.00
L32	N49°47'30"E	27.00
L33	N77°02'40"E	3.00
L34	N69°44'32"E	28.07
L35	N77°02'40"E	27.00
L36	N77°02'40"E	18.04
L37	S77°02'40"E	56.38
L38	S12°28'30"E	8.52
L39	S77°02'40"E	13.40
L40	N61°11'40"E	87.38
L41	S62°21'10"E	22.27
L42	N77°02'40"E	3.00
L43	N69°44'32"E	2.80
L44	S40°02'32"E	20.50
L45	S65°43'30"E	31.82
L46	N47°52'30"E	21.88
L47	N47°52'30"E	16.80
L48	N47°52'30"E	48.20
L49	N47°52'30"E	84.88
L50	N47°52'30"E	22.27
L51	N47°52'30"E	20.50
L52	N77°02'40"E	36.02
L53	N77°02'40"E	73.86
L54	N77°02'40"E	22.27
L55	S77°02'40"E	16.17
L56	N47°52'30"E	20.50
L57	N47°52'30"E	22.26
L58	N47°52'30"E	18.84
L59	S12°28'30"E	15.17
L60	S12°28'30"E	73.80
L61	S47°52'40"W	18.82

LINE # DIRECTION LENGTH		
L64	S77°02'40"E	20.81
L65	N11°44'13"E	2.87
L66	N08°21'54"W	30.08
L67	N12°28'30"E	38.47
L68	S47°52'40"W	18.18
L69	N47°52'40"W	16.82
L70	N47°52'40"W	18.17
L71	N47°52'40"E	18.82
L72	N12°28'30"E	73.80
L73	S77°02'40"E	30.82
L74	S47°58'21"E	20.87
L75	S47°52'40"E	84.29
L76	N47°58'30"E	22.23
L77	N47°52'40"E	8.77
L78	S47°58'20"E	20.50
L79	S77°02'40"E	84.88
L80	N47°58'30"E	22.23
L81	S77°02'40"E	13.40
L82	N61°11'40"E	87.38
L83	S62°21'10"E	22.27
L84	N77°02'40"E	3.00
L85	N69°44'32"E	2.80
L86	S40°02'32"E	20.50
L87	S65°43'30"E	31.82
L88	N47°52'30"E	21.88
L89	N47°52'30"E	16.80
L90	N47°52'30"E	48.20
L91	N47°52'30"E	84.88
L92	N47°52'30"E	22.27
L93	N47°52'30"E	20.50
L94	N77°02'40"E	36.02
L95	N77°02'40"E	73.86

EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L106	N06°47'14"E	18.88
L107	N02°23'24"E	33.21
L108	N47°52'30"E	22.23
L109	S80°11'47"E	86.06
L110	N81°17'44"E	95.13
L111	S80°11'47"E	86.06
L112	N47°52'30"E	140.44
L113	N47°52'30"E	21.88
L114	N47°52'30"E	16.80
L115	N32°49'30"E	8.89
L116	N41°29'10"W	73.86

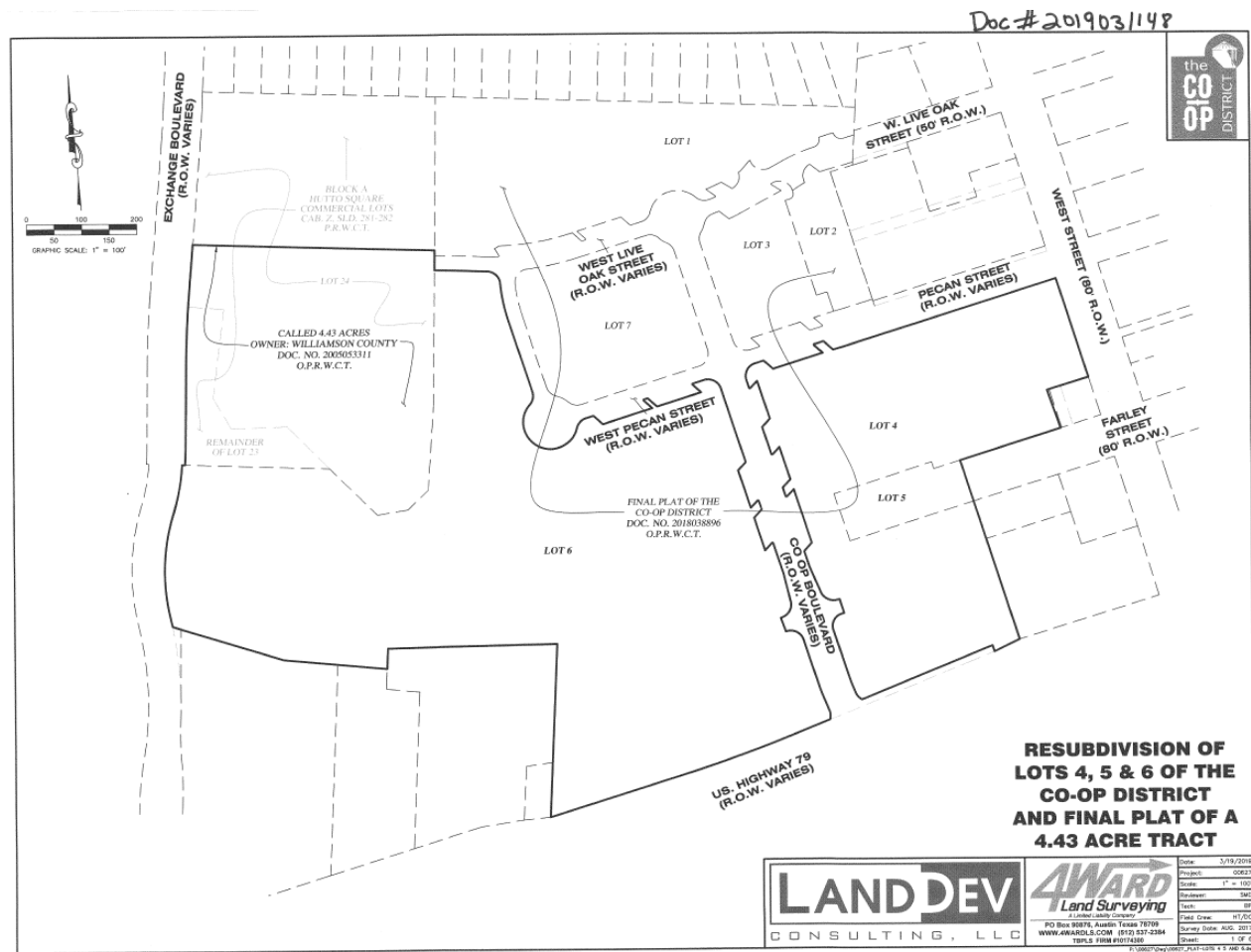


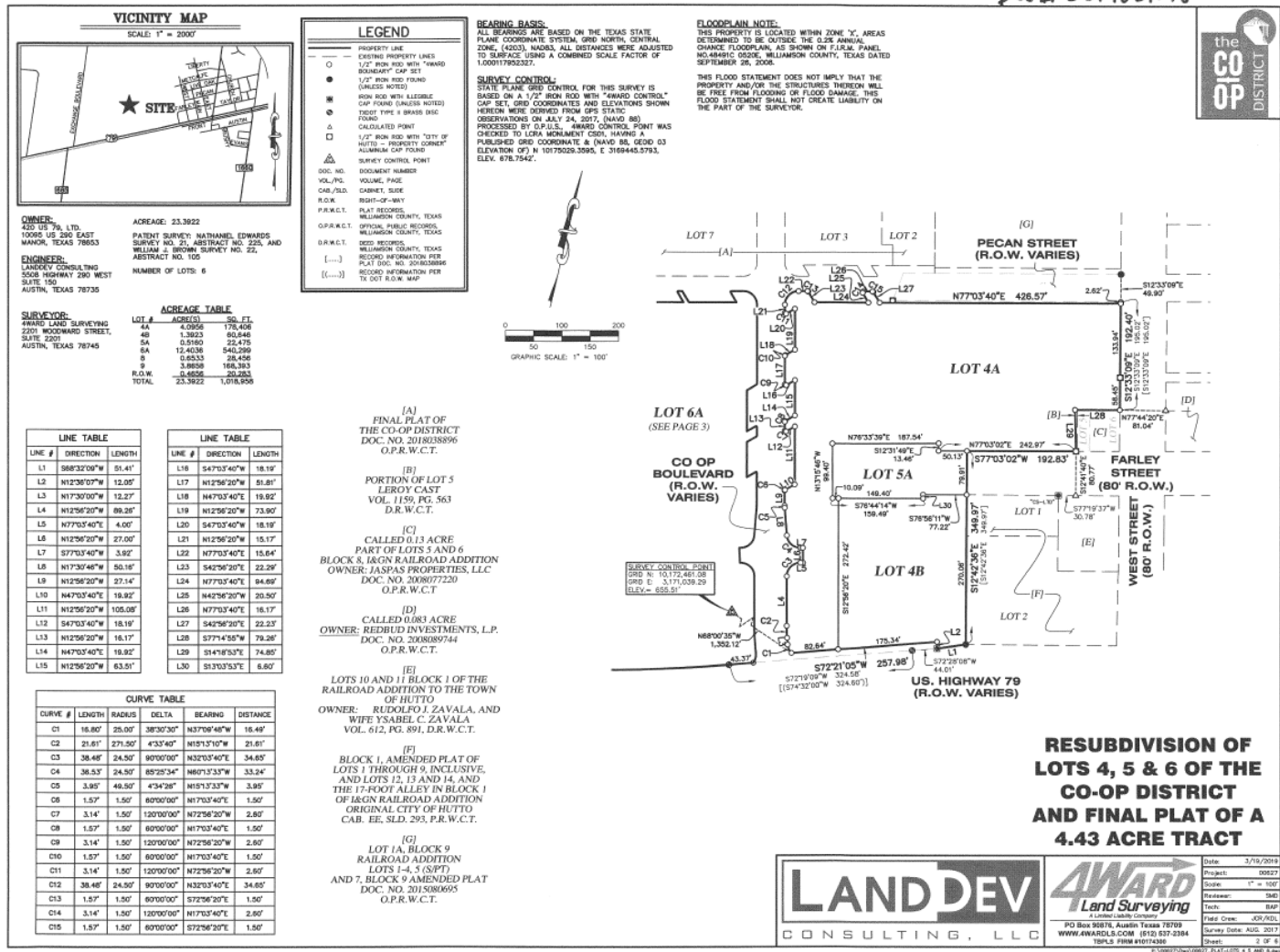
the
cop
district

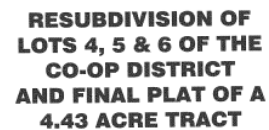
4WARD
Land Surveying
A Limited Liability Company
PO Box 98878, Austin Texas 78708
WWW.4WARDL.SURV.COM (512) 557-4300
TOPLS 7696-010174300

Date:	5/2/2018
Project:	00627
Series:	-
Reviewer:	SMD
Topic:	KIM
Field Draw:	JCR/BSL
Survey Date:	NOV. 2017
Sheet:	7 OF 8

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







LAND DEV
CONSULTING, LLC

PO Box 90875, Austin, Texas 78709
 WWW.4WARDLS.COM (512) 537-2364
 CREA.L. ERM (617) 74566

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

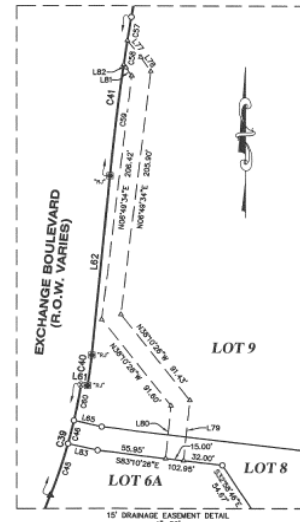
Doc# 2019031148



LINE TABLE			CURVE TABLE					
LINE #	DIRECTION	LENGTH	CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
L31	S05°40'42"W	37.01'	C16	7.85'	913.50'	0°32'34"	S83°36'07"E	7.85'
L32	S63°11'49"E	87.36'	C17	35.87'	24.50'	8°33'24"	S42°07'42"E	32.75'
L33	S12°56'28"E	140.44'	C18	69.76'	313.50'	1°45'21"	S06°33'40"E	69.65'
L34	N77°03'40"E	13.46'	C19	25.27'	24.50'	59°06'07"	S16°36'43"W	24.17'
L35	S42°56'20"E	22.23'	C20	179.88'	48.50'	208°17'31"	S87°56'50"E	96.00'
L36	N77°03'40"E	84.69'	C21	25.27'	24.50'	59°06'07"	N47°30'38"E	24.17'
L37	N42°56'20"W	20.50'	C22	1.57'	1.50'	80°00'00"	S72°56'20"E	1.50'
L38	N77°03'40"E	5.77'	C23	3.14'	1.50'	120°00'00"	N17°03'40"E	2.80'
L39	S42°56'20"E	22.23'	C24	1.57'	1.50'	80°00'00"	S72°56'20"E	1.50'
L40	N77°03'40"E	84.29'	C25	3.14'	1.50'	120°00'00"	N17°03'40"E	2.80'
L41	N42°56'21"W	20.50'	C26	36.48'	24.50'	89°58'56"	S37°56'20"E	34.65'
L42	N77°03'40"E	20.82'	C27	1.57'	1.50'	80°00'00"	S17°03'40"W	1.50'
L43	S12°56'20"E	143.13'	C28	3.14'	1.50'	120°00'00"	S72°56'20"E	2.80'
L44	S47°03'40"W	19.92'	C29	1.57'	1.50'	80°00'00"	S17°03'40"W	1.50'
L45	S12°56'20"E	73.90'	C30	3.14'	1.50'	120°00'00"	S72°56'20"E	2.80'
L46	N47°03'40"E	18.19'	C31	3.95'	48.50'	4°34'28"	S10°39'07"E	3.95'
L47	S12°56'20"E	16.17'	C32	26.55'	24.50'	83°08'08"	S33°12'10"W	32.51'
L48	S47°03'40"W	19.92'	C33	36.48'	24.50'	80°00'00"	S37°56'20"E	34.65'
L49	S12°56'20"E	63.51'	C34	26.15'	326.50'	4°33'40"	S15°31'10"E	26.14'
L50	N47°03'40"E	18.19'	C35	17.14'	24.50'	40°04'30"	S02°32'15"W	16.79'
L51	S12°56'20"E	58.47'	C36	248.50'	2,824.79'	4°59'59"	S74°47'48"W	246.42'
L52	S08°21'54"E	50.08'	C37	15.69'	680.00'	1°19'19"	N07°41'36"W	15.69'
L53	S74°46'13"W	2.97'	C38	193.73'	370.00'	29°59'57"	N06°38'44"E	191.53'
L54	S10°11'14"E	27.50'	C39	96.13'	430.00'	12°48'33"	N15°13'50"E	95.93'
L55	N77°03'40"E	1.00'	C40	25.81'	435.00'	3°24'00"	N07°40'10"E	25.81'
L56	S12°56'20"E	89.26'	C41	134.63'	1,965.00'	2°55'33"	N07°27'50"E	134.61'
L57	S17°30'00"E	24.27'	C42	19.30'	430.00'	2°34'56"	N07°08'54"W	19.29'
L58	S72°19'15"W	43.37'	C43	18.56'	1,454.97'	0°42'43"	N09°09'48"E	18.56'
L59	N07°31'47"E	321.82'	C44	116.05'	1,949.20'	2°34'41"	N07°11'59"E	116.04'
L60	S07°20'38"W	37.49'	C45	45.57'	430.00'	8°04'30"	N18°35'56"E	45.55'
L61	S63°05'40"E	5.40'	C46	20.01'	430.00'	2°39'37"	N14°13'47"E	20.01'
L62	N05°38'31"E	151.41'	C47	13.81'	24.50'	32°17'57"	N80°39'12"E	13.63'
L63	N09°32'37"E	97.41'	C48	36.51'	24.50'	62°00'20"	S52°11'36"E	35.24'
L64	N89°05'55"E	48.65'	C49	36.51'	24.50'	62°00'17"	N85°47'59"E	35.24'
L65	S77°06'12"E	23.36'	C50	1.57'	1.50'	80°00'00"	S53°11'49"E	1.50'
L66	S63°11'49"E	116.54'	C51	3.14'	1.50'	119°59'19"	N36°47'50"E	2.80'
L67	S63°11'49"E	32.73'	C52	1.57'	1.50'	80°00'43"	S53°11'28"E	1.50'
L68	S63°11'49"E	4.10'	C53	3.14'	1.50'	120°02'12"	N36°48'11"E	2.80'
L69	S23°11'49"E	22.23'	C54	75.24'	48.75'	89°25'57"	S30°29'45"W	67.99'
L70	S63°11'49"E	84.29'	C55	59.19'	87.51'	36°45'14"	S01°29'34"W	58.07'
L71	N23°11'49"W	20.50'	C56	91.22'	73.33'	71°16'31"	S10°47'40"E	85.45'
L72	S63°11'49"E	5.77'	C57	20.00'	1,965.00'	0°35'00"	N09°08'08"E	20.00'
L73	S23°11'49"E	22.23'	C58	20.63'	1,965.00'	0°36'08"	N08°32'34"E	20.63'
L74	S63°11'49"E	84.30'	C59	84.00'	1,965.00'	2°44'22"	N06°52'17"E	83.99'
L75	N23°12'05"W	20.50'	C60	30.55'	430.00'	4°04'15"	N10°51'41"E	30.55'
L76	S63°11'49"E	51.08'						
L77	N38°05'23"W	17.64'						
L78	N34°46'13"W	14.39'						
L79	N05°44'07"E	50.96'						
L80	N05°44'07"E	44.63'						
L81	N34°46'13"W	8.36'						
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°50'47"E	97.18'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
((C38))	248.50'	2,824.79'	5°00'03"	S77°15'00"W	248.47'
(C37)	15.69'	680.00'	1°19'19"	N07°40'20"W	15.69'
(C38)	193.74'	370.00'	30°00'02"	N09°30'00"E	191.53'
(C39)	95.84'	430.00'	12°48'12"	N18°06'54"E	95.84'
(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°56'44"	N08°57'55"E	134.72'
(C43)	18.24'	1,965.00'	0°31'50"	N10°39'50"E	18.24'
(C44)	116.51'	1,965.00'	2°23'50"	N08°41'58"E	116.48'



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

LAND DEV
CONSULTING, LLC

4WARD
Land Surveying
L.L.C. (a Texas Limited Liability Company)

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

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

Doc # 2019031148

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

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

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

AND DO HEREBY STATE THAT THESE ARE NO LIEH HOLDERS OF THE CERTAIN TRACT OF LAND, AND
AND DO HEREBY SURRENDER SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT
NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS
ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC
PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS RESUBDIVISION IS TO BE KNOWN AS

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

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

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF March 2019
BY, EDWARD S. BUTLER, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 21st DAY OF
March 2019

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



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

I, JUD T. WILLIAMS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY
THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

19th DAY OF MARCH 2019

Jud T. Williams
JUD T. WILLIAMS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90358
STATE OF TEXAS
8008 HIGHWAY 280 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.8858

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

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

19th DAY OF MARCH 2019

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

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT
UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR
HER ASSIGNS.
3. A MINIMUM 10 FOOT PUBLIC ACCESS EASEMENT SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT
OF WAY AT SITE DEVELOPMENT PERMIT.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND
WASTEWATER UTILITIES.
5. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF
HUTTO AFTER THE NECESSARY WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO
THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER
IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
6. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
7. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP
NUMBER NO.4649IC.0202E, DATED SEPTEMBER 26, 2006.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT
DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
9. A PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST
BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.
10. ALL OPEN SPACE/DRAINAGE EASEMENTS/PUBLIC UTILITY EASEMENTS WILL BE MAINTAINED BY THE
PROPERTY OWNER'S ASSOCIATION.
11. SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND
SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF
AT LEAST TEN (10) FEET.
12. ALL EASEMENTS, COVENANTS AND RESTRICTIONS FROM THE PREVIOUS PLATS (THE CO-OP DISTRICT AND
HUTTO SQUARE COMMERCIAL LOTS) SHALL APPLY TO THIS RESUBDIVISION PLAT, EXCEPT AS SHOWN.
13. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT
DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. THE ACCESS EASEMENT DEDICATED IN DOCUMENT NO. 2018070929 IS HEREBY RELEASED PER THIS PLAT.
15. THE DRAINAGE EASEMENT DEDICATED IN DOCUMENT NO. 2018070930 IS HEREBY RELEASED PER THIS
PLAT.
16. THE SIGN EASEMENT DEDICATED IN DOCUMENT NO. 2005053311 IS HEREBY RELEASED PER THIS PLAT.
17. CROSS ACCESS IS HEREBY GRANTED FOR LOTS 8 AND 9.

STREET NAMES APPROVED

Susan Baker 4/3/19
WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE
Teresa Baker
THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE
21 DAY OF March 2019

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

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

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

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

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

BY: Brenda McIntosh DEPUTY
Brenda McIntosh



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

LAND DEV
CONSULTING, LLC

4WARD
Land Surveying

PO Box 80878, Austin Texas 78709
WWW.4WARDS.COM (512) 537-2384
ES&LS: 1909-00140000

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

ORDINANCE NO. O-2020-033

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

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

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

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

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

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

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

SECTION I.

The findings set forth above are incorporated into the body of this ordinance as if fully set forth herein.

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

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

SECTION III. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION IV. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION V. Repealing Clause

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

SECTION VI. Open Meetings Clause

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

SECTION VII. Effective Date

This ordinance shall take effect and be in force as allowed by law and in accordance with the Charter of the City of Hutto, Texas.

THE CITY OF HUTTO, TEXAS

By: _____
Mike Snyder, Mayor Pro Tem

By: _____
Holly Nagy, City Secretary

PASSED AND ADOPTED, by the Council of the City of Hutto, Texas on December 3rd, 2020.

CITY OF HUTTO, TEXAS

MIKE SNYDER, Mayor Pro Tem

ATTEST:

HOLLY NAGY, City Secretary

(SEAL)

City Council

AGENDA ITEM REPORT



To: City Council
Subject: Consideration of a public hearing and possible action on a resolution approving the Landing Preliminary Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard. (Ashley Lumpkin)
Meeting: City Council - 03 Dec 2020
Department: Development Services
Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The Preliminary Plat is located north of US79 on the west side of Exchange Blvd. The property is currently zoned Multiple household (MF residential) and the three proposed lots conform to the requirements of the MF district.

Adjacent Land Uses:

North – Existing Single-family residential

South – Drainage area and Hanson’s Corner (Commercial)

East - Existing Single-family residential, undeveloped multi-family lot

West - Existing Church and agricultural land with an existing single-family residence

As a part of the application, the applicant tested a proportionality statement to justify the right-of-way dedication requirement. The Unified Development Code (UDC) Section 10.615 - Road Adequacy Standards, the City of Hutto is requiring the applicant to dedicate and improve a Major Collector Road through the proposed development. The major collector is the proposed extension of Live Oak Street as described in the 2018 Mobility Master Plan as adopted by the City of Hutto.

In addition, the applicant has performed a Traffic Impact Analysis which details pro rata share mitigation for adjacent intersection and roadway improvements. Based on the requirements, the applicant has stated that the required costs of dedicating right-of-way and constructing or funding street extension exceeds the rough proportionality of the traffic impact of the development and requested a written determination pursuant to Subsection 212.904(a) of the Texas Local Government Code.

The City has completed the rough proportionality analysis and provided a report to the developer, also attached. The results of the rough proportionality analysis show that the required Right-of-Way dedication, cost of street improvements and TIA mitigation do not exceed the total impact of the proposed development on the transportation network.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

RECOMMENDATION:

Staff recommended approval to Planning and Zoning Commission at their December 1, 2020 meeting, with the following conditions:

1. Remove all signature blocks from the schematic.
2. Determine a resolution regarding the rough proportionality and future right-of-way extensions and improvements with the Engineering Department, prior to any site plan application submittal.

As the Planning and Zoning Commission has not yet met at the time of the December 3, 2020 City Council packet being published, staff will have the formal recommendation from the Planning and Zoning Commission at the meeting.

ATTACHMENTS:

[LandingPrelim\(Full\)](#)
[Combined](#)

RESOLUTION NO.

**A RESOLUTION APPROVING THE PLAT KNOWN AS "LANDING
PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON
COUNTY, TEXAS.**

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

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

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

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

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

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

CONSIDERED and RESOLVED on this the **3rd** day of the month **December, 2020**.

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

OWNERS: KALOGRIDIS AND KALOGRIDIS DEVELOPMENT, LLC
ACREAGE: 46.017 ACRES

ENGINEER: RICHARD G. COUCH, P.E. NO. 87285

SURVEYOR: TOMMY P. WATKINS, R.P.L.S. TEXAS REG. NO. 4549

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3

LINEAR FEET OF NEW STREETS: 0.0
CONNECTIVITY INDEX: 0.0

SUBMITTAL DATE: NOVEMBER 3, 2020

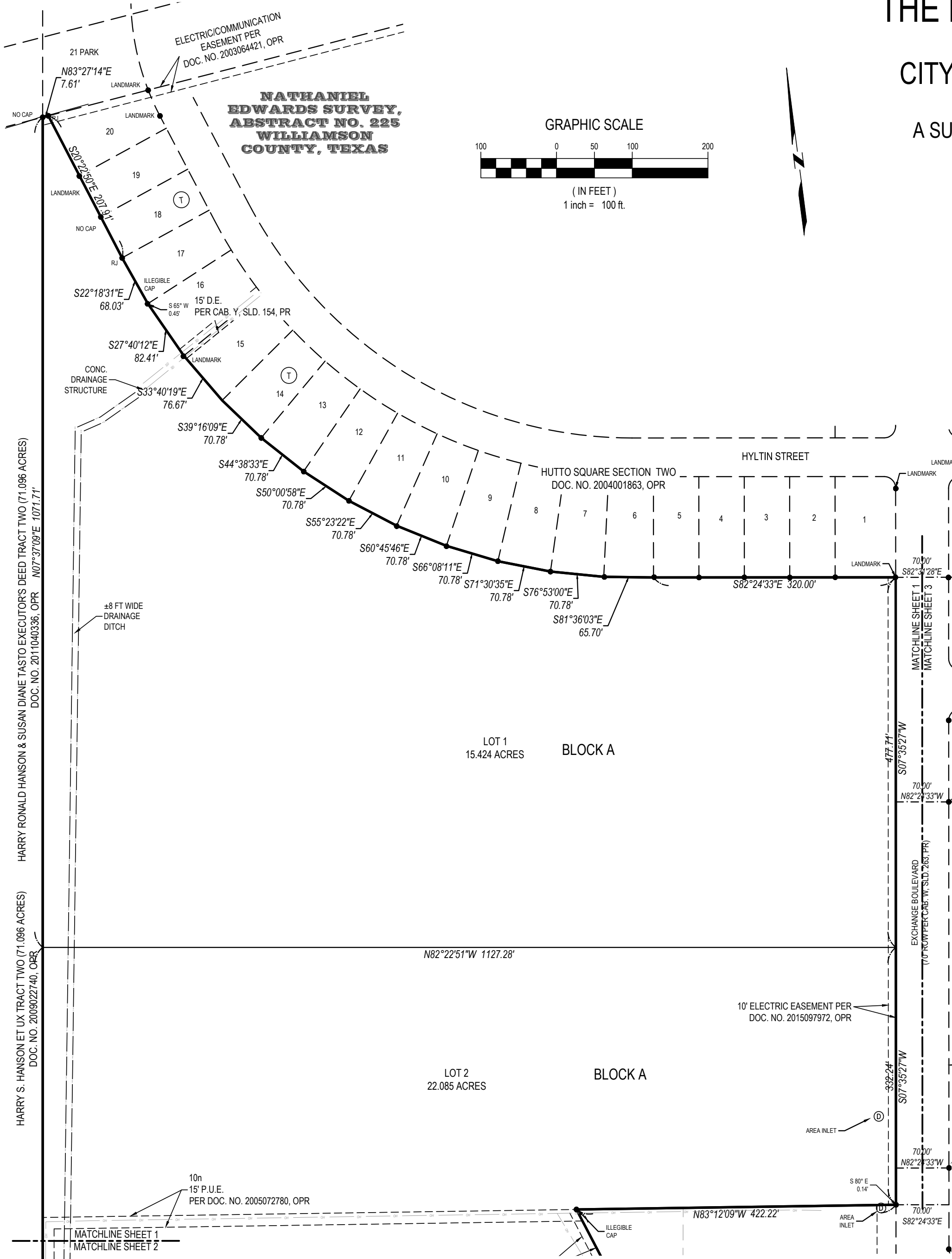
DATE OF PLANNING AND ZONING COMMISSION REVIEW: NOVEMBER 16, 2020

ACREAGE BY LOT TYPE:
RIGHT OF WAY: 0.000 AC
OPEN SPACE: 0.000 AC
DEVELOPMENT: 46.017 AC

PATENT SURVEY: NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225,
WILLIAMSON COUNTY, TEXAS

LEGEND

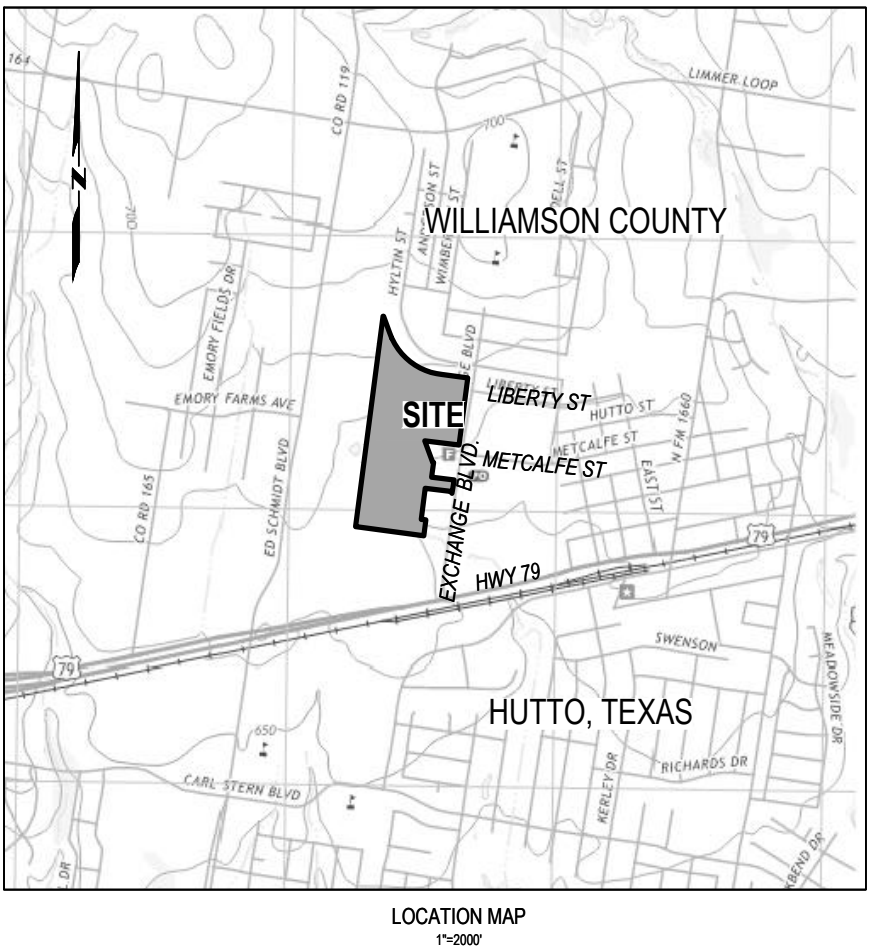
- "X" OR PUNCH MARK FOUND
- IRON PIPE FOUND (AS NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TxDOT TYPE I MONUMENT FOUND
- 1/2" IRON ROD W/ CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
- BA BAKER-AICKLEN CAP
- JP JACOBS CORNER CAP
- VP VICKREY CAP
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OR OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- N.B.U. NEIGHBORHOOD BOX UNIT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- UNDERGROUND WASTEWATER
- UNDERGROUND STORM SEWER
- UNDERGROUND GAS
- OVER HEAD UTILITIES
- DRAINAGE SWALE
- STORMSEWER MANHOLE
- SANITARY SEWER MANHOLE



THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.



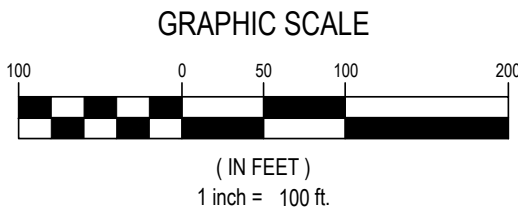
Lot Area Table	
Lot #	Area
1	15.424
2	22.085
3	8.508

Received 11/24/2020



 Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 Tel.: (512) 327-2946 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020 DRAWN BY: BG / DK	PROJECT NO.: 626.0306 SHEET 1 OF 4

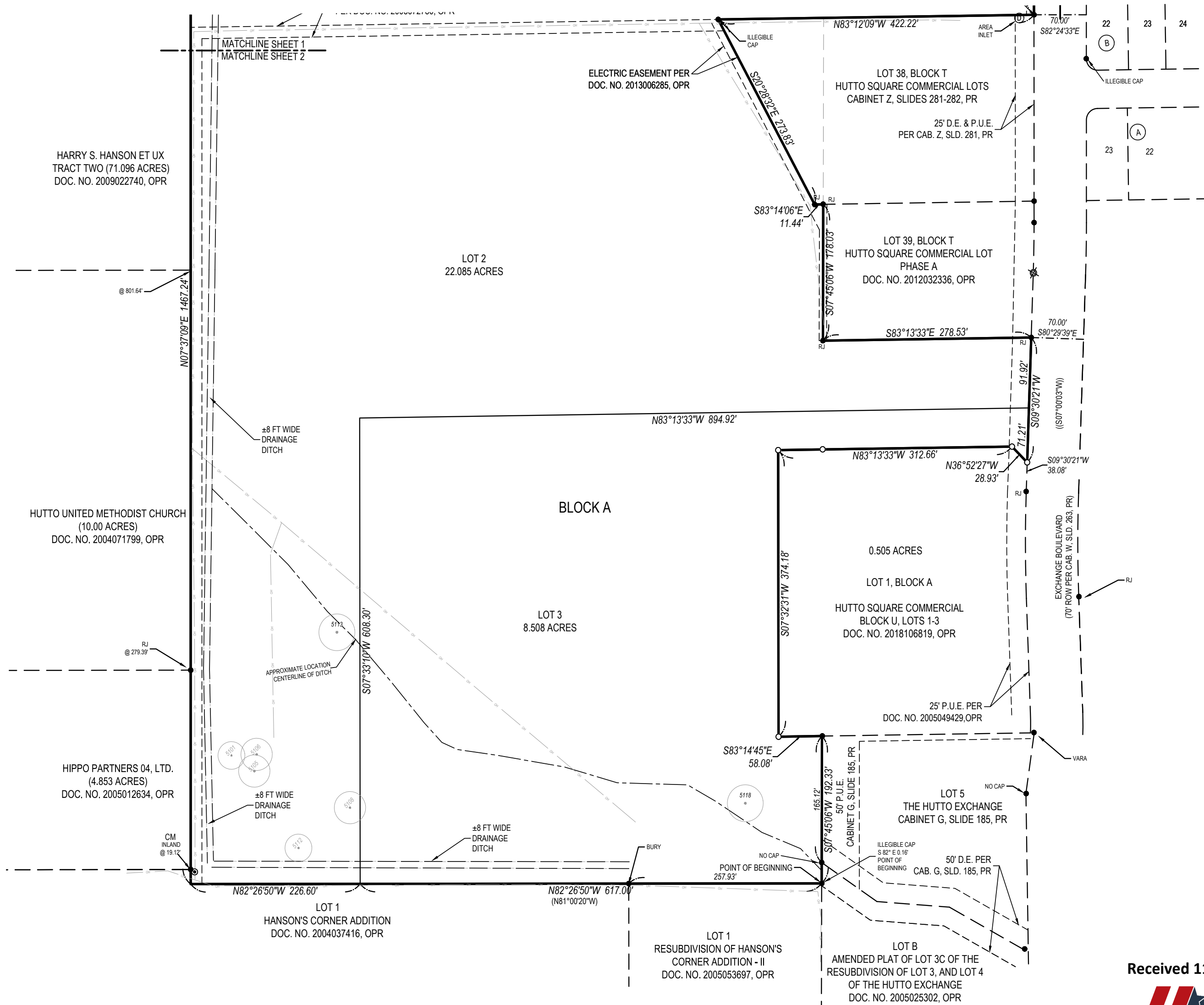
Lot Area Table	
Lot #	Area
1	15.424
2	22.085
3	8.508



THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.



LEGEND	
	"X" OR PUNCH MARK FOUND
	IRON PIPE FOUND (AS NOTED)
	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
	TxDOT TYPE I MONUMENT FOUND
	1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
	BAKER-AICKLEN CAP
	JACOBS CORNER CAP
	VICKREY CAP
	PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
	DR DEED RECORDS WILLIAMSON COUNTY, TEXAS
	OR OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
	OPR OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	R.O.W. RIGHT OF WAY
	N.B.U. NEIGHBORHOOD BOX UNIT
	D.E. DRAINAGE EASEMENT
	W.W.E. WASTEWATER EASEMENT
	UNDERGROUND WASTEWATER
	UNDERGROUND STORM SEWER
	UNDERGROUND GAS
	OVER HEAD UTILITIES
	DRAINAGE SWALE
	STORMSEWER MANHOLE
	SANITARY SEWER MANHOLE

BENCHMARKS:
ELEVATION REFERENCE:
VERTICAL POSITIONS WERE DETERMINED USING THE "TRIMBLE VRS NETWORK"
AND GPS REAL TIME SURVEY METHODS AND ARE REFERENCED TO NORTH
AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 12B.

TBM#1943-26 - SQUARE CUT ON THE NORTHWEST CORNER OF A STORMSEWER
CURB INLET LOCATED ON THE WEST RIGHT-OF-WAY OF EXCHANGE BOULEVARD
APPROXIMATELY +/- 500 FEET SOUTH OF THE INTERSECTION OF EXCHANGE
BOULEVARD AND WEST METCALFE STREET.
ELEVATION = 661.56' (NAVD 88)

TBM#1943-62 - SQUARE CUT ON THE NORTHEAST CORNER OF A STORMWATER
CURB INLET LOCATED IN THE EAST RIGHT-OF-WAY OF WHITFIELD STREET
APPROXIMATELY +/- 60 FEET NORTH OF THE INTERSECTION OF WHITFIELD STREET
AND HUTTO STREET.
ELEVATION = 665.24' (NAVD 88)

Received 11/24/2020



 Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG/DK	SHEET 2 OF 4

THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

DOUG GAUL, MAYOR

DATE

HOLLY NAGY, CITY SECRETARY

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

PLAT NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- 3) A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 4) A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- 5) A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- 6) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 7) SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- 8) SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- 9) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
- 10) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 11) UTILITY NOTES: WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 12) FLOODPLAIN NOTES: NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 13) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 14) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 15) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 17) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 18) AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19) GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- 20) FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, TOMMY P. WATKINS, REGISTERED PUBLIC SURVEYOR NO. 4549, 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 SEPTEMBER 23, 2020.

TOMMY P. WATKINS, R.P.L.S.
TEXAS REG. NO. 4549
STATE OF TEXAS
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
PHONE: 512-327-2946
FAX: 512-327-2973
TBPLS FIRM NO. 10000900

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

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, RICHARD G. COUCH, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

RICHARD G. COUCH, P.E. NO. 87285
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
PHONE: 512-327-2946
FAX: 512-327-2973
TBPE REG. NO. F-284

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D., 20__ , AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF ____ A.D., 20__ AT ____ O'CLOCK ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 11/24/2020



 CunninghamAllen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG/DK	SHEET 3 OF 4

THE LANDING PRELIMINARY PLAT

CITY OF HUTTO, WILLIAMSON COUNTY

A SUBDIVISION OF 46.017 ACRES SITUATED IN THE
NATHANIEL EDWARDS SURVEY, A- 225,
WILLIAMSON COUNTY, TEXAS.

DESCRIPTION OF 46.017 ACRES OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THOSE TWO TRACTS OF LAND CONVEYED TO KALOGRIDIS AND KALOGRIDIS LLC IN DOCUMENT NUMBERS 2017077918 AND 2017118415, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS:

BEGINNING, IN THE WEST LINE OF LOT B, AMENDED PLAT OF LOT 3C OF THE RESUBDIVISION OF LOT 3 AND LOT 4 OF THE HUTTO EXCHANGE, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2005025302 OF SAID OFFICIAL PUBLIC RECORDS, AT THE NORTHEAST CORNER OF LOT 1, RESUBDIVISION OF HANSON'S CORNER ADDITION-II, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2005053697, OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 82° EAST, A DISTANCE OF 0.16 FEET;

THENCE, NORTH 82°26'50" WEST, WITH THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 843.60 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 07°37'09" EAST, (RECORD: NORTH 09°02'46" EAST), WITH THE WEST LINE OF THIS TRACT, PASSING A 1/2 INCH IRON ROD AT A DISTANCE OF 19.12 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2538.96 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;

THENCE, NORTH 83°27'14" EAST, (RECORD: NORTH 84°52'55" EAST), WITH THE NORTH LINE OF THIS TRACT, A DISTANCE OF 7.61 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;

THENCE, WITH THE NORTHERLY LINE OF THIS TRACT THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 20°22'50" EAST (RECORD: SOUTH 19°04'16" EAST), A DISTANCE OF 207.91 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND;
2. SOUTH 22°18'31" EAST (RECORD: SOUTH 20°37'07" EAST), A DISTANCE OF 68.03 FEET;
3. SOUTH 27°40'12" EAST (RECORD: SOUTH 26°12'12" EAST), A DISTANCE OF 82.41 (RECORD: 82.56) FEET;
4. SOUTH 33°40'19" EAST (RECORD: SOUTH 32°14'54" EAST), A DISTANCE OF 76.67 FEET;
5. SOUTH 39°16'09" EAST (RECORD: SOUTH 37°50'44" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS SOUTH 30°15' EAST, A DISTANCE OF 0.16 FEET;
6. SOUTH 44°38'33" EAST (RECORD: SOUTH 43°13'08" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 54°15' EAST, A DISTANCE OF 0.30 FEET;
7. SOUTH 50°00'58" EAST (RECORD: SOUTH 48°35'33" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 52°39' EAST, A DISTANCE OF 0.25 FEET;
8. SOUTH 55°23'22" EAST (RECORD: SOUTH 53°57'57" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "ATS ENGINEERING" FOUND, BEARS SOUTH 08°51' EAST, A DISTANCE OF 0.65 FEET;
9. SOUTH 60°45'46" EAST (RECORD: SOUTH 59°20'21" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 05°34' EAST, A DISTANCE OF 0.44 FEET;
10. SOUTH 66°08'11" EAST (RECORD: SOUTH 64°42'46" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND, BEARS SOUTH 75°42' EAST, A DISTANCE OF 0.13 FEET;
11. SOUTH 71°30'35" EAST (RECORD: SOUTH 70°05'10" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "RJS RPLS 4391" FOUND, BEARS SOUTH 34°01' EAST, A DISTANCE OF 0.13 FEET;
12. SOUTH 76°53'00" EAST (RECORD: SOUTH 75°27'35" EAST), A DISTANCE OF 70.78 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS SOUTH 67°36' EAST, A DISTANCE OF 0.87 FEET;
13. SOUTH 81°36'03" EAST (RECORD: SOUTH 80°10'38" EAST), A DISTANCE OF 65.70 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS NORTH 72°41' EAST, A DISTANCE OF 0.95 FEET;
14. SOUTH 82°24'33" EAST (RECORD: SOUTH 80°59'08" EAST), A DISTANCE OF 320.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH CAP MARKED "LANDMARK SURVEYING" FOUND, BEARS NORTH 82°25' WEST, A DISTANCE OF 0.34 FEET;

THENCE, SOUTH 07°35'27" WEST, (RECORD: SOUTH 09°00'52" WEST), WITH THE EASTERLY LINE OF THIS TRACT AND THE WEST LINE OF SAID HUTTO EXCHANGE SECTION ONE AND THE WEST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD, A DISTANCE OF A DISTANCE OF 809.95 FEET TO THE NORTHEAST CORNER OF LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SLIDES 281-282, OF SAID PLAT RECORDS, FROM WHICH 1/2 INCH IRON ROD FOUND BEARS, SOUTH 63° EAST, 0.14 FEET

THENCE, CONTINUING WITH THE EASTERLY LINE OF THIS TRACT AND WITH THE NORTH, WEST AND SOUTH LINE OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS, AND THE WEST AND SOUTH LINE OF LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2012032336, OF SAID OFFICIAL PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 83°12'09" WEST (RECORD: NORTH 81°46'28" WEST), A DISTANCE OF 422.22 (RECORD: 422.44) FEET TO A 1/2 INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHWEST CORNER OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS;
2. SOUTH 20°28'32" EAST (RECORD: SOUTH 19°04'16" EAST), A DISTANCE OF 273.83 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 38, BLOCK T, HUTTO SQUARE COMMERCIAL LOTS;
3. SOUTH 83°14'06" EAST (RECORD: SOUTH 81°46'28" EAST), A DISTANCE OF 11.44 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;
4. SOUTH 07°45'06" WEST (RECORD: SOUTH 09°10'05" WEST), A DISTANCE OF 178.03 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED " RJ SURVEYING " FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;
5. SOUTH 83°13'33" EAST (RECORD: SOUTH 81°46'28" EAST), CONTINUING WITH THE EASTERLY LINE OF THIS TRACT, A DISTANCE OF 278.53 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED " RJ SURVEYING " FOUND IN THE WEST LINE OF SAID HUTTO SQUARE SECTION ONE AND WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD FOR THE SOUTHEAST CORNER OF SAID LOT 39, BLOCK T, HUTTO SQUARE COMMERCIAL LOT, PHASE A;

THENCE, SOUTH 09°30'21" WEST (RECORD: SOUTH 07°00'03" WEST), CONTINUING WITH THE EASTERLY LINE OF THIS TRACT AND THE WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD, A DISTANCE OF 163.13 FEET TO THE EASTERNMOST NORTHEAST CORNER OF LOT 1, BLOCK A, HUTTO SQUARE COMMERCIAL, BLOCK U, LOTS 1-3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2018106819, OF SAID PLAT RECORDS, FROM WHICH A DISTURBED 1/2 INCH IRON ROD WITH CAP MARKED "RJ SURVEYING" FOUND AT A POINT OF CURVATURE IN SAID WEST RIGHT-OF-WAY LINE BEARS, SOUTH 09°30'21" WEST, A DISTANCE OF 38.08 FEET;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD AND CONTINUING WITH THE EASTERLY LINE OF THIS TRACT, THE NORTH, WEST AND SOUTH LINE OF SAID LOT 1, BLOCK A, HUTTO SQUARE COMMERCIAL, BLOCK U, LOTS 1-3, THE WEST LINE OF LOT 5, THE HUTTO EXCHANGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, SLIDE 185, OF SAID PLAT RECORDS, AND WEST LINE OF SAID LOT B, AMENDED PLAT OF LOT 3C OF THE REXUDIBISION OF LOT 3 AND LOT 4 OF THE HUTTON EXCHANGE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 36°52'27" WEST, A DISTANCE OF 28.93 FEET TO A THE WESTERNMOST NORTHEAST CORNER OF SAID LOT 1, BLOCK A;
2. NORTH 83°13'33" WEST, A DISTANCE OF 312.66 FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND;
3. SOUTH 07°32'31" WEST, A DISTANCE OF 374.18 FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND;
4. SOUTH 83°14'45" EAST, A DISTANCE OF 58.08 FEET TO 1/2 INCH IRON ROD FOUND;
5. SOUTH 07°45'06" WEST, A DISTANCE OF 192.33 FEET TO THE **POINT OF BEGINNING**.

Received 11/24/2020



 CunninghamAllen Engineers - Surveyors	3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946 Austin, Texas 78746-6819 Fax: (512) 327-2973 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	
	DATE: NOVEMBER 2020	PROJECT NO.: 626.0306
	DRAWN BY: BG / DK	SHEET 4 OF 4



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **DECEMBER 1, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

As one of the owners of property located within 200 feet of the subject property, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Fax this form to (512) 759-5962 Attention: Development Services-Planning Division.
3. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

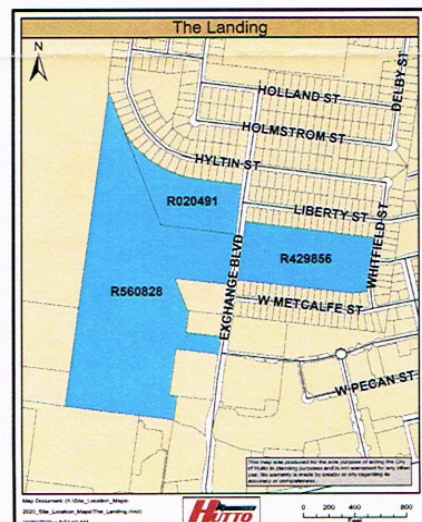
Name: 21044 SHERMAN WAY, LLC - STEPHEN MCCOY, MEMBER MKNAGINE
Address: 560 US-79, HUTTO, TEXAS 78634

☒ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Landing Preliminary Plat/PZ 12-01-2020



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **DECEMBER 1, 2020**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

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=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: Jeff & Lauren Allman
Address: 209 Hyatt St. Hutto, TX 78634

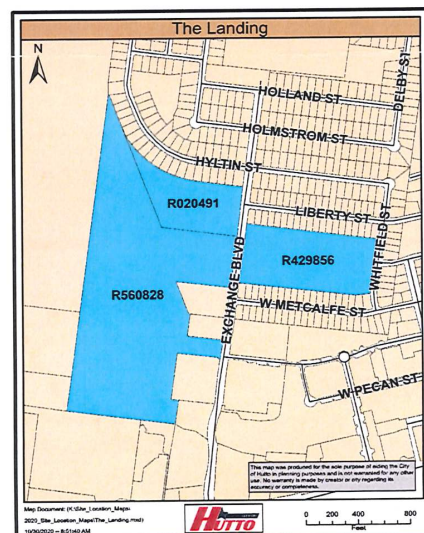
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

When we purchased our home in 2010 we were informed that there would not be any multi-family homes in our backyard. This is partly why we purchased this home. If this lot is to be used, please consider single family homes to increase over all value for the longevity of our neighborhood.

SITE LOCATION MAP





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For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name:

Kellie N Greer

Address:

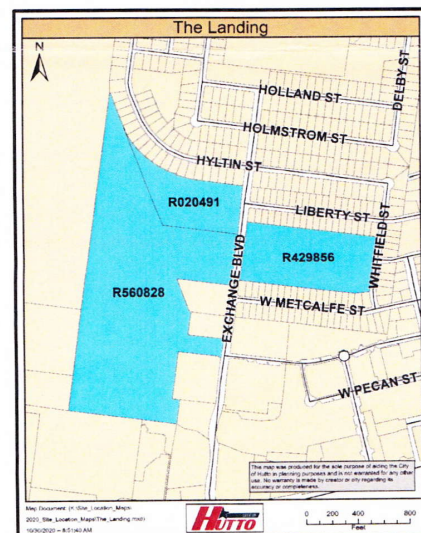
303 Liberty St Hutto TX, 78634

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP





PROPERTY OWNER NOTICE OF A PUBLIC HEARING
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=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name:

Taylor Huff

Address:

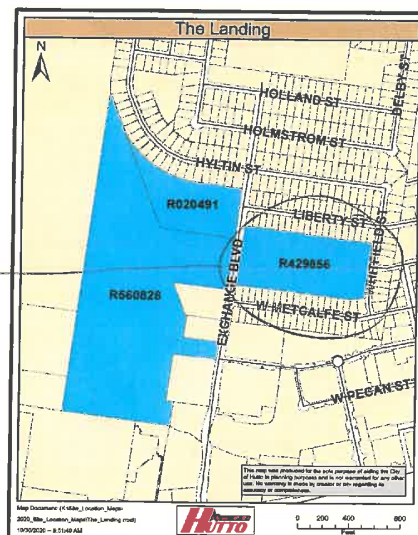
309 Liberty Street

☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

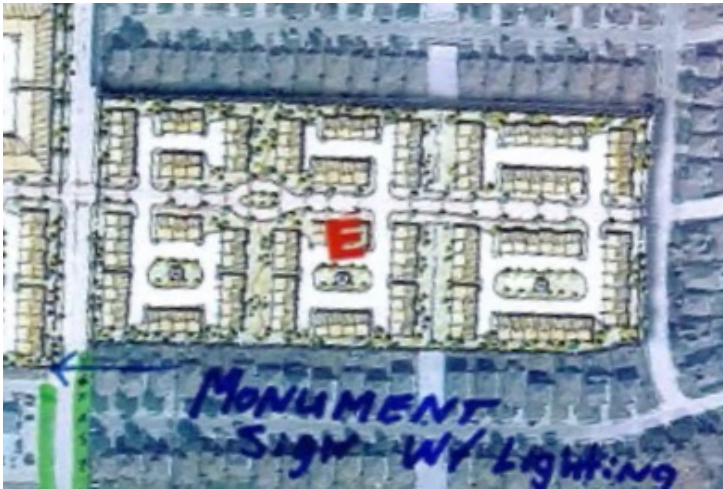


I object to section R429856.
This is not a large space to
try and SQUEEZE in townhomes
that would invade the privacy +
views of those who live on
Liberty + Metcalfe. In fact, it's
absolutely ridiculous + takes
away from Hutto's small town
feel.
- Taylor Huff

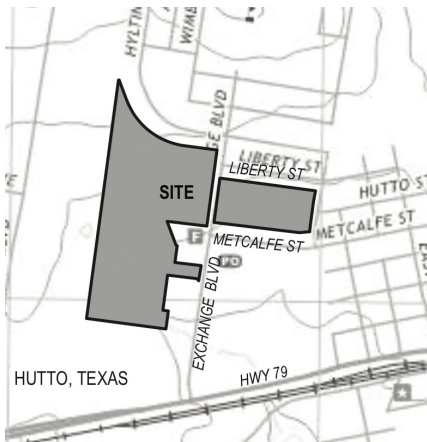
Vote No. This makes our family uncomfortable. Developers are trying to break apart our residential neighborhood with high density housing, incomplete application and unknown number of units and impact. Vote No.

That said, our family wants to see for Block B (~10.7 acres, Lot 21-A & Lot 21-B) is a mix of 1 and 2-story single family homes similar to the CURRENT neighborhood bounded on three sides by W Metcalfe St, Whitfield St. and Liberty St. Adding 2-story high density townhomes in this area breaks up the neighborhood. It's OK to have high density housing on the larger Block A parcels west of Exchange Blvd

Further, where's open space? a park? How does this development help anyone except the developer?



Just look how many units they intend to cram in the space compared to the surrounding residential homes. NO! Yes to single family homes!



CITY OF HUTTO

**PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE**

PLANNING & ZONING COMMISSION ON: DECEMBER 1, 2020
MEETING LOCATION: 500 W. Live Oak St. – City Hall
MEETING TIMES: 7:00 PM

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: _____

Address: _____

☐ I AM IN FAVOR

☐ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

We object. -Rob Huston, 206 Whitfield, 11/24/2002



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
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=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: Elizabeth Jackson
Address: 317 Liberty St.

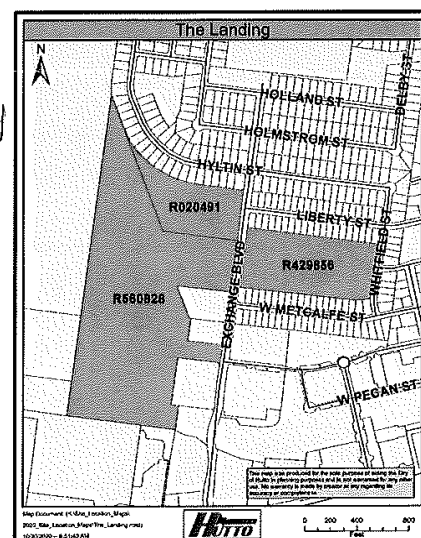
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

Decreased property value
Construction headache
Poor traffic pattern (if multifamily
lots) designed for such small
space
privacy in my back yard
is now gone, with multilevel
buildings.

SITE LOCATION MAP





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=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Landing Preliminary Plat**, 56.79 acres, more or less, of land, 5 multifamily lots, located on Exchange Boulevard.

Name: Amanda Williams

Address: 218 Hytlin St. Hutto TX 78634

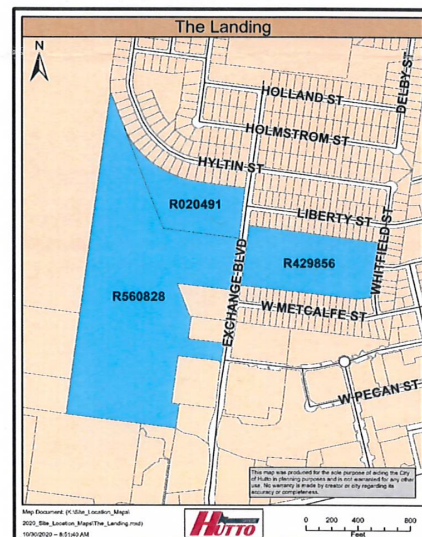
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

I do not want any apartment communities on Exchange. The street has too much traffic near a school zone as it is. There are plenty of other areas around Hutto that are more suitable for multifamily. I would like to see these areas reserved for commercial use.

SITE LOCATION MAP



COST SHARING AGREEMENT

This COST SHARING AGREEMENT (this "**Agreement**") is made and entered into as of December _____, 2020 (the "**Effective Date**"), by and between THE BRIDGE COMMUNITY CHURCH ("**Developer**") and the CITY OF HUTTO, TEXAS, a Texas Home-Rule municipal corporation (the "**City**") (collectively referred to herein as the "**Parties**").

RECITALS:

- A. **Developer** is the developer of certain real property located in the City of Hutto, Williamson County, Texas, as more particularly described on **Exhibit A** attached hereto (the "Property"), and intends to develop the Property for an _____.
- B. **Developer** has agreed to participate in the installation of an offsite wastewater line for the benefit of the City and **Developer** such offsite wastewater line being referred to in this Agreement as the "**Improvements**" and described on **Exhibit B**.
- C. The City and **Developer** desire to set out their agreement with respect to construction and payment of the Improvements.

NOW, THEREFORE, in order to set forth their mutual rights and obligations with respect to the Improvements, the Parties agree as follows:

1. Purpose of the Agreement. The purpose of this Agreement is to set forth the agreement between the Parties with respect to (i) construction of the Improvements (the "**Work**"); (ii) **Developer's** proportional financial participation in the project; and (iii) the City's commitment for retail water service to the Property via the Improvements.

2. Obligations of Developer. **Developer** will reimburse the City \$14,190.00 as **Developer's** contribution to the cost of Improvements in the following manner:

- (a) Developer shall pay the City \$7,095.00, which is FIFTY PERCENT (50%) of Developer's contribution to the cost of Improvements, within THIRTY (30) DAYS after the City provides Developer evidence of the Work's commencement.
- (b) Developer shall pay the City \$7,095.00, which is FIFTY PERCENT (50%) of Developer's contribution to the cost of Improvements, within THIRTY (30) DAYS after the City provides Developer evidence of the Work's substantial completion. For the purposes of this provision, substantial completion shall be deemed to occur on the

date on which the Work is sufficiently complete so that Developer can use the Improvements for Developer's intended purposes.

3. Obligations of the City. The City shall be responsible for all actual costs of construction and installation of the Work. Actual costs include, but are not limited to, design costs, labor costs, materials costs, engineering costs, legal fees, permits, inspection fees, insurance costs, equipment costs, construction costs, and any other costs actually incurred by The City in the design and construction of the Work. The City shall be solely responsible for ensuring completion of the Work within the budget as used to establish Developer's proportional financial contribution herein, and any cost overruns will be the sole responsibility of the City.

4. Commencement and Completion of the Work. The Parties agree that each will be relying on good faith efforts of the other to make plans and decisions regarding when each shall have use of the Improvements. To that end, the Parties agree that the City shall use its best efforts to commence the Work no later than January 1, 2021 and shall thereafter continuously and diligently proceed with the Work until completion unless prohibited from completion by Force Majeure. Force Majeure is defined as provided for in **Exhibit C**. The Parties intend to communicate effectively with each other so that Developer can monitor the City's progress in performing the Work.

5. Commitment for Service. Subject to the terms and conditions set forth herein, the City commits and agrees to provide retail wastewater service to the Property as and when required by customers within and/or for development of the Property in an amount up to 5,000 gallons per day.

6. Assignment. **Developer** and the City agree that neither party may assign or transfer any interest in this Agreement without the written consent of the other party; provided, however, that **Developer** may assign its interest in this Agreement to an Affiliate of **Developer**. For purposes of this Agreement, "**Affiliate**" means, with respect to **Developer**, any person or entity who controls, is controlled by, or is under common control with **Developer**.

7. Third Party Beneficiary. It is expressly agreed by the Parties that this Agreement is for the sole benefit of the Parties hereto and shall not be construed or deemed made for the benefit of any third party or Parties.

8. Headings. The titles and headings of the various sections hereof are intended solely for means of reference and are not intended for any purpose whatsoever to modify, explain or place any construction on any of the provisions of this Agreement.

9. Validity. If any clause or provisions of this Agreement is or should ever be held to be illegal, invalid, or unenforceable under any present or future law applicable to the terms hereof, then and in the event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and that in lieu of each such clause or provision of this

Agreement that is illegal, invalid, or unenforceable, there be added as a part of this Agreement a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable.

10. Attorneys' Fees. in the event of any dispute, litigation or other proceeding between the Parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder, each party to such dispute, litigation, or other proceeding shall be responsible for payment of its own costs and expenses, including reasonable attorneys' fees, incurred at trial, on appeal, and in any arbitration, administrative or other proceedings, all of which may be included in and as a part of the judgment rendered in such litigation.

11. Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend or national holiday, such action, notice or response shall not be required until the next succeeding business day.

12. Governing Law. **THIS AGREEMENT SHALL BE CONSTRUED AND INTERPRETED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE OBLIGATIONS OF THE PARTIES HERETO ARE AND SHALL BE PERFORMABLE IN WILLIAMSON COUNTY, TEXAS, WHEREIN THE IMPROVEMENTS ARE LOCATED. BY EXECUTING THIS AGREEMENT, EACH PARTY HERETO EXPRESSLY (i) CONSENTS AND SUBMITS TO PERSONAL JURISDICTION CONSISTENT WITH THE PREVIOUS SENTENCE, (ii) WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY CLAIM OR DEFENSE THAT SUCH VENUE IS NOT PROPER OR CONVENIENT, AND (iii) CONSENTS TO THE SERVICE OF PROCESS IN ANY MANNER AUTHORIZED BY TEXAS LAW. ANY FINAL JUDGMENT ENTERED IN AN ACTION BROUGHT HEREUNDER SHALL BE CONCLUSIVE AND BINDING UPON THE PARTIES HERETO.**

13. Gender; Plural; Singular; Terms. A reference in this Agreement to any gender, masculine, feminine or neuter, shall be deemed a reference to the other, and the singular shall be deemed to include the plural and vice versa, unless the context otherwise requires. The terms "herein," "hereof," "hereunder," and other words of a similar nature mean and refer to this Agreement as a whole and not merely to the specified section or clause in which the respective word appears unless expressly so stated.

14. Exhibits. All exhibits attached hereto are incorporated herein by reference to the same extent as though such exhibits were included in the body of this Agreement verbatim.

15. Counterparts, Further Instruments, etc. This Agreement may be executed in counterparts, and when so executed shall be deemed executed as one agreement. City and Developer shall execute any and all documents and perform any and all acts reasonably necessary to fully implement this Agreement.

16. Entire Agreement. This Agreement, together with the exhibits attached hereto, supersedes all prior agreements between the Parties as to the Property, if any, and constitutes the

entire agreement between the Parties with respect to the subject matter hereof. This Agreement may not be modified, amended or otherwise changed in any manner except by a writing executed by Developer and City or their respective counsel.

17. Facsimile/Electronic Signatures. A facsimile or electronic signature (including a scanned copy) of a party shall be binding on such party to the same extent as an original signature. If this Agreement, or any future amendment to this Agreement, is signed by the Parties or a party and delivered by means of facsimile or e-mail transmission, the Parties agree promptly to thereafter exchange original, executed counterparts thereof.

18. Construction. The Parties acknowledge that the Parties and their counsel have reviewed and revised this Agreement and agree that the normal rule of construction – to the effect that any ambiguities are to be resolved against the drafting party – shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.

19. Notices. All written notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel, and shall be delivered by registered or certified mail, overnight courier service or electronic mail transmission, at the addresses set forth below:

If to City: City of Hutto
 Attn: Warren Hutmacher, City Manager
 500 West Live Oak Street
 Hutto, Texas 78634
 Email: Warren.Hutmacher@HuttoTX.gov

With a copy to: Bojorquez Law Firm, PC
 Attn: Alan Bojorquez, City Attorney
 11675 Jollyville Road, Suite 300
 Austin, Texas 78759
 Email: alan@texasmunicipallawyers.com

As to The Bridge Community Church
 Attn:
 747 Co Rd 138
 Hutto, Texas 78634

Any such notices shall be either (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered upon deposit, postage prepaid, in the United States Mail, (b) sent by overnight delivery using a nationally recognized overnight courier, in which case it shall be deemed delivered upon deposit with such courier, (c) sent by electronic mail, in which case notice shall be deemed delivered upon transmission of such notice if the sender receives a machine generated confirmation, or (d) sent by personal delivery. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a

change of address shall be effective until actual receipt of such notice.

20. Interested Parties. **Developer** acknowledges that Section 2252.908, Texas Government Code ("Section 2252.908") requires disclosure of certain matters by business entities entering into a contract with a local government entity such as the City. **Developer** confirms that it has reviewed Section 2252.908 and will (i) complete Form 1295 for the City, using the unique identification number(s) specified on page 1 of this Agreement, and electronically file such forms with the Texas Ethics Commission ("TEC"); and (ii) submit a signed and notarized Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the City at the time the Developer executes and submits this Agreement to the City. Form 1295 is available at the TEC's website: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm. This Agreement is not effective until the requirements listed above are satisfied and any approval of this Agreement by the City is expressly made contingent upon **Developer's** compliance with such requirements.

21. Chapter 2270, Texas Government Code. In accordance with Chapter 2270, Texas Government Code, **Developer** hereby represents and warrants that **Developer** does not boycott Israel and will not boycott Israel during the term of the Reimbursement Agreement.

22. Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire. **Developer** represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code.

23. Engaging in Business with Sudan, Iran or Foreign Terrorist Organizations Prohibited. Pursuant to Section 2252.152, Texas Government Code, **Developer** warrants, represents, and agrees that Developer is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts as a company that engages in business with Sudan, Iran or a foreign terrorist organization.

24. Reservation of Rights. To the extent not inconsistent with the terms of this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws.

25. Exactions Roughly Proportional. Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 and Section 212.904 of the Texas Local Government Code, arising out of this Agreement. Both Developer and the City further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement. Developer further acknowledges that the benefits of platting and concept planning have been accepted with full knowledge of potential claims and causes of action which may be raised now and, in the future, and Developer acknowledges the receipt of good and valuable consideration for the release and waiver of such claims.

26. No Joint Venture. It is acknowledged and agreed by the Parties that the terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the Parties. The City, its past, present and future officers, elected officials, employees and agents do not assume any responsibilities or liabilities to any third party in connection with the Work.

[signature pages immediately follow]

**COUNTERPART SIGNATURE PAGE FOR ATTACHMENT TO
COST SHARING AGREEMENT**

Executed by the undersigned on the date set forth hereinbelow, to be effective as of the Effective Date.

Developer:

By:

By: _____

Printed Name: _____

Title: _____

Date: _____

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me this ____ day of _____, 2020, by
_____ in his capacity as _____ of _____.

Notary Public - State of Texas

**COUNTERPART SIGNATURE PAGE FOR ATTACHMENT TO
COST SHARING AGREEMENT**

Executed by the undersigned on the date set forth hereinbelow, to be effective as of _____, 2020 (the "Effective Date").

CITY:

CITY OF HUTTO, TEXAS, a Texas Home-Rule municipal corporation

By: _____

Printed Name: Warren Hutmacher

Title: City Manager

Date: _____

ATTEST:

Holly Nagy, City Secretary

EXHIBIT A

PROPERTY

EXHIBIT B
IMPROVEMENTS

EXHIBIT C

FORCE MAJEURE

Force Majeure. Either party hereto shall have the right to suspend performance of an obligation due to a Force Majeure event which interferes with such party's ability to act in a manner necessary to perform its obligations hereunder. Force Majeure shall mean any event or circumstances (whether arising from natural causes, human or governmental agency or otherwise) beyond the reasonable control of the party invoking Force Majeure, including strikes, lockouts or other labor disputes, civil strife, war, terrorist attack, casualty, earthquake, riot, heavy rains, flood, fire, or acts of God, or any other cause beyond the reasonable control of the party invoking this section, and if such party shall have used its commercially reasonable efforts to mitigate such effects, and such party shall have given written notice to the other party, and the time for performance shall be extended for the period of delay or inability to perform due to such occurrence. "Force Majeure Event" means acts of God, strikes, lockouts or other industrial disturbances, shortages of labor or materials, war, acts of public enemies, terrorism, orders of any kind of the government of the United States, the State of Texas, Williamson County, Texas, or any other civil or military authority other than City (including, without limitation, any officer, employee, other agent of City, or any office, or department of City), insurrections, riots, epidemics, landslides, earthquakes, lightning, fires, hurricanes, storms, floods, washouts, other natural disasters, a Party not receiving a governmental permit, license, approval or inspection from an authority other than City (including, without limitation, any officer, employee, other agent of City, or any office, or department of City) in time to meet a contractual time period imposed hereunder, provided that Party, in good faith, was diligent in the application or request for and prosecution of the process to obtain that permit, license, approval or inspection, restraint of government and people, civil disturbances, and explosions. No Party can assert force majeure based on an event or condition caused by that Party. Any state or federal regulatory, statutory or constitutional prohibition or limit on City's ability to use eminent domain to assist Developer is not an event of force majeure under this Agreement

RESOLUTION NO. 2020-109

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A COST SHARING AGREEMENT WITH DEVELOPER FOR THE BRIDGE COMMUNITY CHURCH FOR THE INSTALLATION OF AN OFFSITE WASTEWATER LINE RELATED TO THE LAKESIDE ESTATES LIFT STATION DECOMMISSIONING PROJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council desires to authorize the City Manager to execute a cost sharing agreement with Developer for the Bridge Community Church for the installation of an offsite wastewater line related to the Lakeside Estates Lift Station decommissioning project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, that the Hutto City Council hereby approves and authorizes the City Manager to execute a cost sharing agreement with Developer for the Bridge Community Church for the installation of an offsite wastewater line related to the Lakeside Estates Lift Station decommissioning project, a copy is attached as Exhibit "A".

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

RESOLVED this 3rd day of December, 2020.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTEST:

Holly Nagy, City Secretary

RESOLUTION NO. R-2020-128

**A RESOLUTION OF THE CITY OF HUTTO, TEXAS,
CALLING A SPECIAL ELECTION FOR MARCH 6, 2021,
FOR THE PURPOSE OF FILLING A VACANCY FOR
MAYOR; DESIGNATING ELECTION PRECINCTS AND
POLLING PLACES; PROVIDING FOR EARLY VOTING;
PROVIDING FOR PERFORMANCE OF REQUIRED
ADMINISTRATIVE DUTIES; MAKING PROVISIONS FOR
THE CONDUCT OF SUCH ELECTION; AND PROVIDING
FOR OTHER MATTERS RELATED TO SUCH ELECTION.**

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

WHEREAS, pursuant to the provisions of Article XI, Section 11 of the Texas Constitution, the Texas Election Code (as amended), other related statutes, and the City of Hutto Home Rule Charter Section 3.06(c), the City Council of the City of Hutto, Texas, is authorized to call a special election to fill a vacancy in order to submit to the voters of the City a ballot for the election of Mayor; and

WHEREAS, the City Council deems it advisable to call such special election to fill a vacancy, and the City Council wishes to order such special election on Saturday, March 6, 2021, for the purpose of electing the Mayor; and

WHEREAS, the City Council has determined that Saturday, March 6, 2021, is the appropriate date for holding the election to elect the Mayor, and that such date allows sufficient time to comply with requirements of law; and

WHEREAS, the City Council wishes to encourage all registered voters in the City to vote in this election; and

WHEREAS, it is hereby officially found and determined that the written public notice of the date, hour, place, purpose and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551 of the Texas Government Code (as amended).

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

**Section 1. ELECTION DATE, PRECINCTS AND POLLING PLACES, AND
ELECTION JUDGES.**

Election Date. A special election to fill a vacancy for Mayor shall be held in the City of Hutto as prescribed by applicable law between the hours of 7:00 a.m. and 7:00 p.m. on Saturday, March 6, 2021, in accordance with the attached Order of Special Election.

Precincts and Polling Places. For election day voting, the City hereby designates the election precincts and polling places designated by the Williamson County Elections Administrator, and approved by the Williamson County Commissioners Court, for such election day voting.

The City election precincts and polling places designated for holding the election are identified in the attached Order of Special Election, and such attachment is incorporated herein by reference for all purposes.

Election Judges. The Williamson County Elections Administrator is conducting such special election for the City pursuant to terms of an Election Services Contract. The City Council hereby appoints, for the term of such single election, the presiding election judge(s) and alternate election judge(s) as being those designated by the Williamson County Elections Administrator.

Section 2. ELECTION CLERKS.

The presiding election judge is hereby authorized to appoint the number of election clerks necessary to assist in the proper conduct of the election, and such election clerks shall be qualified voters of the City of Hutto, Texas. If the election is conducted by the regularly appointed presiding election judge, then the alternate presiding election judge shall be appointed to serve as one of the clerks. The appointment of such clerks shall include a person fluent in the Spanish language to serve as a clerk to render oral aid in the Spanish language to any voter desiring such aid at the polls on the day of the election.

Section 3. EARLY VOTING.

Early Voting Clerk. The City Council hereby appoints the Williamson County Elections Administrator as the Early Voting Clerk. The Early Voting Clerk's mailing address to which ballot applications and ballots to be voted by mail may be sent is as follows:

Williamson County Elections Administrator
Post Office Box 209
Georgetown, Texas 78626-0209

Applications for ballots by mail must be received not later than 5:00 p.m. on Tuesday, February 23, 2021.

Dates for Early Voting. Early voting shall commence on Monday, February 17, 2021, and continue through March 2, 2021, as provided by the Texas Election Code and as shown on attachments hereto.

Places for Early Voting. Early voting shall be conducted by personal appearance and by mail at the early voting polling places designated by the Williamson County Elections Administrator and approved by the Williamson County Commissioners Court.

Times for Early Voting. During the period in which early voting is required or permitted by law, that being February 17, 2021, through March 2, 2021, the hours designated for early voting by personal appearance shall be those designated in the attached Order of Special Election.

Section 4. EARLY VOTING BALLOT BOARD.

An Early Voting Ballot Board is hereby created to process early voting results, and the City hereby appoints the presiding judge of the Early Voting Ballot Board as appointed by the Williamson County Elections Administrator. Such presiding judge shall appoint not less than two (2) other qualified members to serve on such Board.

Section 5. CUSTODIAN OF ELECTION RECORDS.

Pursuant to the Election Code and the applicable Election Services Contract, the Williamson County Elections Administrator shall be appointed as Custodian of Election Records.

Section 6. CANDIDATES FILING PERIOD.

In accordance with Section 201.054(c) of the Election Code, the deadline for filing an application for a place on the ballot for this special election to fill a vacancy is hereby declared to be 5:00 p.m., Sunday, January 3, 2021.

Section 7. VOTERS.

All resident, qualified voters of the City of Hutto, Texas shall be entitled to vote at the election.

Section 8. NOTICE.

Posting. Notice of this special election to fill a vacancy, including a Spanish translation hereof, shall be given by posting the appropriate documentation on the bulletin board used for posting notices of City Council meetings, and same shall be posted not later than the twenty-first (21st) day before the date of the election and shall remain posted through election day.

Publication. Notice of this special election to fill a vacancy, including a Spanish translation hereof, shall be published once in a newspaper of general circulation in the City, the publication to appear not more than thirty (30) days and not less than ten (10) days prior to the date of the election.

Authorization to City Secretary. The City Secretary is hereby authorized and directed to publish and post the required notices in the manner and for the time periods required by law.

Section 9. VOTING DEVICES.

Electronic voting systems and corresponding voting devices and equipment may be used in conducting the election. The Williamson County Elections Administrator may also utilize a central counting station as provided by Texas Election Code § 127.000 *et seq.*, as amended.

Section 10. CONDUCT ACCORDING TO STATUTES.

In all substantive respects, the election shall be conducted in accordance with applicable provisions of the Texas Constitution, the Texas Election Code, any other applicable statutes, and the City of Hutto's Home Rule Charter.

Section 11. ELECTION RESULTS.

The Williamson County Elections Administrator shall conduct an unofficial tabulation of results after the closing of the polls on March 6, 2021. The official canvass, tabulation and declaration of the results of the special election shall be conducted by the City Council at a regular or special council meeting held in accordance with provisions of the Texas Election Code.

Section 12. MISCELLANEOUS.

The provisions of this Resolution are severable; and in case any one or more of the provisions of this Resolution or the application thereof to any person or circumstance should be held to be invalid, unconstitutional, or ineffective as to any person or circumstance, then the remainder of this Resolution nevertheless shall be valid, and the application of any such invalid provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby.

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

RESOLVED on this the ____ day of _____.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTEST

Holly Nagy, City Secretary

**ORDER OF SPECIAL ELECTION
CITY OF HUTTO, TEXAS**

A Special Election is hereby ordered to be held on March 6, 2021 for the purpose of electing Mayor to fill the vacancy due to the resignation of former Mayor, Doug Gaul.

Applications for a place on the ballot will be accepted beginning December 4, 2020, and must be received no later than 5:00 p.m. on January 3, 2021.

On Election Day, the Special Election shall be held at the City polling places for the precincts designated by the Williamson County Elections Administrator and approved by the Williamson County Commissioners Court, all as are shown on Exhibit "A", which is incorporated herein by reference and made a part hereof for all intents and purposes. The polls at the designated polling places shall on said Election Day be open from 7:00 a.m. to 7:00 p.m.

The Williamson County Election Administrator is hereby appointed as the Early Voting Clerk and Custodian of Election Records. The presiding judge(s) for each of said polling places are as designated by the Election Administrator, and such presiding judge(s) are hereby authorized to appoint additional election clerks (not less than two and not more than six) to assist in conducting said election.

Early voting by personal appearance will be conducted at the locations and times as designated in Exhibit "B" which is incorporated herein by reference and made a part hereof for all intents and purposes.

Applications for a ballot by mail shall be mailed to:

Williamson County Elections Administrator
P.O. Box 209
Georgetown, Texas 78627-0209

Applications for ballot by mail must be received no later than the close of business on Tuesday, February 23, 2021.

Issued this the ____ day of _____.

Mike Snyder, Mayor Pro Tem
City of Hutto, Texas

EXHIBIT “A”

ELECTION DAY POLLING PLACES

EXHIBIT “B”

EARLY VOTING SCHEDULE

RESOLUCIÓN NRO. R-2020-_____

UNA RESOLUCIÓN DE LA CIUDAD DE HUTTO, TEXAS, PARA CONVOCAR UNA ELECCIÓN ESPECIAL PARA EL 6 DE MARZO DE 2021, CON EL PROPÓSITO CUBRIR UNA VACANTE PARA ALCALDE; DESIGNAR PRECINTOS ELECTORALES Y LUGARES DE VOTACIÓN; DISPONER LA VOTACIÓN ANTICIPADA; DISPONER LA EJECUCIÓN DE LAS OBLIGACIONES ADMINISTRATIVAS REQUERIDAS; DISPONER LA CELEBRACIÓN DE DICHA ELECCIÓN; Y DISPONER OTROS ASUNTOS RELACIONADOS CON DICHA ELECCIÓN.

ESTADO DE TEXAS	§	
	§	
CONDADO DE WILLIAMSON	§	MEDIANTE LA PRESENTE SE
	§	INFORMA A TODOS:
CIUDAD DE HUTTO	§	

EN VISTA DE QUE, en conformidad con las disposiciones de la Sección 11 del Artículo XI de la Constitución de Texas, del Código Electoral de Texas (y sus enmiendas), de otras leyes relacionadas, y de la Sección 3.06(c) de la Carta Orgánica de Gobierno Autónomo de la Ciudad de Hutto, el Consejo Municipal de la Ciudad de Hutto, Texas, está autorizado a convocar una elección especial para cubrir una vacante a fin de presentarles a los votantes de la Ciudad una boleta de votación para la elección de un Alcalde; y

EN VISTA DE QUE, el Consejo Municipal considera aconsejable convocar dicha elección especial para cubrir una vacante, y el Consejo Municipal desea ordenar dicha elección especial para el sábado 6 de marzo de 2021, con el fin de elegir un Alcalde; y

EN VISTA DE QUE, el Consejo Municipal ha determinado que el sábado 6 de marzo de 2021 es la fecha adecuada para celebrar la elección para elegir un Alcalde, y que tal fecha permite tiempo suficiente para cumplir con los requisitos que exige la ley; y

EN VISTA DE QUE, el Consejo Municipal desea animar a todos los votantes registrados de la ciudad a votar en esta elección; y

EN VISTA DE QUE, por la presente se halla y determina oficialmente que se colocó el aviso público escrito con la fecha, la hora, el lugar, el propósito y el asunto de la asamblea en la cual se adoptó esta Resolución y que dicha asamblea estuvo abierta al público según lo requiere la ley en todos los momentos durante los que se debatieron y consideraron esta Resolución y su asunto y se actuó formalmente respecto de ellos, todo esto de acuerdo a lo requerido por la Ley de Asambleas Públicas, Capítulo 551 del Código de Gobierno de Texas (y sus enmiendas).

AHORA, POR LO TANTO, EL CONSEJO MUNICIPAL DE LA CIUDAD DE HUTTO, TEXAS, RESUELVE QUE:

Sección 1. FECHA DE LA ELECCIÓN, PRECINTOS Y LUGARES DE VOTACIÓN, Y JUECES DE LA ELECCIÓN.

Fecha de la elección. Se celebrará una elección especial para cubrir una vacante para Alcalde en la Ciudad de Hutto según lo prescrito por la ley pertinente en el horario de 7:00 a.m. a 7:00 p.m. el sábado 6 de marzo de 2021, de acuerdo a la Orden de Elección Especial adjunta.

Precintos y lugares de votación. Para votar el día de la elección, por la presente la Ciudad designa los precintos electorales y lugares de votación designados por el Administrador de Elecciones del Condado de Williamson, y aprobados por el Tribunal de Comisionados del Condado de Williamson, para votar dicho día de elección.

Los precintos electorales y los lugares de votación de la Ciudad designados para celebrar la elección están identificados en la Orden de Elección Especial adjunta, adjunto que se incorpora a la presente por referencia para todo fin.

Jueces de la elección. El Administrador de Elecciones del Condado de Williamson se encargará de dicha elección especial para la Ciudad en conformidad con los términos de un Contrato de Servicios Electorales. Por la presente el Consejo Municipal designa para el término de dicha única elección, al o a los jueces presidentes y al o a los jueces alternos de la elección a aquellas personas designadas por el Administrador de Elecciones del Condado de Williamson.

Sección 2. FUNCIONARIOS ELECTORALES.

Por la presente se autoriza al juez presidente de la elección a designar a la cantidad de funcionarios electorales necesaria para asistir a la celebración adecuada de la elección, y dichos funcionarios electorales serán votantes habilitados de la Ciudad de Hutto, Texas. Si el juez presidente de la elección normalmente designado se encarga de celebrar la elección, entonces el juez presidente alterno de la elección será designado para actuar como uno de los funcionarios. La designación de dichos funcionarios incluirá una persona con fluidez en el idioma español para actuar como funcionario que asista verbalmente en español a cualquier votante que requiera dicha asistencia en las casillas electorales el día de la elección.

Sección 3. VOTACIÓN ANTICIPADA.

Oficial de Votación Anticipada. Por la presente el Consejo Municipal designa al Administrador de Elecciones del Condado de Williamson como Oficial de Votación Anticipada. La dirección postal del Oficial de Votación Anticipada a la cual se pueden enviar las solicitudes de boletas y las boletas para votar por correo es la siguiente:

Williamson County Elections Administrator
Post Office Box 209
Georgetown, Texas 78626-0209

Las solicitudes de boletas de votación por correo deben recibirse a más tardar a las 5:00 p.m. del martes 23 de febrero de 2021.

Fechas para votación anticipada. La votación anticipada comenzará el 17 de febrero de 2021, y seguirá hasta el 2 de marzo de 2021, inclusive, según lo dispuesto por el Código Electoral de Texas y como se muestra en los adjuntos a este documento.

Lugares para votación anticipada. La votación anticipada en persona y por correo se realizara en los lugares para votación anticipada designados por el Administrador de Elecciones del Condado de Williamson y aprobados por el Tribunal de Comisionados del Condado de Williamson.

Horarios para votación anticipada. Durante el periodo en que la votación anticipada es requerida o permitida por ley, siendo este desde el 17 de febrero de 2021 hasta el 2 de marzo de 2021, inclusive, los horarios designados de votación anticipada en persona serán aquellos designados en la Orden de Elección Especial adjunta.

Sección 4. CONSEJO DE BOLETAS DE VOTACIÓN ANTICIPADA.

Por la presente se crea un Consejo de boletas de votación anticipada para procesar los resultados de la votación anticipada, y por la presente la Ciudad designa al juez presidente del Consejo de boletas de votación anticipada según lo designado por el Administrador de Elecciones del Condado de Williamson. Dicho juez presidente designará un mínimo de otros dos (2) miembros habilitados para fungir en dicho Consejo.

Sección 5. CUSTODIO DE LOS REGISTROS DE LA ELECCIÓN.

En conformidad con el Código Electoral y el Contrato de Servicios Electorales correspondiente, el Administrador de Elecciones del Condado de Williamson será designado como Custodio de los registros de la elección.

Sección 6. PERÍODO PARA PRESENTACIÓN DE CANDIDATURAS.

De acuerdo con la Sección 201.054(c) del Código Electoral, por la presente se declara que la fecha límite para presentar una solicitud para un lugar en la boleta de votación para esta elección especial para cubrir una vacante es el domingo 3 de enero de 2021 a las 5:00 p.m.

Sección 7. VOTANTES.

Todos los votantes habilitados, residentes de la Ciudad de Hutto, Texas, tendrán derecho a votar en la elección.

Sección 8. AVISO.

Colocación. El aviso de esta elección especial para cubrir una vacante, incluida una traducción al español del mismo, se dará a través de la colocación de la documentación correspondiente en el tablero de anuncios utilizado para colocar avisos de las asambleas del

Consejo Municipal, y el mismo será colocado no después del vigésimo primer (21.^{er}) día antes del día de la elección y permanecerá colocado hasta el día de la elección inclusive.

Publicación. El aviso de esta elección especial para cubrir una vacante, incluida una traducción al español del mismo, se publicará una vez en un periódico de circulación general en la Ciudad, publicación que debe aparecer no más de treinta (30) días y no menos de diez (10) días antes de la fecha de la elección.

Autorización al Secretario de la Ciudad. Por la presente se autoriza e instruye al Secretario de la Ciudad a publicar y colocar los avisos requeridos de la manera y durante los períodos de tiempo que exige la ley.

Sección 9. APARATOS DE VOTACIÓN.

Se pueden usar sistemas de votación electrónica y los correspondientes dispositivos y equipos de votación para llevar a cabo la elección. El Administrador de Elecciones del Condado de Williamson también puede usar una estación central de conteo de acuerdo a lo dispuesto por la Sección 127.000 y siguientes, y sus enmiendas, del Código Electoral de Texas.

Sección 10. CELEBRACIÓN EN CONFORMIDAD CON LAS LEYES.

En todos los aspectos substantivos, la elección se celebrará en conformidad con las disposiciones pertinentes de la Constitución de Texas, del Código Electoral de Texas, de cualquier otra ley pertinente, y de la Carta Orgánica de Gobierno Autónomo de la Ciudad de Hutto.

Sección 11. RESULTADOS DE LA ELECCIÓN.

El Administrador de Elecciones del Condado de Williamson llevara a cabo una tabulación no oficial de los resultados al cierre de las casillas electorales el 6 de marzo de 2021. El Consejo Municipal realizara el escrutinio, la tabulación y la declaración oficiales de los resultados de la elección especial en una asamblea ordinaria o extraordinaria del Consejo Municipal celebrada en conformidad con las disposiciones del Código Electoral de Texas.

Sección 12. DISPOSICIONES VARIAS.

Las disposiciones de esta Resolución son divisibles y, en caso de que una o más de las disposiciones de esta Resolución o la aplicación de ellas a alguna persona o circunstancia se determinasen inválidas, inconstitucionales o inefectivas para alguna persona o circunstancia, entonces el resto de esta Resolución de todos modos será válida y la aplicación de dicha disposición invalida a personas o circunstancias distintas de aquellas que para las que se determine invalida no se verá afectada por esto.

Por la presente el Consejo Municipal halla y declara que se colocó el aviso escrito con la fecha, la hora, el lugar y el asunto de la asamblea en la cual se adoptó esta Resolución y que dicha asamblea estuvo abierta al público según lo requiere la ley en todos los momentos durante los que se debatieron y consideraron esta Resolución y su asunto y se actuó formalmente respecto de ellos,

todo esto en conformidad con la Ley de Asambleas Publicas, Capitulo 551 del Código de Gobierno de Texas (y sus enmiendas) y según lo requerido por la misma.

RESUELTO este día ___ de noviembre de 2020.

CITY OF HUTTO, TEXAS

Mike Snyder, Alcalde Pro Tem

ATESTIGUA:

Holly Nagy, Secretaria de la Cuidad

ORDEN DE ELECCIÓN ESPECIAL CIUDAD DE HUTTO, TEXAS

Por la presente se ordena que se celebre una Elección Especial el 6 de marzo de 2021 con el fin de elegir un Alcalde para cubrir la vacante producida por la renuncia del anterior Alcalde, Doug Gaul.

Las solicitudes de un lugar en la boleta de votación serán aceptadas a partir del 4 de diciembre de 2020 y deben ser recibidas antes de las 5:00 p.m. del 3 de enero de 2021.

El Día de Elección, la Elección Especial se llevará a cabo en los lugares de votación de la Ciudad para los precintos designados por el Administrador de Elecciones del Condado de Williamson y aprobados por el Tribunal de Comisionados del Condado de Williamson, todo como se muestra en el Anexo "A", que se incorpora a este documento por referencia y pasa a formar parte del mismo para todo fin y propósito. Las casillas de votación en los lugares de votación designados estarán abiertas de 7:00 a.m. a 7:00 p.m. dicho Día de Elección.

Por la presente se designa al Administrador de Elecciones del Condado de Williamson como Oficial de Votación Anticipada y Custodio de los registros de la elección. El o los jueces presidentes de cada uno de dichos lugares de votación serán los designados por el Administrador de Elecciones, y por la presente se autoriza a dicho o dichos jueces presidentes a designar funcionarios electorales adicionales (no menos de dos y no más de seis) para asistir en la celebración de dicha elección.

La votación anticipada en persona se llevará a cabo en los lugares y horarios como se designan en el Anexo "B" que se incorpora a este documento por referencia y pasa a formar parte del mismo para todo fin y propósito.

Las solicitudes de una boleta de votación por correo deben ser enviadas a:

Williamson County Elections Administrator
P.O. Box 209
Georgetown, Texas 78627-0209

Las solicitudes de boletas de votación por correo deben ser recibidas no más tarde que al cierre del horario de oficina del 23 de febrero de 2021.

Emitido este día __ de noviembre de 2020.

ANEXO “A”

LUGARES DE VOTACIÓN DEL DÍA DE ELECCIÓN

ANEXO “B”

PROGRAMA DE VOTACIÓN ANTICIPADA

RESOLUTION NO. R-2020-139

**A RESOLUTION OF THE CITY OF HUTTO DECLARING VOID
THE PURPORTED SEPARATION AGREEMENT BETWEEN
THE CITY OF HUTTO, TEXAS AND ODIS JONES;
ALTERNATIVELY, AVOIDING AND AUTHORIZING
RESCISSION OF SAID PURPORTED SEPARATION
AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a purported separation agreement dated November 22, 2019, was purportedly executed between the City of Hutto, Texas and then Hutto City Manager Odis Jones (the “Separation Agreement”); and

WHEREAS, the Hutto City Council did not and has not authorized the Separation Agreement as required by law, the Separation Agreement contains numerous material unlawful provisions including, without limitation, those under which the Separation Agreement’s terms would not be public information, an unenforceable non-compete (non-solicitation) clause, and a provision that the City would impermissibly delegate its legislative and governmental functions, that result in the Separation Agreement being void or, in the alternative, voidable; and

WHEREAS, Odis Jones ceased all performance as the Hutto City Manager as of December 31, 2019, and has not thereafter performed or acted under color of such office.

WHEREAS, Odis Jones has materially breached one or more provision of the Separation Agreement including, without limitation, the provision by which he undertook not to disparage the City of Hutto; and

WHEREAS, upon the foregoing, the City of Hutto desires to declare the Separation Agreement Void, or in the alternative, the City of Hutto desires to avoid the Separation Agreement for good cause; and in the further alternative, the City of Hutto desires to authorize the City Manager, to rescind the Separation Agreement for good cause.

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

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The City Council does hereby declare the Separation Agreement between the City of Hutto, Texas and Odis Jones void.

SECTION 3: In the alternative, the City of Hutto, Texas hereby avoids said separation agreement.

SECTION 4: In the further alternative, the City Manager is hereby directed and authorized promptly to rescind the Separation Agreement

SECTION 5: The City Attorney is hereby directed and authorized promptly to notify Odis Jones that the Separation Agreement is void, in the alternative is avoided, and in the further alternative is rescinded, and to make demand for the return of funds provided pursuant to the Separation Agreement to Odis Jones on behalf of the City of Hutto.

SECTION 6: The City Attorney and all officers and other appropriate officials of the City are hereby authorized and directed to do any and all additional things necessary and/or convenient to carry out the terms of this Resolution.

SECTION 7: Odis Jones' employment with the City of Hutto terminated on December 31, 2019.

SECTION 8: It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject to the meeting of the City Council of the City at which this Resolution was adopted was posted at a place convenient and readily accessible at all times to the general public at the regular meeting place of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that the meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof have been discussed, considered and formally acted upon. The City Council of the City further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 9: This Resolution shall be in full force and effect from and upon its adoption.

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the 3rd day of **December, 2020**.

THE CITY OF HUTTO, TEXAS

Mike Snyder, Mayor Pro Tem

ATTEST:

Holly Nagy City Secretary

BOARDS AND COMMISSIONS MASTER LIST as of 11/30/20					
			Term Ends		
Council Member Place 1		Robin Sutton	May-23		
Council Member Place 2		Dan Thornton	May-21		
Council Member Place 3		Mike Snyder	May-22		
Council Member Place 4		Peter Gordon	May-23		
Council Member Place 5		Patti Martinez	May-21		
Council Member Place 6		Tanner Rose	May-22		
Mayor		Vacant	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	David	Meyer	Member	17-Sep-20	30-Jun-21
Place 4	Kevin	Grimm	Member	2-Jul-20	30-Jun-22
Place 5	Christina	Bastos	Member	15-Nov-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: Tanner Rose						
				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:						
				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	17-Sep-20	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: Robin Sutton						
				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	
Resigned- Place 1	Vacant		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	
Place 4	Vacant		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	17-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	27-Aug-20	1-Feb-21	
Place 5	Ross	Barber	Member	27-Aug-20	1-Feb-21	
Place 6	Jerica	Lawyer	Member	6-Feb-20	6-Feb-21	
Place 7	Dana	Wilcott	Member	27-Aug-20	1-Feb-21	
ADA/Electronic and Information Resource Task Force						
Meets once a month						
1 year term-Appts in Feb						
Council Liasion: Dan Thornton						
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						
Council Liasion: Patti Martinez						
Place 1	Ana	Gonzales	Member		30-Jun-23	
Place 2	Tara	Spoons	Member	17-Sep-20	30-Jun-23	
Place 3	Vanessa	Henry	Member	5-Nov-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	Beatriz	Rodriguez	Member	5-Nov-20	30-Jun-23	
Place 7	Nakeenya	Wilson	Member	19-Nov	30-Jun-23	



CITY COUNCIL MEMORANDUM

TO: Mayor & City Council

FROM: Perry Savard, Chair

THRU: Holly Nagy, City Secretary

DATE: December 3, 2020

RE: Parks Advisory Board Annual Report

The City of Hutto Parks Advisory Board met on a regular basis the second Wednesday of every month during the 2019-2020 calendar year, with the exception of quarantined months caused by COVID19.

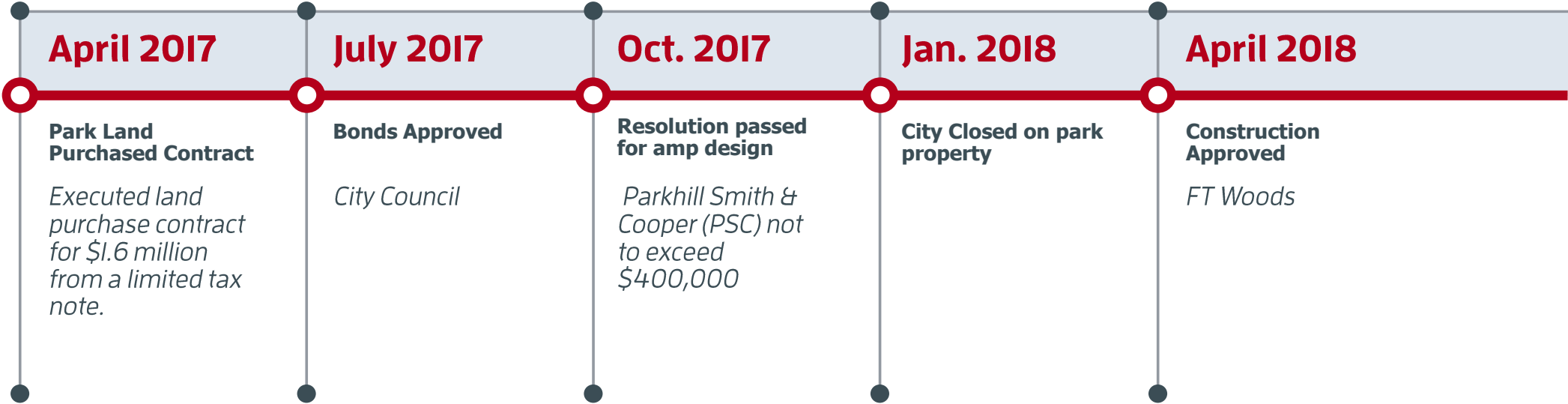
During the regular scheduled meetings Staff and Board members discussed upcoming Parks and Recreation events, bond projects, budgets and strategic plan.

The creation of a Parks Foundation was implemented in 2020, finalized at the June 10, 2020 Parks Advisory Meeting and brought to council at the June 18, 2020 City Council meeting.

Perry Savard

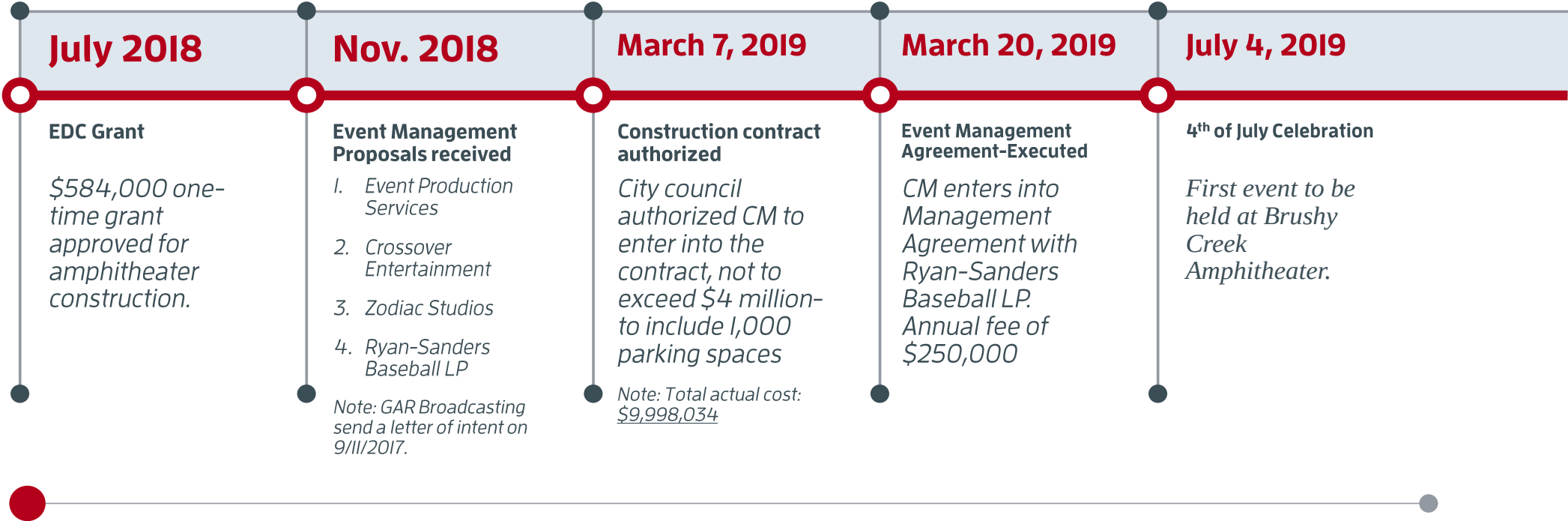
Brushy Creek Amphitheater

Timeline



Brushy Creek Amphitheater

Timeline-Continued



Brushy Creek Amphitheater

Timeline-Continued

