



**CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
THURSDAY, NOVEMBER 15, 2018 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
401 WEST FRONT STREET**

CITY COUNCIL

Doug Gaul, Mayor
Tom Hines, Place 2, Mayor Pro-tem
Scott Rose, Place 1
Nathan Killough, Place 3
Tim Jordan, Place 4
Patti Turner, Place 5
Terri Grimm, Place 6

AGENDA

1. **CALL SESSION TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY COUNCIL COMMENTS**

5A. General Comments from City Council

6. **PUBLIC COMMENT**

Any citizen wishing to speak during public comment regarding an item on or off the agenda may do so after completing the required registration card. In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Each person providing public comment will be limited to 3 minutes.

6A. Remarks from visitors. *(Three-minute time limit)*

7. **CITY MANAGER COMMENTS:**

7A. Presentation regarding the Facade Improvement Grant Program. (Ashley Lumpkin)

7B. Presentation of Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending 2017. (Edena Atmore)

- 7C. Presentation of the City Financials for the Month of October as well as quarterly investment reports for September as required by the fiscal and budgetary policy. (Edena Atmore)
- 7D. Discussion regarding approved bond propositions. (Odis Jones)

8. **CONSENT AGENDA ITEMS:**

All items listed on the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Council member in which event, the item will be removed from the consent agenda and considered as a regular agenda item.

- 8A. Consideration and possible action approving the minutes of the November 1, 2018 Regular City Council Meeting and corrected minutes of the April 5, 2018 Regular City Council Meeting. (Lisa Brown)
- 8B. Consideration and possible action on a resolution approving the proposed Christ The Rock Campus Subdivision Final Plat, 7.568 acres, more or less, of land, one commercial lot, located on Limmer Loop. (Ashley Lumpkin)
- 8C. Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 8 Final Plat, 27.025 acres, more or less, of land, one parkland lot, located along the northern boundary of Carmel Creek in the Hutto Crossing development site. (Ashley Lumpkin)
- 8D. Consideration and possible action on a resolution approving the proposed Titan Innovation Business Park Revised Preliminary Plat, 67.880 acres, more or less, of land, four commercial lots, located on Schneider Boulevard at New Technology Boulevard. (Ashley Lumpkin)
- 8E. Consideration and possible action on a resolution approving the proposed Cross Creek Subdivision Phase 1 Final Plat, 109.45 acres, more or less, of land, 213 residential lots, located south of CR 199. (Ashley Lumpkin)
- 8F. Consideration and possible action on a resolution approving the proposed Hutto Square Commercial Block U Lots 1-3 Final Plat, 2.849 acres, more or less, of land, one commercial lot, located on Exchange Boulevard. (Ashley Lumpkin)
- 8G. Consideration and possible action on a resolution approving the proposed RSI Hutto Preliminary Plat, 315.28 acres, more or less, of land, 1314 residential lots, located between FM 1660 North and CR 119. (Ashley Lumpkin)
- 8H. Consideration and possible action on a resolution approving the proposed Titan Innovation Business Park Unit 3 Final Plat, 8.793 acres, more or less, of land, one commercial lot, located on New Technology Boulevard. (Ashley Lumpkin)

- 8I. Consideration and possible action on a resolution approving the proposed Mager Meadows Phase 3 Final Plat, 25.051 acres, more or less, of land, 103 residential lots, located on the north side of Mager Lane at Marimoor Drive. (Ashley Lumpkin)

REGULAR AGENDA ITEMS

9. **ORDINANCES:**

- 9A. Consideration of a public hearing and possible action on the first reading of an ordinance approving a specific use permit for the property located at 110 Co-Op Boulevard, 2.08 acres, more or less, of land, Lot 4 (S/PT) of the Co-Op District Subdivision, allowing a drive thru lane. (Ashley Lumpkin)
- 9B. Consideration and possible action on the first reading of an ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Cross Creek Public Improvement District; making a finding of Special Benefit to the Property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the special assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability, and providing and effective date. (City Attorney)

10. **RESOLUTIONS:**

- 10A. Consideration and possible action on a resolution consenting to the issuance of certain bonds issued by the Public Finance Authority and authorizing the execution of a Continuing Disclosure Agreement relating to said bonds; and containing other matters related thereto. (City Attorney)

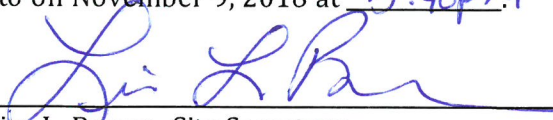
11. **OTHER BUSINESS:**

- 11A. Consideration of and possible appointments to City Boards and Commissions, including the Economic Development Corporations. (Lisa Brown)

12. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the November 15, 2018 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on November 9, 2018 at 5:40pm.



Lisa L. Brown, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 759-4033 or lisa.brown@huttotx.gov for assistance.

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

7A.

AGENDA DATE: November 15, 2018

PRESENTED BY:

Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Presentation regarding the Facade Improvement Grant Program.
(Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Old Town Façade Improvement Grant was adopted by City Council (Ordinance No. 0-16-08-8B) on August 4, 2016. The three-year Pilot Program, which could be renewed or discontinued had an investment of \$10,000 per year. The Façade Improvement Grant is a 50/50 matching program for work on the exterior of a home or business. The grant recipients will be reimbursed for 50 percent of the cost of eligible expenses for improvements on facades that are visible for the public right-of-way. All properties located within the City of Hutto's Historic District are eligible for this grant. The property does not have to be designated as historic in order to qualify.

Expenses that qualify for reimbursement include repairs and improvements to the exterior of a home or a business on a façade that is visible from a public street. Examples of eligible improvements include, but are not limited to: repairs to your exterior siding or roofing, cleaning and/or repointing brick, restoring original wood windows, a fresh coat of paint and/or a new sign for your business. The maximum City contribution is as follows: façade restoration up to \$5,000, new paint up to \$2,500 and signage up to \$750.

Prior to work beginning, the project shall be reviewed by the Historic Preservation Officer (HPO) to insure that all work that is being completed complies with Chapter 6 of the Unified Development Code (UDC) and the Secretary of Interior's Standards for Rehabilitation. Paint colors must be chosen from the approved list of historically appropriate paint colors. Once the applicant has completed the project, the applicant must provide receipts for all work completed and staff will inspect the property to make sure the work completed matches the application.

Per Section 1.06.033 of the Ordinance, all applications shall be reviewed by a four member committee, that include, one member of the Historic Preservation Commission, the Historic Preservation Officer (HPO), the Downtown Manager and the Director of Development Services. The deadline for all applications was Friday, September 7, 2018 at 5:00 p.m.

For the 2018 submittal period, six applications were received. One application received did not meet

the minimum qualifications due to the work already having been completed. The remaining five applications are eligible to receive the grant. The four member review committee met to discuss the applications. The table below breaks down the work and the amount of money that is being requested by the eligible applicants.

Number	Type	Total Cost of Improvements	Request	Proposed Work (breakout)
1	Residential	\$8,111.44	\$4,055.72	Façade Restoration, Paint, Materials
2	Residential	\$2,347.93	\$1,173.97	Façade Restoration, Paint, Materials
3	Residential	\$3,170.00	\$1,585.00	Façade Restoration, Paint, Materials
4	Residential	\$1,662.85	\$831.43	Façade Restoration, Paint, Materials
5	Daycare	\$2,900.00	\$1,450.00	Paint, Materials
	Total	\$18,192.22	\$9,096.12	

The review committee had a total amount of \$10,000 in grant money to help eligible applicants. The review committee came to the conclusion to help as many of the eligible applicants as possible. The review committee was able to award all five of the eligible applicants with either all or partial of the amount that they were requesting based on the eligible proposed work.

All applicants will receive a letter letting them know if they have received an amount of the grant and total or if they have not. All applicants that receive the grant are encouraged to inform staff of the progress of their work and submit receipts once the project is completed. Once the receipts showing completion are submitted, staff will schedule an on-site inspection with the applicant. Following the inspection and review of the receipts, a reimbursement check up to the amount awarded unless any part of the project is withdrawn will be issued.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Not applicable.

SUPPORTING MATERIAL:

There are no supporting documents.

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7B. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Edena Atmore, Assistant City Manager

ITEM: Presentation of Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ending 2017. (Edena Atmore)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

The Government Finance Officers Association presented a Certificate of Achievement for Excellence in Financial Reporting to the City of Hutto for its Comprehensive Annual Financial Report for the Financial Year Ended September 30, 2017.

James Bryson was also presented with an Award of Financial Reporting Achievement. This award is presented by the Government Finance Officers Association to the individual designated as instrumental in their government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

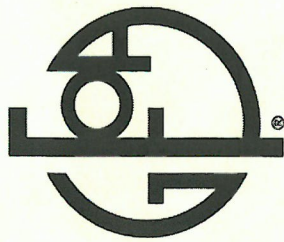
Not applicable.

STAFF RECOMMENDATION:

Not applicable.

SUPPORTING MATERIAL:

1. [Certificate](#)
2. [Certificate](#)



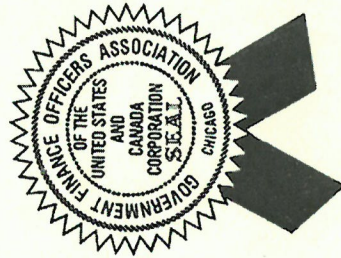
The Government Finance Officers Association
of the United States and Canada

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

James Bryson
Director of Finance
City of Hutto, Texas



The award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the individual(s) designated as instrumental in their government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Christopher P. Morill

Date October 10, 2018



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Hutto
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2017

Christopher P. Morill

Executive Director/CEO

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 7C. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Edena Atmore, Assistant City Manager

ITEM:

Presentation of the City Financials for the Month of October as well as quarterly investment reports for September as required by the fiscal and budgetary policy. (Edena Atmore)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

Financials for the month of October, 2018 consisting of the Balance Sheets, Income Statements, and Fund Balances. Additionally, a Quarterly Investment Report Summary for September 2018 and Breakout of the Utility Fund. The purpose is to inform the Council and public of the City's fiscal stewardship.

BUDGETARY AND FINANCIAL SUMMARY:

Overall activity is in line with expectations.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

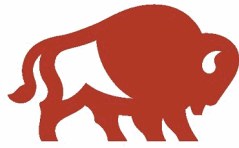
Not applicable.

STAFF RECOMMENDATION:

Not applicable

SUPPORTING MATERIAL:

1. [Quarterly Investment Report 9-30-18](#)



City of Hutto



For the Quarter Ended
September 30, 2018

Report Name

Certification Page

Executive Summary

Benchmark Comparison

Detail of Security Holdings

Change in Value

Earned Income

Investment Transactions

Amortization and Accretion

Projected Fixed Income Cash Flows

MARKET RECAP - SEPTEMBER 2018:

As September began, the yield on the two-year Treasury note sat at 2.63%, right in the middle of a narrow range that had prevailed since mid-July. The 10-year T-note, meanwhile, was just 23 basis points higher at 2.86%. Within a few days, a string of strong data would spark a bond sell-off that would send yields sharply higher throughout the month. The ISM manufacturing index topped the most optimistic of forecasts, climbing above 61 for the first time since 2004 to 61.3. The prices paid index logged a second straight month in the stratosphere, dipping from 73.2 to 72.1. The ISM non-manufacturing index, which covers the much larger service sector that accounts for roughly 88% of the economy, surged from an 11-month low of 55.7 to 58.5 in August. While the ISM surveys are booming, the real fireworks came with the August employment report. Although the increase in non-farm payrolls was close to expectations at +201k and the unemployment rate held steady at 3.9%, average hourly earnings doubled forecasts with a +0.4% gain that took the year-over-year increase to +2.9% and the three month annualized pace above +3.0%. Taken together, the jobs data indicates a tight labor market where difficulty finding workers is restraining job growth and leading employers to respond with higher wages, stoking wage inflation fears. The overall strength seen in the early month indicators sent bond prices tumbling and would quickly push yields on the two-year and 10-year Treasury notes north of 2.80% and 3.00% respectively.

Contrary to the wage data, the producer and consumer price indexes both moderated in August. The headline producer price index fell -0.1% for the month and the year-over-year pace dropped from +3.2% to +2.8%, while core PPI retreated from +2.7% to +2.3% y-o-y. Consumer prices also eased as headline CPI was below forecast at +0.2%, taking the y-o-y rate down a tenth to +2.7%. Core CPI was even lower, up just +0.1% on the month with the y-o-y sliding from +2.4% to +2.2%. Consumer spending was weaker than expected in August but upward revisions to July kept the annual rate above 6% for a fourth straight month. Consumer confidence measures hover at or near recovery highs with Bloomberg's Consumer Comfort Index topping 60 for the first time since 2001, and the Conference Board's Consumer Confidence Index reaching a new 18-year high. Housing seems to be the one area exhibiting signs of weakness as higher prices and higher mortgage rates crimp affordability. Existing home sales were unchanged in August and are hovering at the lowest levels since early 2016.

By the time the Fed's FOMC met on September 26th, the third 25 basis point rate hike of 2018 was a foregone conclusion and the Fed obliged. Market fears of an overtly hawkish statement and more aggressive dot plot were not realized as the committee struck a balanced tone. The dot plot still indicates a hike in December, followed by three more in 2019 and one in 2020. Bond yields, having spent the month of September moving higher, were largely unchanged following the announcement. The two-year T-note closed the month at 2.82% while the 10-year settled at 3.06%. Stocks continued their trek higher with the Dow and the S&P 500 trading to record highs during the month.

For the Quarter Ended
September 30, 2018

This report is prepared for the **City of Hutto** (the "Entity") in accordance with Chapter 2256 of the Texas Public Funds Investment Act ("PFIA"). Section 2256.023(a) of the PFIA states that: "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Entity's investment officers and includes the disclosures required in the PFIA. To the extent possible, market prices have been obtained from independent pricing sources.

The investment portfolio complied with the PFIA and the Entity's approved Investment Policy and Strategy throughout the period. All investment transactions made in the portfolio during this period were made on behalf of the Entity and were made in full compliance with the PFIA and the approved Investment Policy.

Officer Names and Titles:

Name: James Bryson

Title: Director of Finance

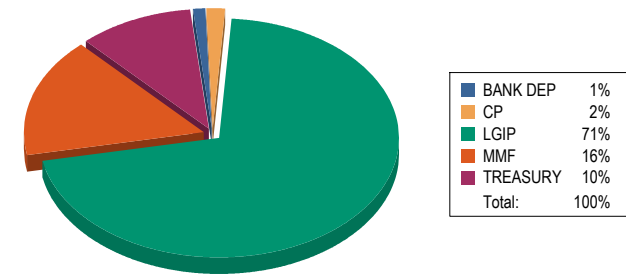
Account Summary

Allocation by Security Type

Beginning Values as of 06/30/18

Ending Values as of 09/30/18

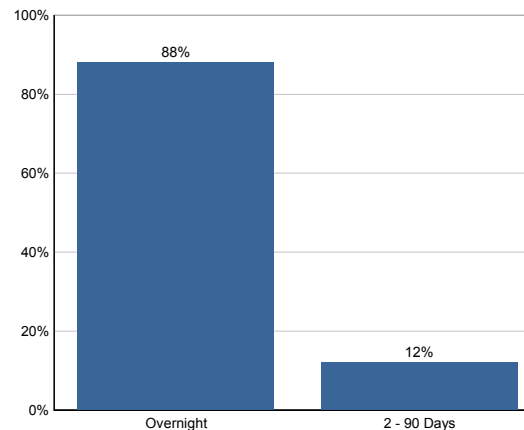
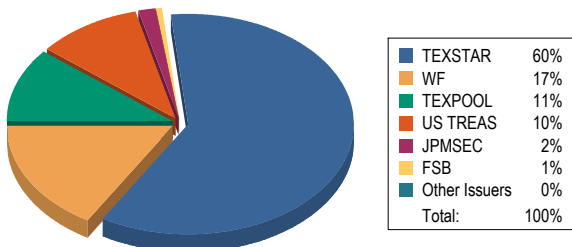
Par Value	38,001,424.54	29,166,094.27
Market Value	37,973,518.04	29,159,194.27
Book Value	37,980,412.31	29,161,699.74
Unrealized Gain/(Loss)	(6,894.27)	(2,505.47)
Market Value %	99.98%	99.99%
Weighted Avg. YTW	1.700%	1.959%
Weighted Avg. YTM	1.700%	1.959%



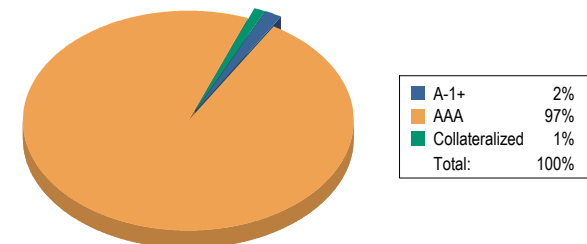
Allocation by Issuer

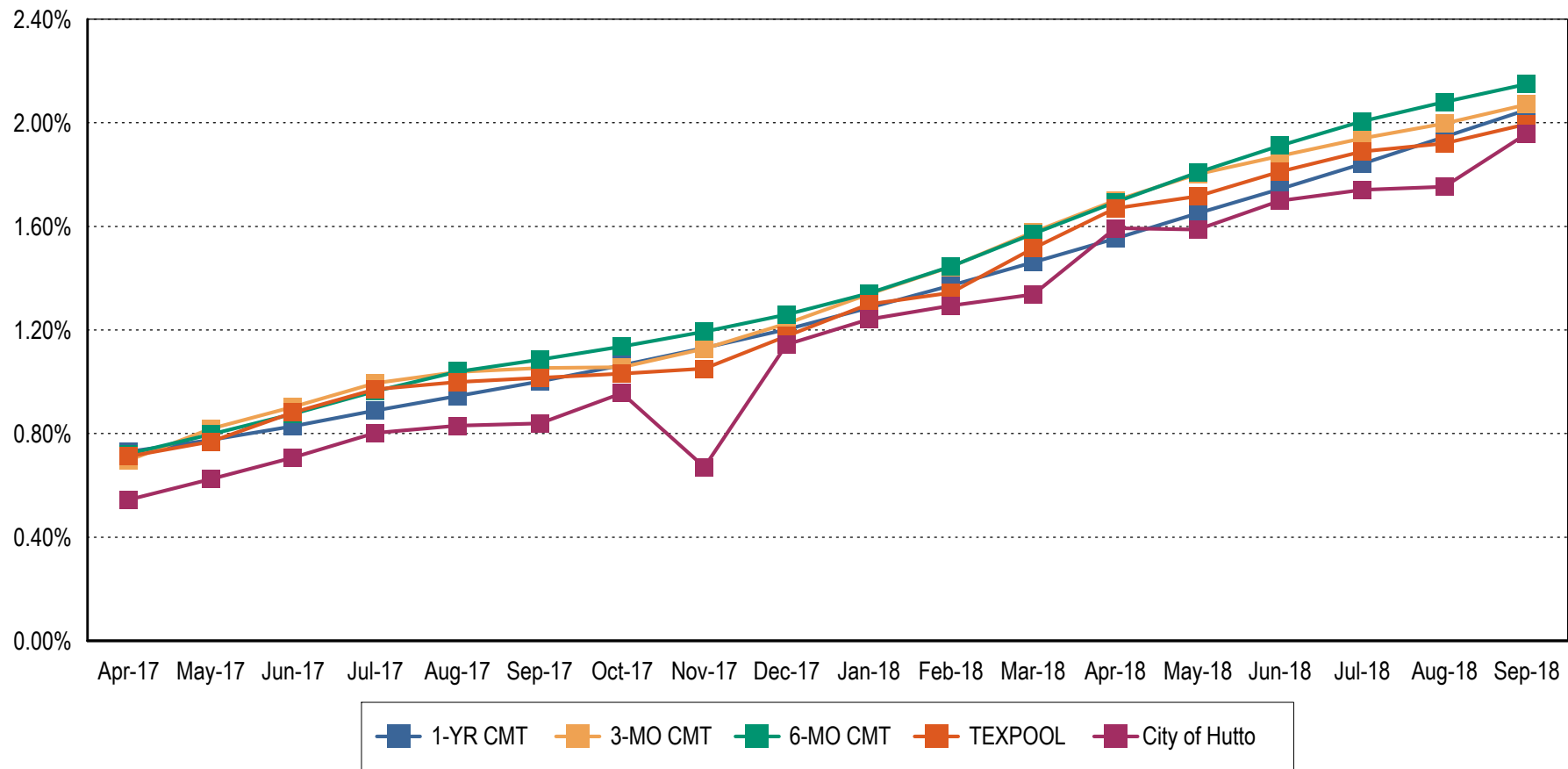
Maturity Distribution %

Credit Quality



Weighted Average Days to Maturity: 8





Note 1: CMT stands for Constant Maturity Treasury. This data is published in Federal Reserve Statistical Release H.15 and represents an average of all actively traded Treasury securities having that time remaining until maturity. This is a standard industry benchmark for Treasury securities. The CMT benchmarks are moving averages. The 3-month CMT is the daily average for the previous 3 months, the 6-month CMT is the daily average for the previous 6 months, and the 1-year and 2-year CMT's are the daily averages for the previous 12-months.

Note 2: Benchmark data for TexPool is the monthly average yield.

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
2007 Tax Note Bond Fund																	
TEXSTAR		LGIP	TexSTAR					172,162.17	100.000	172,162.17	172,162.17	100.000	172,162.17	1		1.999	1.999
Total for 2007 Tax Note Bond Fund								172,162.17	100.000	172,162.17	172,162.17	100.000	172,162.17	1		1.999	1.999
2010 Bond Fund																	
TEXSTAR		LGIP	TexSTAR					108.66	100.000	108.66	108.66	100.000	108.66	1		1.999	1.999
Total for 2010 Bond Fund								108.66	100.000	108.66	108.66	100.000	108.66	1		1.999	1.999
2010 GO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					160,233.56	100.000	160,233.56	160,233.56	100.000	160,233.56	1		1.999	1.999
Total for 2010 GO Bond Fund								160,233.56	100.000	160,233.56	160,233.56	100.000	160,233.56	1		1.999	1.999
2011 CO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					203,330.23	100.000	203,330.23	203,330.23	100.000	203,330.23	1		1.999	1.999
Total for 2011 CO Bond Fund								203,330.23	100.000	203,330.23	203,330.23	100.000	203,330.23	1		1.999	1.999
2012 GO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					64,963.96	100.000	64,963.96	64,963.96	100.000	64,963.96	1		1.999	1.999
Total for 2012 GO Bond Fund								64,963.96	100.000	64,963.96	64,963.96	100.000	64,963.96	1		1.999	1.999
2013 CO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					204.67	100.000	204.67	204.67	100.000	204.67	1		1.999	1.999
Total for 2013 CO Bond Fund								204.67	100.000	204.67	204.67	100.000	204.67	1		1.999	1.999

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
2016 GO Bond Fund																	
TEXSTAR		LGIP	TexSTAR					240,967.41	100.000	240,967.41	240,967.41	100.000	240,967.41	1		1.999	1.999
Total for 2016 GO Bond Fund								240,967.41	100.000	240,967.41	240,967.41	100.000	240,967.41	1		1.999	1.999
2017 CO Bonds																	
TEXSTAR		LGIP	TexSTAR					11,349,065.72	100.000	11,349,065.72	11,349,065.72	100.000	11,349,065.72	1		1.999	1.999
912828A34	12/04/17	TREAS NOTE	U.S. Treasury	1.250	11/30/18			3,000,000.00	99.590	2,987,695.31	2,997,952.41	99.850	2,995,500.00	61		1.670	1.670
Total for 2017 CO Bonds								14,349,065.72	99.914	14,336,761.03	14,347,018.13	99.969	14,344,565.72	14		1.931	1.931
2017 LTN Bond Fund																	
TEXSTAR		LGIP	TexSTAR					1,347,448.04	100.000	1,347,448.04	1,347,448.04	100.000	1,347,448.04	1		1.999	1.999
Total for 2017 LTN Bond Fund								1,347,448.04	100.000	1,347,448.04	1,347,448.04	100.000	1,347,448.04	1		1.999	1.999
Debt Service																	
TEXSTAR		LGIP	TexSTAR					247,837.88	100.000	247,837.88	247,837.88	100.000	247,837.88	1		1.999	1.999
TEXSTAR2		LGIP	TexSTAR					17,814.59	100.000	17,814.59	17,814.59	100.000	17,814.59	1		1.999	1.999
Total for Debt Service								265,652.47	100.000	265,652.47	265,652.47	100.000	265,652.47	1		1.999	1.999
Operating Fund																	
FSB		BANK DEP	Bancorp South					186,754.98	100.000	186,754.98	186,754.98	100.000	186,754.98	1		1.570	1.570
TEXPOOL		LGIP	TexPool					3,100,004.21	100.000	3,100,004.21	3,100,004.21	100.000	3,100,004.21	1		1.995	1.995
TEXSTAR		LGIP	TexSTAR					3,744,416.94	100.000	3,744,416.94	3,744,416.94	100.000	3,744,416.94	1		1.999	1.999
WF-HUTSWP		MMF	Wells Fargo MM Sweep					4,709,302.36	100.000	4,709,302.36	4,709,302.36	100.000	4,709,302.36	1		1.983	1.983
WF-HUTTO		BANK DEP	Wells Fargo					121,478.89	100.000	121,478.89	121,478.89	100.000	121,478.89	1		0.000	0.000
46640QMB4	03/16/18	CP - DISC	J.P.Morgan Sec		12/11/18			500,000.00	98.215	491,075.00	497,653.06	99.520	497,600.00	72		2.423	2.423
Total for Operating Fund								12,361,957.38	99.928	12,353,032.38	12,359,610.44	99.981	12,359,557.38	4		1.983	1.983

CUSIP	Settle Date	Sec. Type	Sec. Description	CPN	Mty Date	Next Call	Call Type	Par Value	Purch Price	Orig Cost	Book Value	Mkt Price	Market Value	Days to Mty	Days to Call	YTM	YTW
Total for City of Hutto									29.166,094.27	99.927	29,144,864.58	29,161,699.74	99.976	29,159,194.27	8	1.959	1.959

CUSIP	Security Type	Security Description	06/30/18 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	09/30/18 Book Value	06/30/18 Market Value	09/30/18 Market Value	Change in Mkt Value
2007 Tax Note Bond Fund											
TEXSTAR	LGIP	TexSTAR	171,323.63	838.54	0.00	0.00	0.00	172,162.17	171,323.63	172,162.17	838.54
Total for 2007 Tax Note Bond Fund			171,323.63	838.54	0.00	0.00	0.00	172,162.17	171,323.63	172,162.17	838.54
2010 Bond Fund											
TEXSTAR	LGIP	TexSTAR	107.89	0.77	0.00	0.00	0.00	108.66	107.89	108.66	0.77
Total for 2010 Bond Fund			107.89	0.77	0.00	0.00	0.00	108.66	107.89	108.66	0.77
2010 GO Bond Fund											
TEXSTAR	LGIP	TexSTAR	159,453.10	780.46	0.00	0.00	0.00	160,233.56	159,453.10	160,233.56	780.46
Total for 2010 GO Bond Fund			159,453.10	780.46	0.00	0.00	0.00	160,233.56	159,453.10	160,233.56	780.46
2011 CO Bond Fund											
TEXSTAR	LGIP	TexSTAR	202,339.91	990.32	0.00	0.00	0.00	203,330.23	202,339.91	203,330.23	990.32
Total for 2011 CO Bond Fund			202,339.91	990.32	0.00	0.00	0.00	203,330.23	202,339.91	203,330.23	990.32
2012 GO Bond Fund											
TEXSTAR	LGIP	TexSTAR	64,647.51	316.45	0.00	0.00	0.00	64,963.96	64,647.51	64,963.96	316.45
Total for 2012 GO Bond Fund			64,647.51	316.45	0.00	0.00	0.00	64,963.96	64,647.51	64,963.96	316.45
2013 CO Bond Fund											
BBVAHUTTO	BANK DEP	BBVA Compass MM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TEXSTAR	LGIP	TexSTAR	203.74	0.93	0.00	0.00	0.00	204.67	203.74	204.67	0.93
Total for 2013 CO Bond Fund			203.74	0.93	0.00	0.00	0.00	204.67	203.74	204.67	0.93

CUSIP	Security Type	Security Description	06/30/18 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	09/30/18 Book Value	06/30/18 Market Value	09/30/18 Market Value	Change in Mkt Value
2016 GO Bond Fund											
TEXSTAR	LGIP	TexSTAR	286,476.76	787.47	(46,296.82)	0.00	0.00	240,967.41	286,476.76	240,967.41	(45,509.35)
Total for 2016 GO Bond Fund			286,476.76	787.47	(46,296.82)	0.00	0.00	240,967.41	286,476.76	240,967.41	(45,509.35)
2017 CO Bonds											
TEXSTAR	LGIP	TexSTAR	12,025,476.27	643,162.88	(1,319,573.43)	0.00	0.00	11,349,065.72	12,025,476.27	11,349,065.72	(676,410.55)
912828L40	TREAS NOTE	U.S. Treasury 1.000 09/15/18	2,996,236.35	0.00	(3,000,000.00)	3,763.65	0.00	0.00	2,994,240.00	0.00	(2,994,240.00)
912828A34	TREAS NOTE	U.S. Treasury 1.250 11/30/18	2,994,812.79	0.00	0.00	3,139.62	0.00	2,997,952.41	2,989,569.00	2,995,500.00	5,931.00
Total for 2017 CO Bonds			18,016,525.41	643,162.88	(4,319,573.43)	6,903.27	0.00	14,347,018.13	18,009,285.27	14,344,565.72	(3,664,719.55)
2017 LTN Bond Fund											
TEXSTAR	LGIP	TexSTAR	1,359,325.13	2,233.11	(14,110.20)	0.00	0.00	1,347,448.04	1,359,325.13	1,347,448.04	(11,877.09)
Total for 2017 LTN Bond Fund			1,359,325.13	2,233.11	(14,110.20)	0.00	0.00	1,347,448.04	1,359,325.13	1,347,448.04	(11,877.09)
Debt Service											
TEXSTAR	LGIP	TexSTAR	1,587,824.16	809.90	(1,340,796.18)	0.00	0.00	247,837.88	1,587,824.16	247,837.88	(1,339,986.28)
TEXSTAR2	LGIP	TexSTAR	4,602,133.82	2,982.21	(4,587,301.44)	0.00	0.00	17,814.59	4,602,133.82	17,814.59	(4,584,319.23)
Total for Debt Service			6,189,957.98	3,792.11	(5,928,097.62)	0.00	0.00	265,652.47	6,189,957.98	265,652.47	(5,924,305.51)
Operating Fund											
FSB	BANK DEP	Bancorp South	186,051.26	703.72	0.00	0.00	0.00	186,754.98	186,051.26	186,754.98	703.72
TEXPOOL	LGIP	TexPool	3,306,131.89	0.00	(206,127.68)	0.00	0.00	3,100,004.21	3,306,131.89	3,100,004.21	(206,127.68)
TEXSTAR	LGIP	TexSTAR	307,988.67	6,876,141.43	(3,439,713.16)	0.00	0.00	3,744,416.94	307,988.67	3,744,416.94	3,436,428.27
WF-HUTSWP	MMF	Wells Fargo MM Sweep	0.00	4,709,302.38	0.00	0.00	0.00	4,709,302.36	0.00	4,709,302.36	4,709,302.36
WF-HUTTO	BANK DEP	Wells Fargo	3,241,940.80	0.00	(3,120,461.91)	0.00	0.00	121,478.89	3,241,940.80	121,478.89	(3,120,461.91)
36960MGT4	CP - DISC	GE Co 0.000 07/27/18	3,993,326.68	0.00	(4,000,000.00)	6,673.32	0.00	0.00	3,993,876.00	0.00	(3,993,876.00)
46640QMB4	CP - DISC	J.P.Morgan Sec 0.000 12/11/18	494,611.95	0.00	0.00	3,041.11	0.00	497,653.06	494,408.50	497,600.00	3,191.50
Total for Operating Fund			11,530,051.25	11,586,147.53	(10,766,302.75)	9,714.43	0.00	12,359,610.44	11,530,397.12	12,359,557.38	829,160.26

CUSIP	Security Type	Security Description	06/30/18 Book Value	Cost of Purchases	Maturities / Calls / Sales	Amortization / Accretion	Realized Gain/(Loss)	09/30/18 Book Value	06/30/18 Market Value	09/30/18 Market Value	Change in Mkt Value
Total for City of Hutto			37,980,412.31	12,239,050.57	(21,074,380.82)	16,617.70	0.00	29,161,699.74	37,973,518.04	29,159,194.27	(8,814,323.77)

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
2007 Tax Note Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	838.54	838.54	0.00	0.00	0.00	838.54
Total for 2007 Tax Note Bond Fund			0.00	838.54	838.54	0.00	0.00	0.00	838.54
2010 Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	0.77	0.77	0.00	0.00	0.00	0.77
Total for 2010 Bond Fund			0.00	0.77	0.77	0.00	0.00	0.00	0.77
2010 GO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	780.46	780.46	0.00	0.00	0.00	780.46
Total for 2010 GO Bond Fund			0.00	780.46	780.46	0.00	0.00	0.00	780.46
2011 CO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	990.32	990.32	0.00	0.00	0.00	990.32
Total for 2011 CO Bond Fund			0.00	990.32	990.32	0.00	0.00	0.00	990.32
2012 GO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	316.45	316.45	0.00	0.00	0.00	316.45
Total for 2012 GO Bond Fund			0.00	316.45	316.45	0.00	0.00	0.00	316.45
2013 CO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	0.93	0.93	0.00	0.00	0.00	0.93
Total for 2013 CO Bond Fund			0.00	0.93	0.93	0.00	0.00	0.00	0.93

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
2016 GO Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	1,195.65	1,195.65	0.00	0.00	0.00	1,195.65
Total for 2016 GO Bond Fund			0.00	1,195.65	1,195.65	0.00	0.00	0.00	1,195.65
2017 CO Bonds									
TEXSTAR	LGIP	TexSTAR	0.00	57,056.55	57,056.55	0.00	0.00	0.00	57,056.55
912828L40	TREAS NOTE	U.S. Treasury 1.000 09/15/18	8,804.35	6,195.65	15,000.00	0.00	0.00	3,763.65	9,959.30
912828A34	TREAS NOTE	U.S. Treasury 1.250 11/30/18	3,176.23	9,426.23	0.00	0.00	12,602.46	3,139.62	12,565.85
Total for 2017 CO Bonds			11,980.58	72,678.43	72,056.55	0.00	12,602.46	6,903.27	79,581.70
2017 LTN Bond Fund									
TEXSTAR	LGIP	TexSTAR	0.00	6,574.91	6,574.91	0.00	0.00	0.00	6,574.91
Total for 2017 LTN Bond Fund			0.00	6,574.91	6,574.91	0.00	0.00	0.00	6,574.91
Debt Service									
TEXSTAR	LGIP	TexSTAR	0.00	2,460.72	2,460.72	0.00	0.00	0.00	2,460.72
TEXSTAR2	LGIP	TexSTAR	0.00	4,361.20	4,361.20	0.00	0.00	0.00	4,361.20
Total for Debt Service			0.00	6,821.92	6,821.92	0.00	0.00	0.00	6,821.92
Operating Fund									
FSB	BANK DEP	Bancorp South	0.00	671.52	671.52	0.00	0.00	0.00	671.52
TEXPOOL	LGIP	TexPool	0.00	15,683.41	15,683.41	0.00	0.00	0.00	15,683.41
TEXSTAR	LGIP	TexSTAR	0.00	16,742.89	16,742.89	0.00	0.00	0.00	16,742.89
36960MGT4	CP - DISC	GE Co 0.000 07/27/18	0.00	0.00	0.00	0.00	0.00	6,673.32	6,673.32
46640QMB4	CP - DISC	J.P.Morgan Sec 0.000 12/11/18	0.00	0.00	0.00	0.00	0.00	3,041.11	3,041.11
Total for Operating Fund			0.00	33,097.82	33,097.82	0.00	0.00	9,714.43	42,812.25

CUSIP	Security Type	Security Description	Beg. Accrued	Interest Earned	Interest Rec'd / Sold / Matured	Interest Purchased	Ending Accrued	Disc Accr / Prem Amort	Net Income
Total for City of Hutto			11,980.58	123,296.20	122,674.32	0.00	12,602.46	16,617.70	139,913.90

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
2017 CO Bonds															
Maturities															
09/15/18	09/15/18	912828L40	TREAS NOTE	U.S. Treasury	1.000	09/15/18		3,000,000.00	100.000	3,000,000.00	0.00	3,000,000.00		1.612	
Total for: Maturities								3,000,000.00		3,000,000.00	0.00	3,000,000.00		1.612	
Income Payments															
09/17/18	09/15/18	912828L40	TREAS NOTE	U.S. Treasury	1.000	09/15/18				0.00	15,000.00	15,000.00			
Total for: Income Payments										0.00	15,000.00	15,000.00			
Operating Fund															
Maturities															
07/27/18	07/27/18	36960MGT4	CP - DISC	GE Co		07/27/18		4,000,000.00	100.000	4,000,000.00	0.00	4,000,000.00		2.325	
Total for: Maturities								4,000,000.00		4,000,000.00	0.00	4,000,000.00		2.325	

Trade Date	Settle Date	CUSIP	Security Type	Security Description	Coupon	Mty Date	Call Date	Par Value	Price	Principal Amount	Int Purchased / Received	Total Amount	Realized Gain / Loss	YTM	YTW
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Total for All Portfolios

Transaction Type	Quantity	Total Amount	Realized G/L	YTM	YTW
Total Maturities	7,000,000.00	7,000,000.00		2.019	
Total Income Payments	0.00	15,000.00			

CUSIP	Settle Date	Security Type	Security Description	Next Call Date	Purchase Qty	Orig Price	Original Cost	Amrt/Accr for Period	Total Amrt/Accr Since Purch	Remaining Disc / Prem	Book Value
2017 CO Bonds											
912828L40	12/04/17	TREAS NOTE	U.S. Treasury 1.000 09/15/18		0.00	99.527	0.00	3,763.65	0.00	0.00	0.00
912828A34	12/04/17	TREAS NOTE	U.S. Treasury 1.250 11/30/18		3,000,000.00	99.590	2,987,695.31	3,139.62	10,257.10	2,047.59	2,997,952.41
Total for 2017 CO Bonds					3,000,000.00		2,987,695.31	6,903.27	10,257.10	2,047.59	2,997,952.41
Operating Fund											
36960MGT4	04/20/18	CP - DISC	GE Co 0.000 07/27/18		0.00	99.371	0.00	6,673.32	0.00	0.00	0.00
46640QMB4	03/16/18	CP - DISC	J.P.Morgan Sec 0.000 12/11/18		500,000.00	98.215	491,075.00	3,041.11	6,578.06	2,346.94	497,653.06
Total for Operating Fund					500,000.00		491,075.00	9,714.43	6,578.06	2,346.94	497,653.06
Total for City of Hutto					3,500,000.00		3,478,770.31	16,617.70	16,835.16	4,394.53	3,495,605.47

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount
2017 CO Bonds						
912828A34	TREAS NOTE	U.S. Treasury 1.250 11/30/18	11/30/18	18,750.00	3,000,000.00	3,018,750.00
Total for 2017 CO Bonds				18,750.00	3,000,000.00	3,018,750.00
Operating Fund						
46640QMB4	CP - DISC	J.P.Morgan Sec 0.000 12/11/18	12/11/18	0.00	500,000.00	500,000.00
Total for Operating Fund				0.00	500,000.00	500,000.00

CUSIP	Security Type	Security Description	Pay Date	Interest	Principal	Total Amount
Total for All Portfolios						
			November 2018	18,750.00	3,000,000.00	3,018,750.00
			December 2018	0.00	500,000.00	500,000.00
Total Projected Cash Flows for City of Hutto				18,750.00	3,500,000.00	3,518,750.00

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 8A. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Lisa Brown, City Secretary

ITEM:

Consideration and possible action approving the minutes of the November 1, 2018 Regular City Council Meeting and corrected minutes of the April 5, 2018 Regular City Council Meeting. (Lisa Brown)

STRATEGIC GUIDE POLICY: Quality of Life & Services

ITEM BACKGROUND:

Meeting minutes have been prepared and are presented for Council approval for the November 1, 2018 City Council meeting. The April 5, 2018 minutes are being corrected to include error of omissions.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends approval.

SUPPORTING MATERIAL:

1. [April 5, 2018 Corrected Minutes](#)
2. [November 1, 2018 Minutes](#)



**CITY COUNCIL
CORRECTED MEETING MINUTES
APRIL 5, 2018, 2018**

The Hutto City Council met in a regular session on Thursday, April 5, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 7:00 p.m.

ROLL CALL

Members of the City Council that were present were Mayor Doug Gaul, Mayor Pro-tern Tom Hines, Councilmember Scott Rose, Councilmember Tim Jordan, Councilmember Terri Grimm, Councilmember Nathan Killough, and Councilmember Lucio Valdez.

Members of staff that were present were Odis Jones, City Manager; Helen Ramirez, Assistant City Manager; City Attorney, Bill Bingham; Anthony Emadi, Chief Financial Officer; Byron Frankland, Chief of Police; Ashley Lumpkin, Executive Director Development Services, Carolyn Horner, Planning Director, Anthony Host, Director of Construction; Eliska Padilla, Executive Director of Communication; Larry Foos, Director of Parks and Recreation; David Mason, Purchasing; David Magana, Executive Director of Engineering; Ryan Morgan, Manager of General Services; Jessica Bullock, Director of Economic Development; Sharon Parker; Assistant Events Manager; Kristi Robich, Downtown & Tourism Events Manager, and Lisa Brown, City Secretary.

PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and the Texas Pledge.

PROCLAMATION

Mayor Gaul presented a proclamation to Jessica Romigh of Keep Hutto Beautiful, declaring April 7, 2018 Great Hutto Cleanup Day. Ms. Romigh stated that this year there were more than 600 volunteers participating, an increase over last year's 229 volunteers.

Official Proclamation

Whereas, for thirteen years the Hutto Community has participated in the annual Don't Mess With Texas Trash Off, the signature litter prevention and cleanup event in Texas made possible through the hard work of volunteers; and;

Whereas, Keep Hutto Beautiful organizes the Great Hutto Cleanup, a communitywide day of service that brings citizens of Hutto and the surrounding area together to volunteer, dispose of unwanted recyclable materials, and be part of the Statewide Don't Mess With Texas Trash Off and the National Great American Cleanup; and;

Whereas, A clean community has a positive effect on safety, quality of life, economic development, and a more sustained environment; programs such as Great Hutto Cleanup encourage cleaner communities and support the missions of Keep Texas Beautiful, Don't Mess With Texas, Keep America Beautiful and other organizations with a history of addressing litter by advocating individual responsibility, community partnerships and volunteerism, and;

Whereas, all residents are invited to support litter prevention and recycling initiatives in Hutto, Texas through volunteering for the Great Hutto Cleanup or taking advantage of the free Junk Round Up services happening that day;

Now, Therefore, I, DOUG GAUL, MAYOR, of the City of Hutto, do hereby proclaim the April 7, 2018 as "**GREAT HUTTO CLEANUP DAY**" in Hutto, and encourage all citizens and organizations to partner with Keep Hutto Beautiful to be involved in the Great Hutto Cleanup and help keep the Hutto Community a clean and beautiful place to live, work and play.

Proclaimed this the 5th day of April 2018.

Mayor Gaul presented a proclamation to Monica Benoit-Beatty, Executive Director of the Williamson County Children's Advocacy Center declaring April Child Abuse Awareness Month in Hutto, Texas.

Official Proclamation

Whereas, our children are our most valuable resources and will shape the future of Texas; and;

Whereas, the US Census Department reported an estimated 2016 population of 139,582 children in Williamson County, Texas, and the Texas Department of Family & Protective Services reported 3,119 completed child abuse investigations in the county and 695 confirmed cases of child abuse or neglect; and the Williamson County Children's Advocacy Center forensically interviewed 638 children in the same time period; and;

Whereas, prevention remains the best defense for our children and families; and;

Whereas, all adults, 18 and over are considered mandated reporters in the State of Texas and are charged with officially reporting any and all suspected cases of abuse to the 1-800-252-5400 Abuse Hotline so that local professionals can properly investigate and intervene in a timely manner to keep children safe from abuse in Williamson County;

Now, Therefore, I, DOUG GAUL, MAYOR, of the City of Hutto, do hereby proclaim the Month of April 2018, as

“CHILD ABUSE AWARENESS AND PREVENTION MONTH”

and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families by that recognition; and, hereby recognize the Williamson County Children’s Advocacy Center for its outstanding service to protect the unprotected, seek justice against child maltreatment and encourage all citizens to be vigilant in recognizing and reporting child abuse in Hutto, Texas.

Proclaimed this the 5th day of April 2018.

CITY COUNCIL COMMENTS

There were no comments from Council.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

8A. Consideration and possible action on a resolution approving the proposed Co-Op District Preliminary Plat, 28.9926 acres, more or less, of land, eight non-residential lots, located on US 79 West.

8B. Consideration and possible action on a resolution approving the proposed Co-Op District Final Plat, 25.63 acres, more or less, of land, eight non-residential lots, located on US 79 West.

Motion: Mayor Pro-tem Hines made a motion to pull Items 8A and 8B. Councilmember Killough seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose

Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays

8C. Consideration and possible action on the meeting minutes for January 8, 2018, City Council Special Called Meeting, the March 15, 2018 Regular City Council Meeting, and corrected minutes for January 18, 2018.

8D. Consideration and possible action to authorize the City Manager to negotiate and execute a management agreement with KOKE FM for the purposes of performing six (6) additional annual concerts.

Motion: Mayor Pro-tem Hines made a motion to accept Items 8C and 8D. Councilmember Killough seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays

REGULAR AGENDA ITEMS

ORDINANCES

9A. Consideration and possible action on ordinance approving a tariff authorizing an annual rate review mechanism as a substitution for the annual interim rate adjustment process defined by section 104.301 of the Texas Utilities Code, and as negotiated between ATMOS Energy Corp., Mid-Tex Division (Atmos Mid-Tex or 'Company') and the Steering Committee of Cities served by Atmos; requiring the Company to reimburse Cities' reasonable ratemaking expenses; adopting a savings clause; determining that this ordinance was passed in accordance with the requirements of the open meetings act; declaring an effective date; and requiring delivery of this ordinance to the Company and Legal Counsel for the Steering Committee.

Anthony Emadi, Chief Financial Officer, presented an ordinance approving a tariff authorizing the annual rate review mechanism as a substitution for the annual interim rate adjustment process between ATMOS Energy Corp., Mid-Tex Division and the Steering Committee of Cities served by Atmos.

City Manager Odis Jones would like Mr. Emadi to work with the City Attorney on future ordinances of this type to negotiate a better deal on rates for the citizens of Hutto.

Motion: Councilmember Hines made a motion to approve the ordinance approving a tariff authorizing the annual rate review mechanism as a substitution for the annual interim rate adjustment process between ATMOS Energy Corp., Mid-Tex Division and the Steering Committee of Cities served by Atmos. Councilmember Killough seconded the motion.

Vote:

Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Council Member Nate Killough Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
Nays	None

Action: The motion passed 7 ayes, and 0 nays

- 9B. Consideration of a public hearing and possible action on the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance amendment for the Hutto Crossing PUD, 465,000 acres, more or less, of land, located at the southwest corner of Chris Kelley Boulevard and US 79 West.

Carolyn Horner presented the ordinance approving the Planned Unit Development zoning ordinance amendment for Hutto Crossings.

City Manager Odis Jones stated he did not recommend the Council approve the PUD at this time. He has been in negotiations with the developer and if were to go through now the City would have to pay the developer of \$11 million over the next 10 years that the City does not have. It was suggested that there be a two year extension.

Councilmember Hines asked what the plans were for the area - commercial business.

A public hearing was opened at 7:25 p.m. There being no comments the hearing was closed at 7:25 p.m.

Motion: Councilmember Killough made a motion to table the ordinance at this time. Councilmember Grimm seconded the motion.

Vote:

Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines
------	--

Councilmember Scott Rose
Councilmember Terri Grimm
Councilmember Tim Jordan
Councilmember Nathan Killough
Councilmember Lucio Valdez
Nays None

Action: The motion carried with 7 ayes and 0 nays.

- 9C. Consideration of a public hearing and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02, Section 2.02.122; Chapter 8, Article 8.04, Sections 8.04.105 and 8.04.108; and Chapter 16, Article 16.01, Sections 16.01.001 and 16.03.001

Carolyn Horner presented an ordinance amending the Code of Ordinances to cleanup terminology used in other chapters of the Unified Development Code.

Councilmember Rose asked if we were getting rid of the Smartcode and was assured it was already done.

Motion: Councilmember Jordan made a motion to accept the ordinance as written. Councilmember Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm
Nays None

Action: The motion passed 7 ayes, and 0 nays

- 9D. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of the Neal Tracts, 167.375 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on the south side of CR 199.

Ashley Lumpkin, Executive Director of Development Services, presented step 4 of 5 steps, the first reading of the ordinance for the annexation of the Neal Tracts out of the William Gatlin Survey.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines

Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm
Nays None

Action: The motion passed 7 ayes, and 0 nays

- 9E. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of the Overton-Wolter Tracts, 181.33 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the east side of CR 119 adjacent to the northeast boundary of the Hutto-parke Subdivision.

Ashley Lumpkin, Executive Director of Development Services, presented step 4 of 5 steps of the first reading of an ordinance for the annexation of the Overton-Wolter Tracts out of the John Dykes Survey.

Motion: Councilmember Valdez made a motion to approve the first reading of the ordinance. Councilmember Jordan seconded the motion.

Motion: Councilmember Rose made a motion to approve the ordinance as presented. Councilmember Killough seconded the motion.

Vote: Ayes Mayor Doug Gaul
 Mayor Pro-tem Tom Hines
 Councilmember Scott Rose
 Council Member Nate Killough
 Councilmember Tim Jordan
 Councilmember Lucio Valdez
 Councilmember Terri Grimm
 Nays None

Action: The motion passed 7 ayes, and 0 nays

- 9F. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of the Packsaddle Tracts, 169.99 acres, more or less, of land located on the east side of FM 1660 North and adjacent to the northern boundary of the Rivers Crossing Subdivision.

Ashley Lumpkin, Executive Director of Development Services, presented step 4 of 5 steps of the first reading of the ordinance for the annexation of the Packsaddle Tracts in the Rivers Crossing Subdivision.

Motion: Councilmember Valdez made a motion to approve the first reading of the ordinance. Councilmember Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays

9G. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of the Wallin Family Hutto Investments Tract, 136.0 acres , more or less, of land, out of the John Dykes Survey, Abstract No. 186 , located on the west side of FM 1660 North, along the northern boundary of the Hutto Parke Subdivision.

Ashley Lumpkin, Executive Director of Development Services, presented step 4 of 5 steps, the first reading of the ordinance for the annexation of the Wallin Family Hutto Investments Trust Tract out of the John Dykes Survey.

Motion: Councilmember Valdez made a motion to approve the first reading of the ordinance. Councilmember Rose seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays

Bill Bingham, City Attorney, recommended Item 9H be moved to after the Executive Session.

RESOLUTIONS

10A. Consideration and possible action on a resolution authorizing the City Manager to enter into a contract with FTWOODS Construction for the construction of an Amphitheater.

David Mason presented the bid information for the amphitheater. The Competitive Sealed bid accepted was for \$2,876,000.00. Because the bidder was unable to provide the shade shelter the job was awarded to the back-up bidder. They are in the process of negotiating the price for the removable shade shelter which will cost between \$300,000-\$400,000. The additional cost also includes the wider asphalt roads that were requested by the fire department.

Councilmember Grimm is uncomfortable voting on the project when the price is not fully negotiated.

Tony Host, Director of Construction stated the total needed for the project was \$3.4 million.

Councilmember Valdez asked how the project was being paid for and Councilmember Hines asked if the money was available. The City Manager stated the funds were provided for as part of the bond package approved in the November 2017 election.

Motion: Councilmember Jordan made a motion to approve a budget not to exceed \$3.4 million for the amphitheater. Councilmember Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays.

CITY MANAGER COMMENTS

11A. Certificate of Appreciation for Parks and Recreation's Easter Egg Hunt, improving the quality of life for Hutto citizens.

City Manager Odis Jones presented a certificate to Parks and Recreation Department in appreciation of the superior job on the Hutto Egg Hunt where 20,000 eggs were picked up in approximately five minutes.

11B. Presentation made in accordance with City Charter regarding Budget Line Item Transfers within the same fund.

Anthony Emadi, CFO, presented the monthly Budget Line Items

- 11C. Presentation of the February Financial Statements including a property tax and sales tax yearly comparison, and presentation of the investment balances as of February 28, 2018.

Anthony Emadi presented the February Financial Statements.

The Council recessed at 7:55 p.m. and reconvened at 9:49pm.

EXECUTIVE SESSION

- 12A. Executive Session, as authorized by Texas Government Code Section 551.074, deliberations regarding contract negotiations pertaining to the City Manager

No action was taken in Executive Session.

Following the Executive Session there was a second motion regarding the 9B ordinance.

Motion: Councilmember Hines made a motion to reconsider the previous motion and allow a second reading of the ordinance. . Councilmember Rose seconded the motion.

Vote:

Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Tim Jordan Councilmember Lucio Valdez Councilmember Terri Grimm
Absent	Council Member Nate Killough
Nays	None

Action: The motion passed 6 ayes, and 0 nays, 1 absent

- 9H. Consideration and possible action on the creation of a Public Improvement District and the approval of a Public Improvement District ordinance for the Co-Op Development Project.

Motion: Councilmember Hines made a motion to instruct the City Manager to post notice for a public hearing on a possible action on a public improvement district for the Co-Op District project to be held on May 3, 2018. Councilmember Grimm seconded the motion.

Vote:

Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines
------	--

Councilmember Scott Rose
Councilmember Tim Jordan
Councilmember Lucio Valdez
Councilmember Terri Grimm
Absent Council Member Nate Killough

Action: The motion passed 6 ayes, 0 nays, and 1 absent.

ADJOURNMENT

There being no further business to be heard, the meeting was adjourned at 9:51 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

ATTESTED:

Lisa L. Brown, City Secretary



**CITY COUNCIL
MEETING MINUTES
NOVEMBER 1, 2018**

The Hutto City Council met in a regular session on Thursday, November 1, 2018, in the Hutto ISD Administration Building Board Room, 200 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 7:00 p.m.

ROLL CALL

Members of the City Council present were Mayor Doug Gaul, Mayor Pro-tem Tom Hines, Councilmember Scott Rose, Councilmember Nathan Killough, Councilmember Tim Jordan, Councilmember Patti Turner and Councilmember Terri Grimm.

Members of staff that were present were Odis Jones, City Manager; Helen Ramirez, Assistant City Manager; Edena Atmore, Assistant City Manager; Mike Shaunessy, City Attorney; Byron Frankland, Chief of Police; Eliska Padilla, Executive Director of Communications; Reena O'Brien Director of Communications; Jessica Bullock, Director of Economic Development; Sharon Parker, Assistant Events Manager; Kristi Robich, Downtown Tourism & Events Manager; and Lisa Brown, City Secretary.

INVOCATION

The invocation was given by Councilmember Nathan Killough.

PLEDGE OF ALLEGIANCE

Mayor Gaul led the Pledge of Allegiance and the Texas Pledge.

CITY COUNCIL COMMENTS

There were no comments from Council.

PUBLIC COMMENT

Steven Harris 1106 Canoe Cove – Mr. Harris addressed the Council regarding the reasonableness of the designated area for posting campaign signs in front of City Hall. He hopes that in the future at the new City Hall that the Council will be more mindful when determining the restrictions outside the 100 ft. marker for posted signs.

CITY MANAGER COMMENTS

Odis Jones, City Manager, suggested Chief Frankland be allowed to give his presentation first to accommodate Bob Wunsch who was running late to the meeting.

8B. Presentation of the City of Hutto Police Department Yearly Crime Report.

Chief Byron Frankland reported the yearly crime statistics to the Council for the Fiscal Year 2017-2018. Overall crime is down with 0 robberies, 0 murders, burglaries down 10%, and DWI down by 12%. Chief Frankland noted there were increases in criminal trespass charges and drug related offenses (majority of the arrests are methamphetamine, designer drug and prescription drug related).

Mayor Pro-tem Hines asked the Chief to define criminal trespass. Criminal trespass is 1) when an individual comes on to your property uninvited, or 2) an individual is on your property and refuses to leave when asked.

8A. Construction update on the Co-Op Development.

Bob Wunsch presented an update on the Co-Op project to the Council. He stated that there have been delays to the project due to the rain. There have been 65 documented days of rain so far that equals 900 man hours. He anticipates Co-Op Boulevard and Live Oak will be paved by December 15, 2018, and that Council will be in the new chambers by mid to late January. Wunsch also reported that TxDot will also begin improvements to US 79 the first or second week of January 2019. They also have to wait for the ground to dry out before they can test the soil and start installing walls. He has also had discussions with Williamson County ESD about building a construction entrance for firetruck access.

CONSENT AGENDA

9A. Consideration and possible action approving the minutes of the October 18, 2018 Regular City Council Meeting.

9B. Consideration and possible action on a resolution regarding the acceptance of infrastructure improvements for the residential subdivision Hutto Crossing Phases 4-4 and 4-5.

Motion: Mayor Pro-tem Hines made a motion to approve Items 9A and 9B from the Consent Agenda. Councilmember Killough seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner

Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays

REGULAR AGENDA ITEMS

OTHER BUSINESS

10A. Consideration and possible appointments to City Boards and Commissions, including the Economic Development Corporation.

Motion: Mayor Gaul made a motion to appoint Lori Ortiz to the Library Advisory Board with a term to end June 30, 2019. Mayor Pro-tem Hines seconded the motion.

Vote: Ayes Mayor Doug Gaul
Mayor Pro-tem Tom Hines
Councilmember Scott Rose
Council Member Nate Killough
Councilmember Tim Jordan
Councilmember Patti Turner
Councilmember Terri Grimm

Action: The motion passed 7 ayes, and 0 nays

The Council recessed to executive session at 7:17 p.m.

EXECUTIVE SESSION

11A. Executive Session, as authorized by Texas Government Code Section 551.071, Consultation with Attorney regarding the East Street and Farley Street easement.

11B. Executive Session, as authorized by Texas Government Code Section 551.087, deliberations regarding Economic Development negotiations related to Project Wire, Co-Op, Project Music Play and Project China Connection.

The Council reconvened at 8:47 p.m.

No action was taken in Executive Session.

ACTION RELATIVE TO EXECUTIVE SESSION:

13B. Consideration and possible action relating Project Music Play.

Motion: Councilmember Tim Jordan made a motion to approve and ratify the vote by the EDC Board approving the term sheet for Project Music Play. Mayor Pro-tem Hines seconded the motion.

Vote:

Ayes	Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Tim Jordan Councilmember Patti Turner Councilmember Terri Grimm
Nays	Mayor Doug Gaul Council Member Nate Killough

Action: The motion passed 5 ayes, and 2 nays

ADJOURNMENT

There being no further business to be heard, the meeting was adjourned at 8:49 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

ATTESTED:

Lisa L. Brown, City Secretary

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8B. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed Christ The Rock Campus Subdivision Final Plat, 7.568 acres, more or less, of land, one commercial lot, located on Limmer Loop. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Christ the Rock Campus Subdivision Final Plat is a 7.568 acre (329,646 square feet) subdivision that is only one lot. The property is zoned B-2 (General Commercial).

WEST: Hutto Square Section 5A (50 Single-family lots)

NORTH: Cottonwood Creek and vacant land

EAST: Cottonwood Creek and vacant land

SOUTH: Hutto Square Section 3 (Residential Subdivision across Limmer Loop)

The proposed final plat is consistent with the UDC. There are a couple of large easements that restrict the potential development of the property. There is a 50 foot pipeline easement, a 100 foot LCRA powerline easement, a 15 foot wastewater easement, and a 20 foot waterline easement.

Utilities

Water and wastewater service will be provided by Jonah SUD. Electric is provided by Oncor and gas is provided by Atmos. The developer is responsible for getting approval for any construction that will occur in any easement on the property.

Parkland

The required parkland fees will have to be paid prior to recordation.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution with the condition of adding the following plat note: "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."

SUPPORTING MATERIAL:

1. [Resolution - Christ The Rock Campus Subdivision Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "CHRIST THE ROCK CAMPUS SUBDIVISION 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 "Christ The Rock Campus Subdivision Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

"68.811 ACRES (RESIDUE)"
SWD - HUTTO DEVELOPMENT, LTD.
TO
HUTTO SQUARE, LLC
12-27-2012 DOC.# 2012107926 OPRWC

0.26 ACRE WASTE WATER EASEMENT
DOC. NO. 2017028659 OPRWC

ZONE "X"

"X"

J. DYKES SURVEY ^{F78}
ABSTRACT NO. 1861

APPROX. LOCATION
OF SURVEY LINE

J. SHELTON SURVEY,
ABSTRACT NO. 560

CORRECTED
N50°

Y
560

6091 ACRES (RESIDUE)
CORRECTION WD — SEBIV INVESTMENTS, LTD.
TO
HUTTO DEVELOPMENT, LTD.
01-30-2012 DOC.# 2012066514 OPRWC

194.72'

LOT 1
BLOCK 1

7.568 ACRES
(329,646 SQ. FT.)

50' PIPELINE EASEMENT
0.99 ACRES

ENTERPRISE CRUDE PIPELINE
"7.575 ACRES"
SWD W/VL - HUTTO DEVELOPMENT, LTD.
TO
CHRIST THE ROCK LUTHERAN CHURCH, INC.
11-2-2017 DOC.# 2017101952 OPRWC

SE 1/4 "7.575 ACRES"
SWD W/VL - HUTTO DEVELOPMENT, LTD.
TO
CHRIST THE ROCK LUTHERAN CHURCH, INC.
11-2-2017 DOC: # 2017101952 OPRWC

100' LCRA POWERLINE EASEMENT
DOC. NO. 2012075038, 2.08 ACRES
0.21 ACRE WATERLINE EASEMENT
DOC. NO. 2017028658

0.21 ACRE WATERLINE EASEMENT
DOC. NO. 2017028658

$\Delta = 004^{\circ} 07' 27''$ $R = 2040.00'$ $\tau = 73.45'$
 $L = 146.84'$ $CB = S75^{\circ} 36' 49'' W$ $CL = 146.81'$

201.06 ACRES (RESIDUE)
HUGH S. DAVENPORT, JR., INDIVIDUALLY AND
EXECUTOR OF THE ESTATE OF HUGH S. DAVENPORT, SR.
1079/938 ORWC

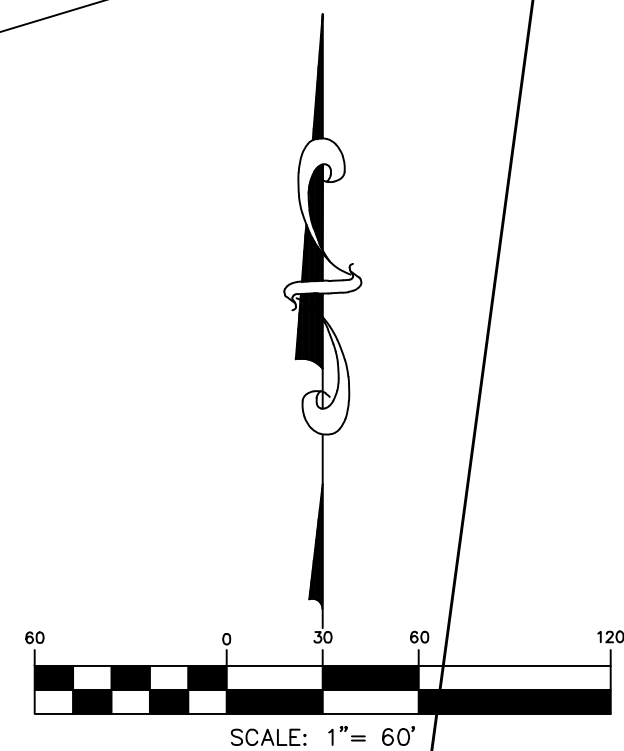
— P.O.B.

S08°03'50"W 85.25'-

12"W 311.92
"1.1624 ACRES"
DEDICATION DEED - HUTTO DEVELOPMENT, LTD.
TO
WILLIAMSON COUNTY
12-5-2002 DOC.# 2003091486 OPRWC

LIMMER LOOP

Received 10/26/18



SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

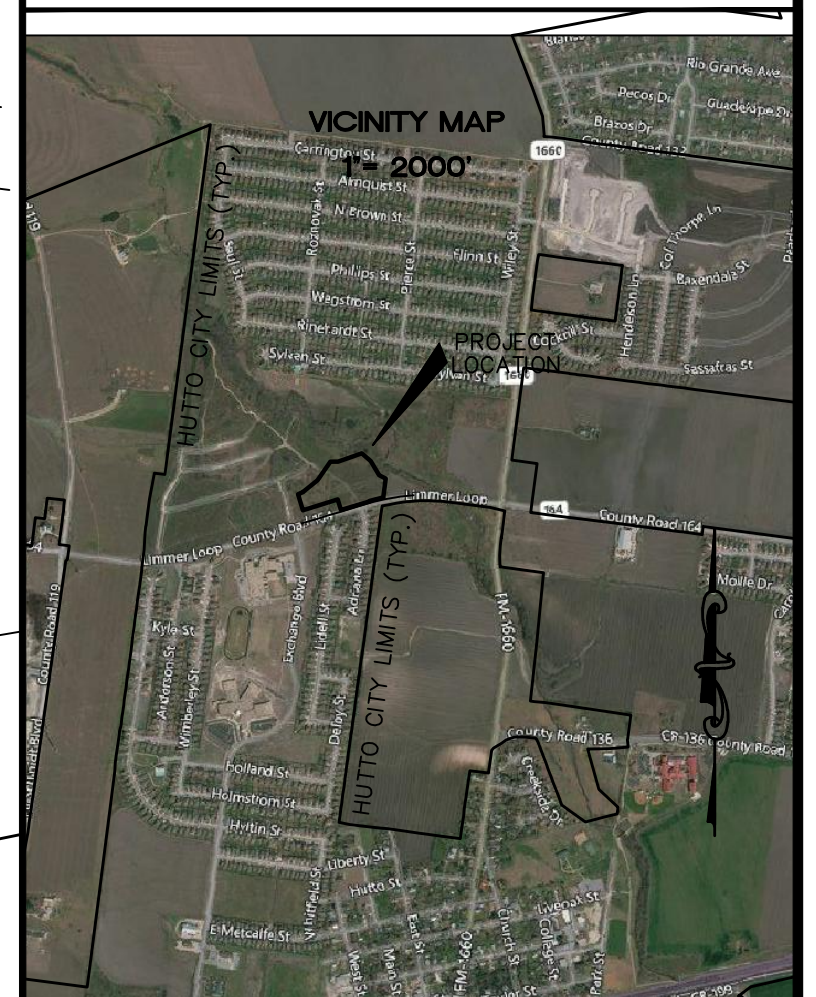
2. THIS SURVEY WAS PREPARED WITH THE
BENEFIT OF TITLE REPORT. PARTIES TO THIS
TRANSACTION ARE RESPONSIBLE FOR
VERIFICATION OF ALL EASEMENTS, COVENANTS
AND CONDITIONS WHICH MAY AFFECT THIS TRACT
BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "A" AND ZONE "X" (UNSHADED).

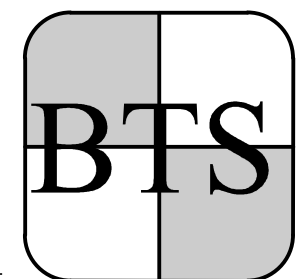
4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.



BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500
surveying@austin.rr.com
www.bryanttechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BM	CHECKED BY: BLB
--------------	-----------------

SCALE: 1" = 60'	APPROVED BY: BLB
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PROJECT NO. 18-482	DATE: JUNE 25, 2018
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CHRIST THE ROCK CAMPUS
SUBDIVISION

NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSEDLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
3. A 5’ P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES.
4. A 5’ P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A 3’ P.U.E. IS HERBY 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. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO UDC REQUIREMENTS.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
9. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2” PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
11. UTILITY PROVIDERS FOR THIS SITE ARE WATER: JONAH WATER SPECIAL UTILITY DISTRICT; WASTEWATER: JONAH WATER SPECIAL UTILITY DISTRICT; ELECTRIC: ONCOR; NATURAL GAS: ATMOS
12. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY F.I.R.M. MAP NO. 48491C0520E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
13. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
15. THIS SUBDIVISION WILL BE ZONED B–2 (GENERAL COMMERCIAL)
16. THE MAXIMUM IMPERVIOUS COVERAGE PER NON–RESIDENTIAL LOT IS 85%
17. ALL CITY EASEMENTS WILL BE MAINTAINED BY PROPERTY OWNER.

LIEN HOLDER CERTIFICATION

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

I, RORY VIRCKS, LIEN HOLDER OF THE CERTAIN 7.575 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017101952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND 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 CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS CHRIST THE ROCK CAMPUS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2018.

RORY VIRCKS, CPA
WELS CHURCH EXTENSION FUND
N16 W23377 STONE RIDGE DRIVE, WAUKESHA, WI. 53188

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

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

OWNER

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

I, CHRIST THE ROCK LUTHERAN CHURCH, INC., OWNER OF THE CERTAIN 5.575 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017101952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS–OF–WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS CHRIST THE ROCK CAMPUS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2018.

CHRIST THE ROCK LUTHERAN CHURCH, INC.
3160 LIMMER LOOP, HUTTO, TX. 78634

PRINTED NAME:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ____ DAY OF _____, 2018.

DOUG GAUL, MAYOR DATE

LISA L. BROWN, CITY SECRETARY DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2018.

ASHLEY LUMPKIN, AICP, DIRECTOR DATE

COUNTY CLERK

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2018. A.D., AT _____ O’CLOCK, ____ M., AND DULY RECORDED THIS THE DAY OF _____, 2018., A.D., AT _____ O’CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

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

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

BY: _____ DEPUTY

7.568 ACRES

These notes describe that certain tract of land located in the J. DYKES SURVEY, ABSTRACT NO. 186 and the J. SHELTON SURVEY, ABSTRACT NO. 560, situated in Williamson County, Texas; subject tract being all of a called "7.575 Acres" conveyed in a Special Warranty from Hutto Development, LTD. to Christ the Rock Lutheran Church dated 11–2–2017 and recorded in Document No. 2017101952, Official Public Records of Williamson County (OPRWC), being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of August, 2018 and being more fully described as follows:

BEGINNING at the Southeast corner of subject tract in the North right–of–way line of Limmer Loop, a public roadway, same being described as a called "1.1624 Acres" conveyed in a Dedication Deed from Hutto Development, LTD. To Williamson County dated 12–5–2002 and recorded in Document No. 2003091486, OPRWC, same being a corner of the residual portion of a called "201.06 Acres" (residual portion) titled to Hugh S. Davenport, Individually and as Independent Executor of the Estate of Hugh S. Davenport, Sr. as recorded in Volume 1079, Page 938, Official Records of Williamson County (ORWC); found a ½"iron rod at same corner;

THENCE with said North right–of–way line of Limmer Loop and the South line of said "7.575 Acres" as follows:

A curve to the left, having a central angle of 04° 07' 27", a radius of 2040.00 feet, a chord bearing of South 75° 36' 49" West, a chord length of 146.81 feet and an arc length of 146.84 feet to a found ½"iron rod at the termination of same and South 73° 13' 12" West 311.92 feet to a found ½"iron rod at the lower Southwest corner of said "7.575 Acres" and an exterior corner of the residual portion of a called "60.91 Acres" conveyed in a Correction Warranty Deed from SBJV Investments, LTD. To Hutto Development, LTD. Dated 01–30–2012 of record in Document No. 20120068784, OPRWC;

THENCE North 17° 27' 49" West with the lower West line of said "7.575 Acres", also being a line of said residual portion of "60.91 Acres", a distance of 115.57 feet to a found ½"iron rod at an interior corner of said "7.575 Acres" and an exterior corner of said residual portion of "60.91 Acres";

THENCE South 72° 36' 38" West with the upper South line of said "7.575 Acres", also being a line of said residual portion of "60.91 Acres", a distance of 378.59 feet to a found ½"iron rod at the upper Southwest corner of said "7.575 Acres" and an interior corner of said residual portion of "60.91 Acres";

THENCE North 17° 22' 42" West with the upper West line of said "7.575 Acres", also being a line of said residual portion of "60.91 Acres", a distance of 174.31 feet to a set ½"iron rod (orange cap "Bryan Tech Services") at the Northwest corner of same, also an interior corner of said residual portion of "60.91 Acres";

THENCE with a series of lines common to both "7.575 Acres" and said residual portion of "60.91 Acres" as follows:

North 66° 24' 09" East 57.09 feet to a set ½"iron rod (orange cap "Bryan Tech Services")
North 50° 45' 34" East 194.72 feet to a set ½"iron rod (orange cap "Bryan Tech Services")
North 35° 06' 21" East 236.08 feet to a found ½"iron rod,
North 88° 11' 15" East, passing the approximate common line of aforementioned residual portion of "60.91 Acres" and a called "68.811 Acres" (residual portion) conveyed in a Special Warranty Deed from Hutto Development, LTD. To Hutto Square, LLC dated 12–27–2012 and recorded in Document No. 2012107926, OPRWC and continuing with the common line of "7.575 Acres" and said "68.811 Acres" (residual portion) a total distance of 78.29 feet to a found ½"iron rod, and continuing with said line,
North 71° 07' 23" East 259.89 feet to a found ½"iron rod,
South 50° 07' 35" East 122.50 feet to a found ½"iron rod,
South 30° 51' 58" East 172.07 feet to a set ½"iron rod (orange cap "Bryan Tech Services") and
South 63° 35' 03" East 78.62 feet to a set ½"iron rod (orange cap "Bryan Tech Services") in the common line of said "68.811 Acres" (residual portion) and aforementioned "201.06 Acres" (residual portion);

THENCE South 07° 35' 56" West with the common line of said "7.575 Acres" and "201.06 Acres" (residual portion), a distance of 203.21 feet to the PLACE OF BEGINNING containing according to the dimensions herein stated an area of approximately 2.554 acres in the J. DYKES SURVEY, ABSTRACT NO. 186 and 5.014 Acres in the J. SHELTON SURVEY, ABSTRACT NO. 560 for a total of 7.568 Acres of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.

ENGINEER’S CERTIFICATE

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

I, TERRY R. HAGOOD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN COMPLIANCE WITH THE CODES OF AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, TEXAS, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2018.

TERRY R. HAGOOD, P.E., LICENSED PROFESSIONAL ENGINEER
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TX 78664
(512) 244–1546

SURVEYOR’S CERTIFICATE

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 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 _____, 2018.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS THIS _____ DAY OF _____, 2018.

BRUCE LANE BRYAN

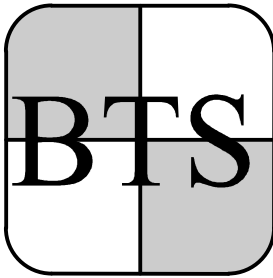
SEAL:
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
STATE OF TEXAS
911 N. MAIN STREET, TAYLOR TX 76574
512–352–9090

Received 10/26/18



PAGE 2 OF 2

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: BM	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 18–482	DATE: JUNE 25, 2018

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8C. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed Hutto Crossing Phase 4 Section 8 Final Plat, 27.025 acres, more or less, of land, one parkland lot, located along the northern boundary of Carmel Creek in the Hutto Crossing development site. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The proposed Hutto Crossing Phase 4, Section 8 Final Plat is located at the south end of the development, adjacent to the north side of Brushy Creek, between SH130 frontage and Chris Kelley Blvd. The lot is comprised of approximately 26.9 acres for parkland dedication with the main access being provided via the neighborhood connections. The Final Plat does not propose any lots for development, other than the parkland lot.

The proposed subdivision complies with the Hutto Crossing Planned Unit Development and meets the minimum requirements of the UDC.

Comments from all departments have been addressed.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Hutto Crossing Phase 4 Section 8 Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "HUTTO CROSSING PHASE 4 SECTION 8 FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "Hutto Crossing Phase 4 Section 8 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

HUTTO CROSSING PHASE 4, SECTION 8 FINAL PLAT

OWNER'S CERTIFICATION

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

I, HUTTO OPTION MEZZ HOLDINGS, LLC, OWNER OF THAT CERTAIN 26.950 ACRE TRACT OF LAND SHOWN HEREON, BEING A PORTION OF THAT 64.428 ACRE TRACT (TRACT 7) AND A PORTION OF THAT 150.96 ACRE TRACT (TRACT 1), DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID 26.950 ACRE TRACT, IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE. THIS SUBDIVISION IS TO BE KNOWN AS HUTTO CROSSING, PHASE 4, SECTION 8. AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON UNLESS OTHERWISE INDICATED. SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2018.

Aaron A. Giovana, Owner
Hutto Option Mezz Holdings LLC
10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

State of California {
County of _____ {

On _____ before me, _____, personally appeared Aaron A. Giovana who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ENGINEER'S CERTIFICATION

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

I, KENNETH W. MARTIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

Kenneth W. Martin 10/18/2018
KENNETH W. MARTIN DATE
Registered Professional Engineer No. 65971
State of Texas
1101 Capital of Texas Highway South Building D
Austin, Texas 78746



SURVEYOR'S CERTIFICATION

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

I, BLAINE J. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2017, THAT ALL CORNER MONUMENTS WERE RECOVERED OR SET IN THE POSITIONS INDICATED IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF HUTTO, TEXAS.

Blaine J. Miller 10/2/2018
BLAINE J. MILLER DATE
Registered Professional Surveyor No. 5121
State of Texas
Firm Registration No. 101267-0
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746



DESCRIPTION

FIELDNOTE DESCRIPTION of a 26.950 acre tract out of the Nathaniel Edwards Survey No. 21, Abstract No. 225 and the Martin Strouse Survey, Abstract No. 587, Williamson County, Texas, being out of the remainder of that certain 150.96 acre tract, described as Tract 1 and the remainder of that certain 64.428 acre tract, described as Tract 7 all conveyed to Hutto Option Mezz Holdings LLC, by deed recorded in Document No. 2009018029 of the Official Public Records of Williamson County Texas; the said 26.950 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod, with aluminum TxDOT cap, found for the southwest corner of said Tract 1, on the easterly Right-of-Way (ROW) line of SH 130 (ROW varies) and the north bank of Brushy Creek;

THENCE, N02°37'54"W, leaving the north bank of Brushy Creek, with the common west line of said Tract 1 and easterly ROW line of SH 130, for total distance of 609.08 feet to a 1/2" iron rod set, from which a 1/2" iron rod with plastic survey cap marked "RJ SURVEYING", found on the said common west line of Tract 1 and easterly ROW line of SH 130, bears N61°59'32"E, 423.29 feet;

THENCE, leaving the easterly ROW line of SH 130, across said Tract 1 and Tract 7, for the following fourteen (14) courses:

- N66°45'12"E, 57.73 feet to a 1/2" iron rod, set for a point of curvature of a curve to the left;
- With said curve to the left, having a central angle of 20°57'04", a radius of 350.00 feet, a chord distance of 127.27 feet (chord bears N51°34'51"E), for an arc distance of 127.98 feet to a 1/2" iron rod, set for a point of compound curvature of a curve to the left;
- With said curve to the left, having a central angle of 27°53'27", a radius of 350.00 feet, a chord distance of 168.70 feet (chord bears S75°22'21"E), for an arc distance of 170.38 feet to a 1/2" iron rod, set for an angle point;
- S62°10'12"E, 56.63 feet to a 1/2" iron rod, set for an angle point;
- N88°47'31"E, 269.97 feet to a 1/2" iron rod, set for an angle point;
- S61°22'26"E, 179.07 feet to a 1/2" iron rod, set for an angle point;
- N85°55'22"E, 176.19 feet to a 1/2" iron rod, set for an angle point;
- N56°21'37"E, 191.12 feet to a 1/2" iron rod, set for an angle point;
- S77°58'37"E, 317.17 feet to a 1/2" iron rod, set for an angle point;
- N56°34'37"E, 297.52 feet to a 1/2" iron rod, set for an angle point;
- N37°45'52"E, 437.88 feet to a 1/2" iron rod, set for an angle point;
- S59°39'23"E, 86.70 feet to a 1/2" iron rod, set for an angle point;
- N87°05'13"E, 618.40 feet to a 1/2" iron rod, set for an angle point;
- S78°17'32"E, 19.56 feet to a 1/2" iron rod, set for the northeast corner of the herein described tract, being on the common easterly line of said Tract 7 and westerly ROW line of Chris Kelley Boulevard (FM 685; ROW varies);

THENCE, with the common easterly line of said Tract 7 and westerly ROW line of Chris Kelley Boulevard, for the following two (2) courses:

- S30°40'34"W, 49.14 feet to a 1/2" iron rod, set for an angle point;
- S26°35'51"W, passing 670.74 feet a 1/2" iron rod, set for a point of reference on the north bank of Brushy Creek, continuing for a total distance of 730.74 feet to a calculated point in the center of Brushy Creek for the southeast corner of the herein described tract, from which a 1/2" iron rod, with aluminum TxDot cap, found on the easterly ROW line of Chris Kelley Boulevard, bears S26°35'51"W, 217.22 feet and S63°24'09"E, 300 feet;

THENCE, leaving the westerly ROW line of Chris Kelley Boulevard and with the common southerly line of said Tract 7 (center of Brushy Creek) and the north line of that certain 23.75 acre tract conveyed to Waco Tex Mix, Inc. and The Tiger & Snake Partners, L.P., by deed recorded in Document No. 2006042717 of the said Official Public Records, for the following two (2) courses:

- S73°33'14"W, 250.20 feet to a calculated angle point;
- N80°19'26"W, 105.74 feet to a calculated angle point for the northwest corner of the said 23.75 acre tract and the northeast corner of that certain 93.20 acre tract conveyed to KHR L.P. et al by deeds recorded in Document No.s 2009093519, 2009093520 and 2009093521 of the said Official Public Records;

THENCE, N88°42'11"W, leaving the north line of said 23.75 acre tract and with the south line of the said Tract 7 and north line of the said 93.20 acre tract, for a distance of 313.03 feet to a calculated point for the southwest corner of the said Tract 1;

THENCE, N17°07'34"E, leaving the north line of the said 93.20 acre tract and with the west line of the said Tract 7, for a distance of 40.09 feet to a 1/2" iron rod, set for an angle point at the southeast corner of the said Tract 1 and the north bank of Brushy Creek;

THENCE, leaving the west line of said Tract 7 and with the south line of said Tract 1, being the north bank of Brushy Creek, for the following seven (7) courses:

- N83°46'43"W, 89.75 feet to a 1/2" iron rod, set for an angle point;
- N89°55'59"W, 84.73 feet to a 1/2" iron rod, set for an angle point;
- S78°31'34"W, 962.61 feet to a 1/2" iron rod, set for an angle point;
- S69°58'08"W, 117.00 feet to a 1/2" iron rod, set for an angle point;
- S71°39'16"W, 70.85 feet to a 1/2" iron rod, set for an angle point;
- S66°28'03"W, 109.54 feet to a 1/2" iron rod, set for an angle point;
- S64°43'12"W, 271.85 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 26.950 acres of land area.

All iron rods set are a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc."

CITY DEVELOPMENT SERVICES

This subdivision is located within the city limits of the City of Hutto, this the ____ day of _____, 2018

Ashley Lumpkin, AICP, Executive Director DATE: _____

APPROVAL CITY OF HUTTO

This plat was approved for recording by the Hutto City Council on the ____ day of _____, 2018.

Doug Gaul, Mayor, DATE: _____

Lisa L. Brown, City Secretary DATE: _____

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

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the ____ day of _____, 2018, A.D., at ____ o'clock, ____M. and duly recorded this ____ day of _____, 2018, A.D., at ____ o'clock, ____M., in the Official Public Records of said County in Document No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court
Williamson County, Texas

By: _____, Deputy

GENERAL NOTES:

- LOT 1, BLOCK "A" SHALL BE A DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND ACCESS EASEMENT.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATION FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR.
- CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
- DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S.FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- THIS SUBDIVISION IS ZONED PUD. (ORDINANCE 0-13-05-09-11A) AND PUD AMENDMENT (ORDINANCE-18-08-02-9A)
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

LAND USE SUMMARY:
TOTAL ACREAGE: 26.950 ACRES
NON-RESIDENTIAL LOTS: 1 26.950 ACRES
TOTAL NUMBER OF LOTS: 1

OWNER:
HUTTO OPTION MEZZ HOLDINGS, LLC
10100 Santa Monica Blvd., Suite 1000
Los Angeles, CA 90067

ENGINEER:
MURFEE ENGINEERING COMPANY
1101 Capital of Texas Highway South
Building D
Austin, Texas 78746

SURVEYOR:
CAPITAL SURVEYING CO., INC.
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
Firm Registration No. 10126700

Received 10/22/18

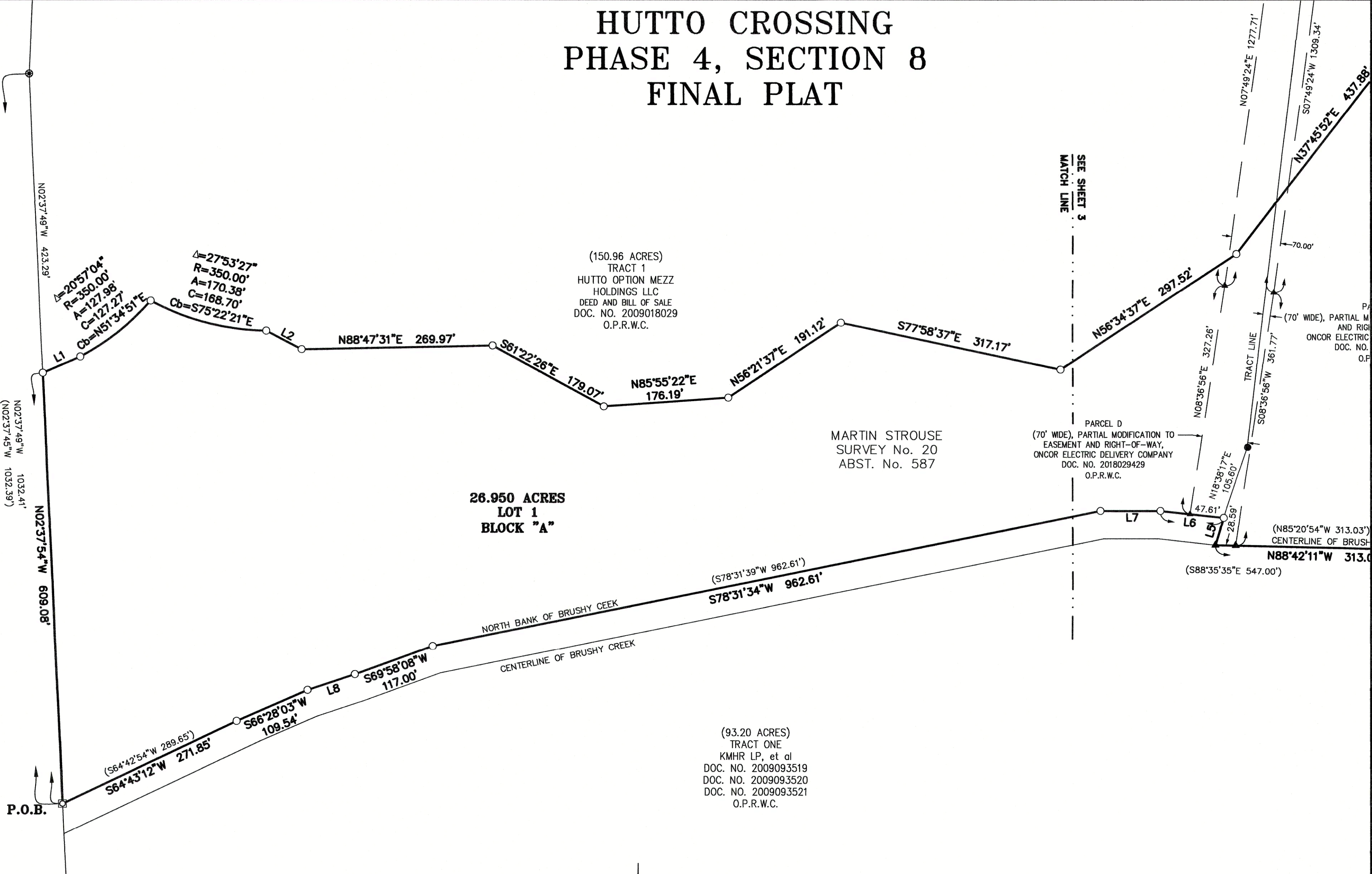


HUTTO CROSSING
PHASE 4, SECTION 8
FINAL PLAT

CAPITAL SURVEYING COMPANY INCORPORATED		
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4005		
DRAWN BY: BJM	SCALE: N/A	F.B.
JOB NO.: 18533.11	DATE: OCTOBER 17, 2018	SHEET NO.: 1 OF 3
DRAWING NO.: 18533P2	CRD #: 18533	

HUTTO CROSSING
PHASE 4, SECTION 8
FINAL PLAT

SH 130
(ROW VARIES)



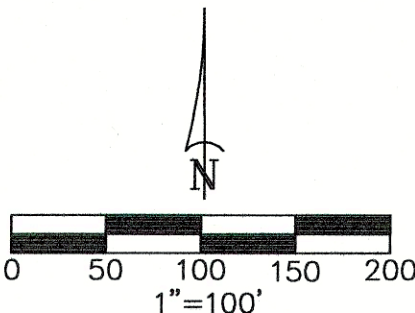
26.950 ACRES
LOT 1
BLOCK "A"

(150.96 ACRES)
TRACT 1
HUTTO OPTION MEZZ
HOLDINGS LLC
DEED AND BILL OF SALE
DOC. NO. 2009018029
O.P.R.W.C.

MARTIN STROUSE
SURVEY No. 20
ABST. No. 587

PARCEL D
(70' WIDE), PARTIAL MODIFICATION TO
EASEMENT AND RIGHT-OF-WAY,
ONCOR ELECTRIC DELIVERY COMPANY
DOC. NO. 2018029429
O.P.R.W.C.

(93.20 ACRES)
TRACT ONE
KMHF LP, et al
DOC. NO. 2009093519
DOC. NO. 2009093520
DOC. NO. 2009093521
O.P.R.W.C.



LEGEND

- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS WILLIAMSON COUNTY
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- IRON ROD SET WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊠ IRON ROD FOUND WITH TxDOT CAP
- ▲ CALCULATED POINT
- 1/2" IRON ROD FOUND (NO CAP)
- 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING"

LINE TABLE				
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N66°45'12"E	57.73'	(S69°58'13"W)	(117.00')
L2	S62°10'12"E	56.63'		
L3	S78°17'32"E	19.56'		
L4	S30°40'34"W	49.14'		
L5	N17°07'34"E	40.09'	(N19°28'52"E)	(58.60')
L6	N83°46'43"W	89.75'	(N83°46'38"W)	(89.97')
L7	N89°55'59"W	84.73'	(N89°55'54"W)	(84.73')
L8	S71°39'16"W	70.85'	(S71°39'21"W)	(70.85')

Received 10/22/18

HUTTO CITY OF
WWW.HUTTOTOX.GOV

**HUTTO CROSSING
PHASE 4, SECTION 8
FINAL PLAT**

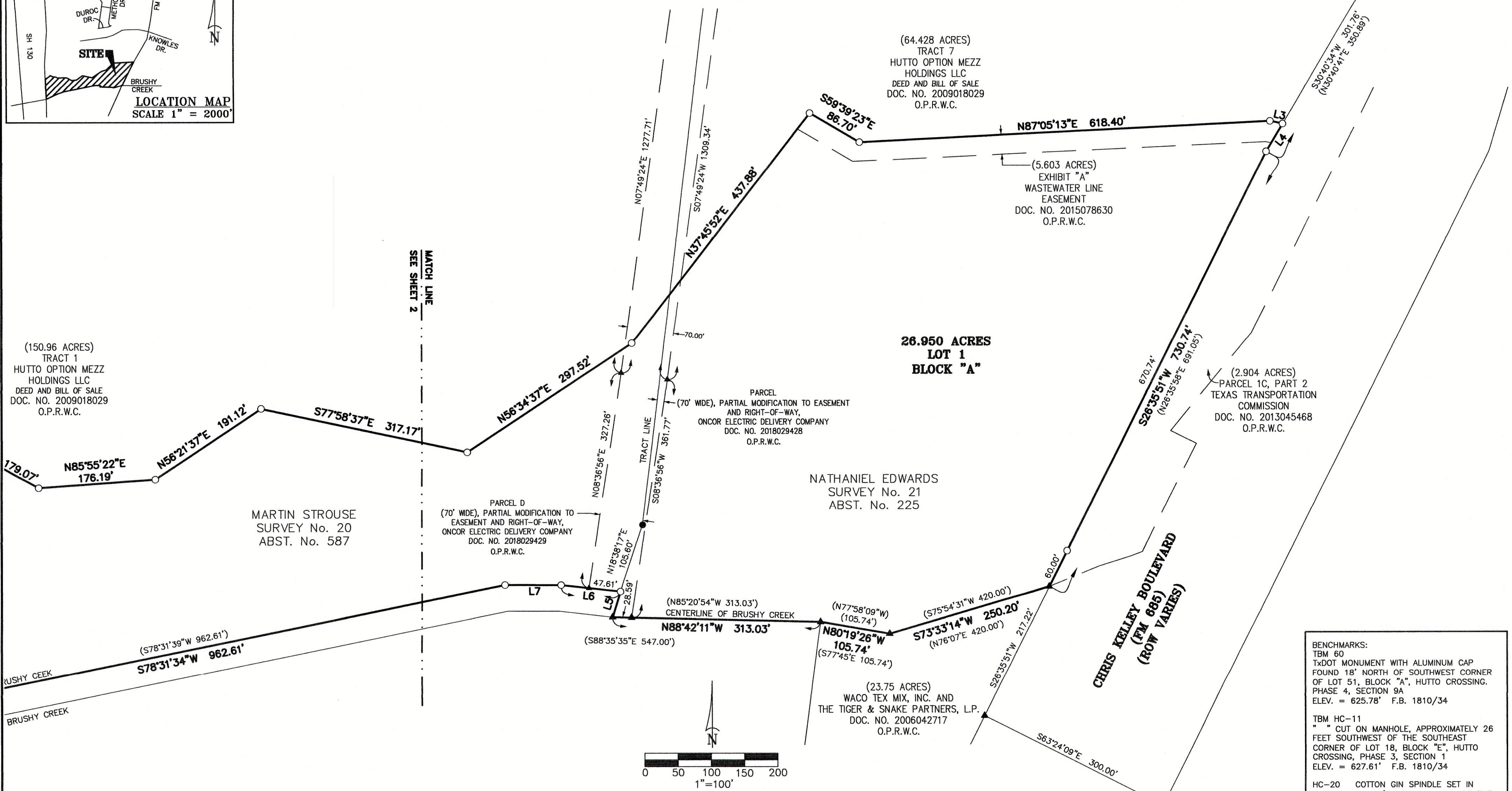
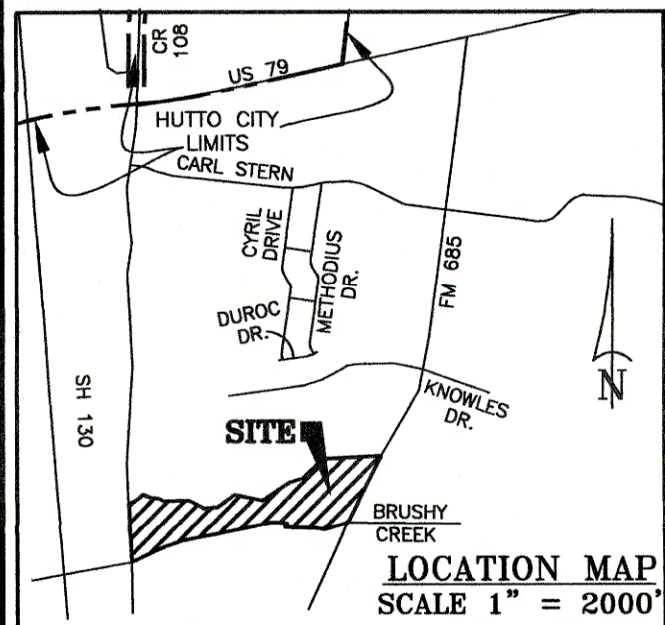
CSCI CAPITAL SURVEYING COMPANY INCORPORATED

825 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION No. 101267-0

DRAWN BY:	BJM	SCALE:	1"=100'	F.B.
JOB NO.:	18533.11	DATE:	OCTOBER 17, 2018	SHEET NO.:
DRAWING NO.:	18533P2	CRD #:	18533	2 OF 3

HUTTO CROSSING
PHASE 4, SECTION 8
FINAL PLAT



- NOTE:
1. THE COORDINATE VALUES SHOWN HEREON ARE IN FEET AND BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 HARN DATUM (GRID)
 2. TRACT 1, HUTTO OPTION MEZZ HOLDINGS LLC, RECORDED IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS CALLS FOR THE NORTH BANK OF BRUSHY CREEK FOR THE SOUTH BOUNDARY AND DOES NOT CALL FOR AN ADJOINER TO THE SOUTH. RESEARCH OF THE CONVEYING DEEDS, BACK TO OCTOBER 22, 1917 CALL FOR THE NORTH BANK OF BRUSHY CREEK.
 3. 93.20 ACRE (TRACT ONE), KMHF LP, ET AL, RECORDED IN DOCUMENT NO. 2009093519, 2009093520 AND 2009093521 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS CALLS FOR THE CENTERLINE OF BRUSHY CREEK FOR THE NORTH BOUNDARY AND DOES NOT CALL FOR AN ADJOINER TO THE NORTH.

- LEGEND
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS WILLIAMSON COUNTY
() RECORD INFORMATION
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
○ IRON ROD SET WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
◻ IRON ROD FOUND WITH TxDOT CAP
● CALCULATED POINT
▲ 1/2" IRON ROD FOUND (NO CAP)
⊗ 1/2" IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING"

BENCHMARKS:
TBM 60
TxDOT MONUMENT WITH ALUMINUM CAP FOUND 18' NORTH OF SOUTHWEST CORNER OF LOT 51, BLOCK "A", HUTTO CROSSING, PHASE 4, SECTION 9A
ELEV. = 625.78' F.B. 1810/34

TBM HC-11
" " CUT ON MANHOLE, APPROXIMATELY 26 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF LOT 18, BLOCK "E", HUTTO CROSSING, PHASE 3, SECTION 1
ELEV. = 627.61' F.B. 1810/34

HC-20 COTTON GIN SPINDLE SET IN POWER POLE, 70' NORTH OF THE SOUTHEAST CORNER OF HUTTO CROSSING, PHASE 4, SECTION 2.
ELEV.=634.13' F.B. 1801 P. 30

HUTTO CROSSING
PHASE 4, SECTION 8
FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building 8, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101287-0	
DRAWN BY:	BJM	SCALE:	1"=100'
JOB NO.:	18533.11	DATE:	OCTOBER 17, 2018
DRAWING NO.:	18533P2	CRD #:	18533
		F.B.	
		SHEET NO.:	3 OF 3

Received 10/22/18



CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

8D.

AGENDA DATE: November 15, 2018

PRESENTED BY:

Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed Titan Innovation Business Park Revised Preliminary Plat, 67.880 acres, more or less, of land, four commercial lots, located on Schneider Boulevard at New Technology Boulevard. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Titan Innovation Business Park Revised Preliminary Plat is proposing an approximate 67.880 acre subdivision consisting of SEVEN non-residential lots, one of which was included in the currently approved Preliminary Plat. The purpose of the revision is to lay the framework for the remaining acreage and show the project more holistically. The proposed subdivision is located on the northeast corner of Innovation Boulevard and Schneider Boulevard. The proposed subdivision is zoned Light Industrial.

The fee in lieu of parkland dedication will be paid prior to recordation of the final plat for each phase. The total parks fees for this whole development will be \$54,304.

There are a few minor outstanding comments, but all which can be updated on the schematic concurrently with approval.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Titan Innovation Business Park Revised Preliminary Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "TITAN INNOVATION BUSINESS PARK REVISED PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

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

CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

THE CITY OF HUTTO, TEXAS

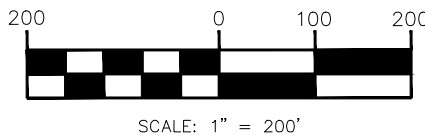
Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

REVISED PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
TITAN INNOVATION BUSINESS PARK

BEING A 67.880 ACRE TRACT OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF HUTTO AND OUT OF THE MARTIN STROUSE SURVEY NO. 20, ABSTRACT 587, WILLIAMSON COUNTY AND CONSISTING OF A 15.241 ACRE TRACT AND A 35.272 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED DOCUMENT NO. 2017092225, WILLIAMSON COUNTY OFFICIAL RECORDS AND AN 11.846 ACRE TRACT AND A 5.521 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED DOCUMENT NO. 2017070411, SAID OFFICIAL PUBLIC RECORDS.



COURSEN-KOEHLER

ENGINEERING & ASSOCIATES

a division of **Westwood**
1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259
Tel: 210.265.8300 • Fax: 210.855.5530
TBPE Firm No. F-11756 • TBPLS Firm No. 10194064
www.westwoodps.com
JOB NUMBER: R0011681.00

LEGEND:	
-- 900 --	EXISTING CONTOUR
900	PROPOSED CONTOUR
NTS	NOT TO SCALE
EGTIVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
BSL	BUILDING SETBACK LINE
CB	COUNTY BLOCK
CL	CENTERLINE
ESMT	EASEMENT
OPRW	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
ROW	RIGHT OF WAY
○	FOUND 1/2" IRON UNLESS OTHERWISE NOTED
●	1/2" IRON ROD SET WITH BLUE PLASTIC CAP "CKE RPLS 6530"

NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER :	CITY OF HUTTO
WASTEWATER :	CITY OF HUTTO
ELECTRIC :	ONCOR
GAS (NATURAL OR PROPANE) :	ATMOS
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE CITY OF HUTTO.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 50%.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY PROPERTY OWNER OR HIS OR HER ASSIGNS.

SURVEYOR'S NOTES:

- UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED WESTWOOD SET AFTER COMPLETION OF CONSTRUCTION.
- HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83(2011), AND WAS DERIVED FROM GNSS OBSERVATIONS HOLDING RTKNET STATION SMNN_g1012
- ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (GRID TO SURFACE) IS 1.000116311 APPLIED AT N10175876.76, E3165697.19

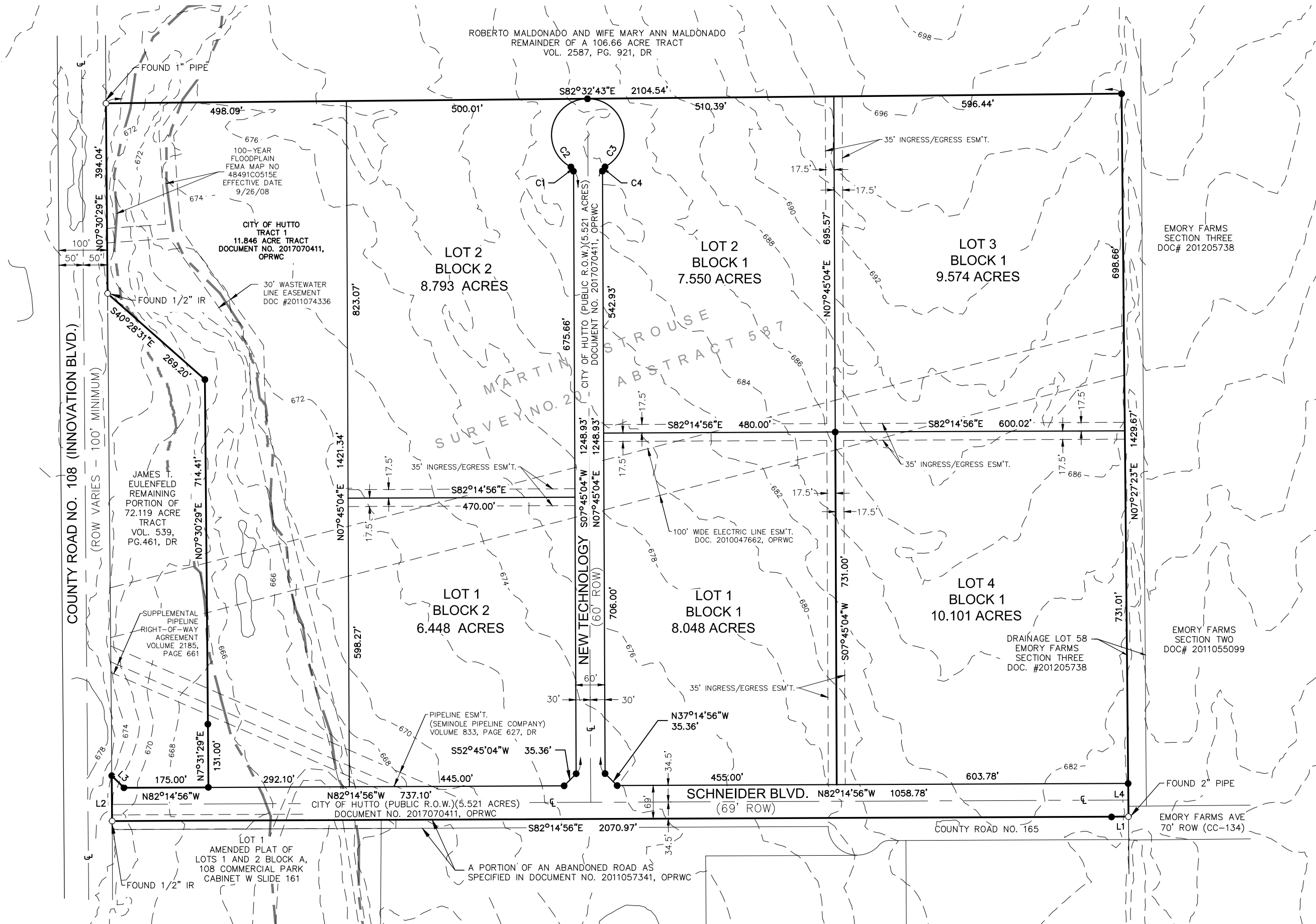
OWNERS: TITAN INNOVATION BUSINESS PARK, LLC
9601 MCALLISTER FWY. #1120
SAN ANTONIO, TEXAS 78216

CITY OF HUTTO
401 WEST FRONT STREET
HUTTO, TEXAS, 78634

DEVELOPER: TITAN INNOVATION BUSINESS PARK, LLC
9601 MCALLISTER FWY. #1120
SAN ANTONIO, TEXAS 78216

ENGINEER: COURSEN-KOEHLER ENGINEERING, A DIVISION OF WESTWOOD
YEN W. LAI, P.E.
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259

SURVEYOR: COURSEN-KOEHLER ENGINEERING, A DIVISION OF WESTWOOD
JASON R. GABRIEL, RPLS
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259



LAND USE SUMMARY

LOT 1, BLOCK 1	8.048 ACRES
LOT 2, BLOCK 1	7.550 ACRES
LOT 3, BLOCK 1	9.574 ACRES
LOT 4, BLOCK 1	10.101 ACRES
LOT 1, BLOCK 2	6.448 ACRES
LOT 2, BLOCK 2	8.793 ACRES

RIGHT-OF-WAY
(3,489 LF)

OPEN SPACE
AND DRAINAGE
11.846 ACRES

TOTAL ACREAGE
67.881 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	10.81'	10.00'	61°55'39"	N23°12'46"W	10.29'
C2	198.87'	75.00'	151°55'39"	S21°47'14"W	145.52'
C3	198.87'	75.00'	151°55'39"	N6°17'07"W	145.52'
C4	10.81'	10.00'	61°55'39"	S38°42'53"W	10.29'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	35.00'	N82°34'56"W
L2	94.00'	N7°31'29"E
L3	35.43'	N37°21'44"W
L4	69.00'	N7°27'23"E

Received 11/1/18



**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.:

8E.

AGENDA DATE: November 15, 2018

PRESENTED BY:

Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed Cross Creek Subdivision Phase 1 Final Plat, 109.45 acres, more or less, of land, 213 residential lots, located south of CR 199. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY:

Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Cross Creek Subdivision Section 1 Final Plat includes 227 total lots, of which 213 are single-family lots, and is located on 109.36 acres of the 167.4610 acres. The property is zoned PUD (Planned Unit Development) with a base zoning of Single-Family residential (SF-1).

WEST: Creekside Park

NORTH: CR 199

EAST: Planned Unit Development (Meadows at Cottonwood Creek)

SOUTH: Mossy Rock Drive (Part of Creek Bend Estates Section 2) & Carl Stern Drive

The proposed final plat is consistent with the approved PUD and the approved preliminary plat. Per the PUD they are required to have between 15-45% of lots be 45' wide, 50' wide and 60' wide. They are proposing to have 214 (43.8%) of lots at 45' wide, 195 (40%) of lots at 50' wide and 79 (16.2%) of lots at 60' wide, so they are compliant with that requirement.

Of the 227 lots the breakdown is as follows:

94 – 45' lots

84 – 50' lots

35 – 60' lots

6 Open space lots

6 Greenlink lots

1 Parkland lot

Utilities

Water and wastewater service will be provided by City of Hutto. The developer is responsible for extending the wastewater line to meet the existing infrastructure off of FM 1660.

Parkland

As part of Section 1, the developer is proposing a 3.47 acre amenity center and park, and dedicating an open space lot of approximately 50 acres that includes a looped trail system as part of the development.

Staff Recommendation:

This plat has been reviewed and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations and PUD.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018.
The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Cross Creek Subdivision Phase 1 Final Plat](#)

RESOLUTION NO.

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

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

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

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

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

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

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

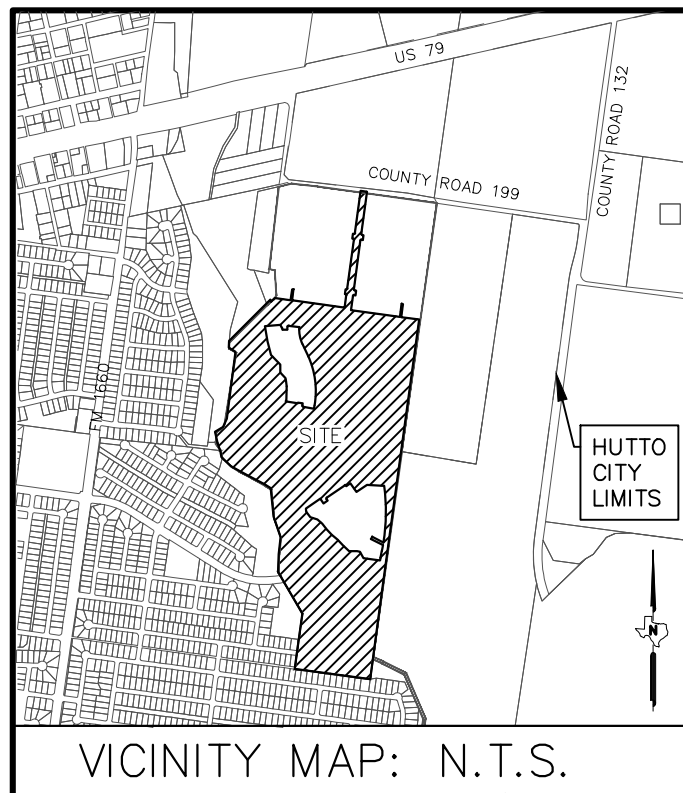
CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary



VICINITY MAP: N.T.S.

ACREAGE: 109.45 ACRES
SURVEY: ROBERT MCNUTT SURVEY
ABSTRACT NO. 422
NUMBER OF BLOCKS: 13
NUMBER OF LOTS: 227
SINGLE FAMILY/RESIDENTIAL LOTS: 213
OPEN SPACE LOTS: 6
GREENLINK/DRAINAGE LOTS: 3
GREENLINK/DRAINAGE/WASTEWATER LOTS: 1
GREENLINK/WASTEWATER LOTS: 1
GREENLINK LOTS: 2
PARKLAND LOTS: 1
LINEAR FEET OF NEW STREETS: 14,060.59'
ACREAGE OF NEW STREETS: 18.55 ACRES
SUBMITTAL DATE: OCTOBER 26, 2018
DATE OF PLANNING AND ZONING
COMMISSION MEETING: NOVEMBER 6, 2018
DATE OF CITY COUNCIL MEETING: NOVEMBER 15, 2018

- LEGEND:**
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "HALFF ASSOC. INC."
 - 1/2" IRON ROD FOUND - UNLESS OTHERWISE NOTED
 - ⊕ BENCH MARK SET
 - ⊙ 1" IRON PIPE FOUND - UNLESS NOTED
 - ▲ CALCULATED POINT
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
 - DEED RECORDS OF WILLIAMSON COUNTY TEXAS
 - OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
 - RIGHT-OF-WAY
 - POINT OF BEGINNING
 - APPROXIMATED LOCATION OF FEMA ZONE AE

OWNER: ROBERT DERRELL NEAL
6 WEST NAKOMA
ROUND ROCK, TEXAS
78664
ENGINEER: HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.,
BLDG. F, SUITE 125
AUSTIN, TX 78729
TBPE FIRM NO: F-312
(512) 777-4600 P
(512) 252-8141 F
SURVEYOR: HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.,
BLDG. F, SUITE 125
AUSTIN, TX 78729
TBPLS FIRM NO: 10029607
(512) 777-4600 P
(512) 252-8141 F

CITY OF HUTTO, TEXAS
REMAINDER OF
15.52 ACRES
VOL. 875, PG. 443
D.R.W.C.T.
CITY OF HUTTO, TEXAS
(14.463 ACRES)
DOC. No. 2010009249
O.P.R.W.C.T.
ZONE "AE"
LOT 70
GREENLINK/DRAINAGE
EASEMENT
LOT 134
BLOCK 'A'
OPEN SPACE
ZONE "X"

PROPOSED
PHASE 2

BLOCK 'A'

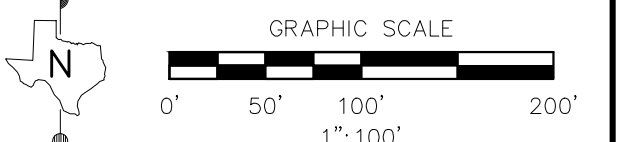
PROPOSED
PHASE 4

PROPOSED
PHASE 3

PROPOSED
PHASE 3

PROPOSED
PHASE 2

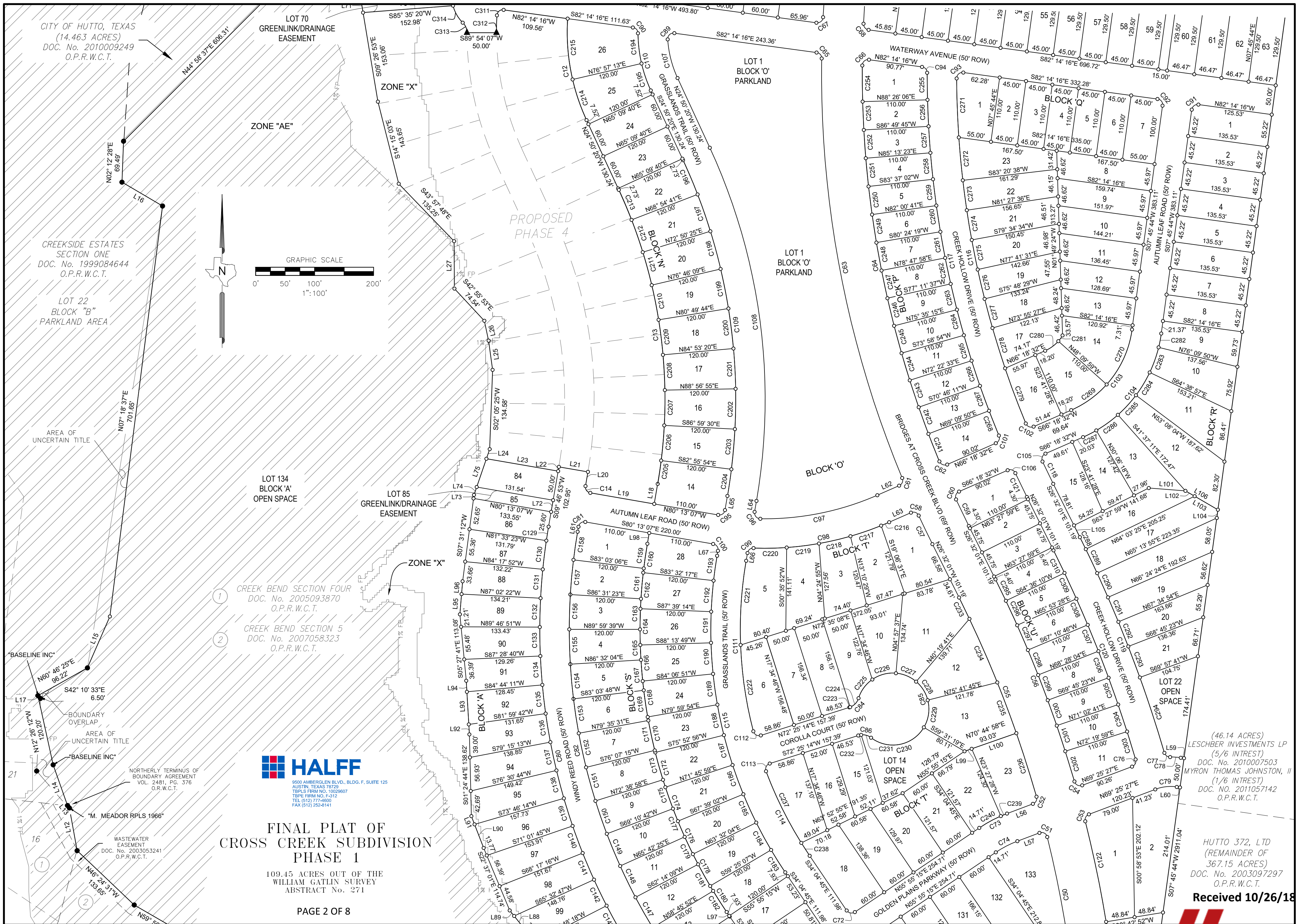
FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1
109.45 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271



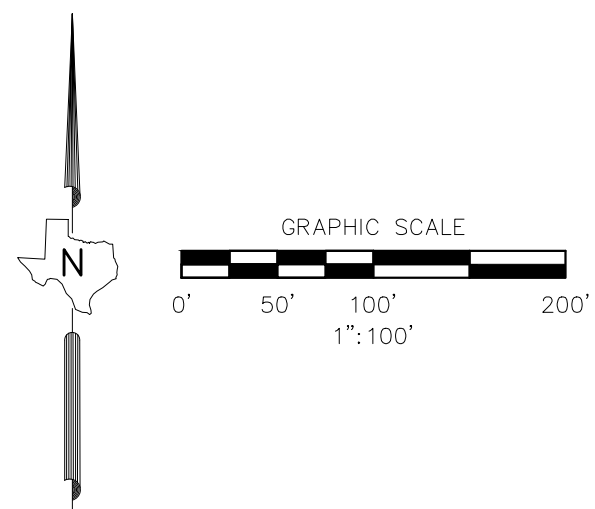
Received 10/26/18



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







BENCHMARK NOTE:

TBM G100
ELEVATION: 648.52
NORTHING: 10172831.359
EASTING: 3178698.778
DESCRIPTION: PK NAIL W/ SHINER STAMPED
"HALFF" IN HEADWALL

TBM G101
ELEVATION: 650.81
NORTHING: 10173057.964
EASTING: 3177081.928
DESCRIPTION: PK NAIL W/ SHINER STAMPED
"HALFF" IN ASPHALT

TBM G102
ELEVATION: 631.90
NORTHING: 10169466.737
EASTING: 3175808.820
DESCRIPTION: PK NAIL W/ SHINER STAMPED
"HALFF" IN ASPHALT

TBM G103
ELEVATION: 626.35
NORTHING: 10168222.302
EASTING: 3176435.650
DESCRIPTION: PK NAIL W/ SHINER STAMPED
"HALFF" IN ASPHALT

THE BEARINGS AND COORDINATES
SHOWN HEREON ARE REFERENCED TO:
NAME: US STATE PLANE 1983
DATUM: NAD 1983 (CONUS)
ZONE: TEXAS CENTRAL 4203
GEOID: GEOID12B (CONUS)

USING A SCALE FACTOR OF 1.00012

CONTROL WAS ESTABLISHED USING THE
TXDOT VRS NETWORK

FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1

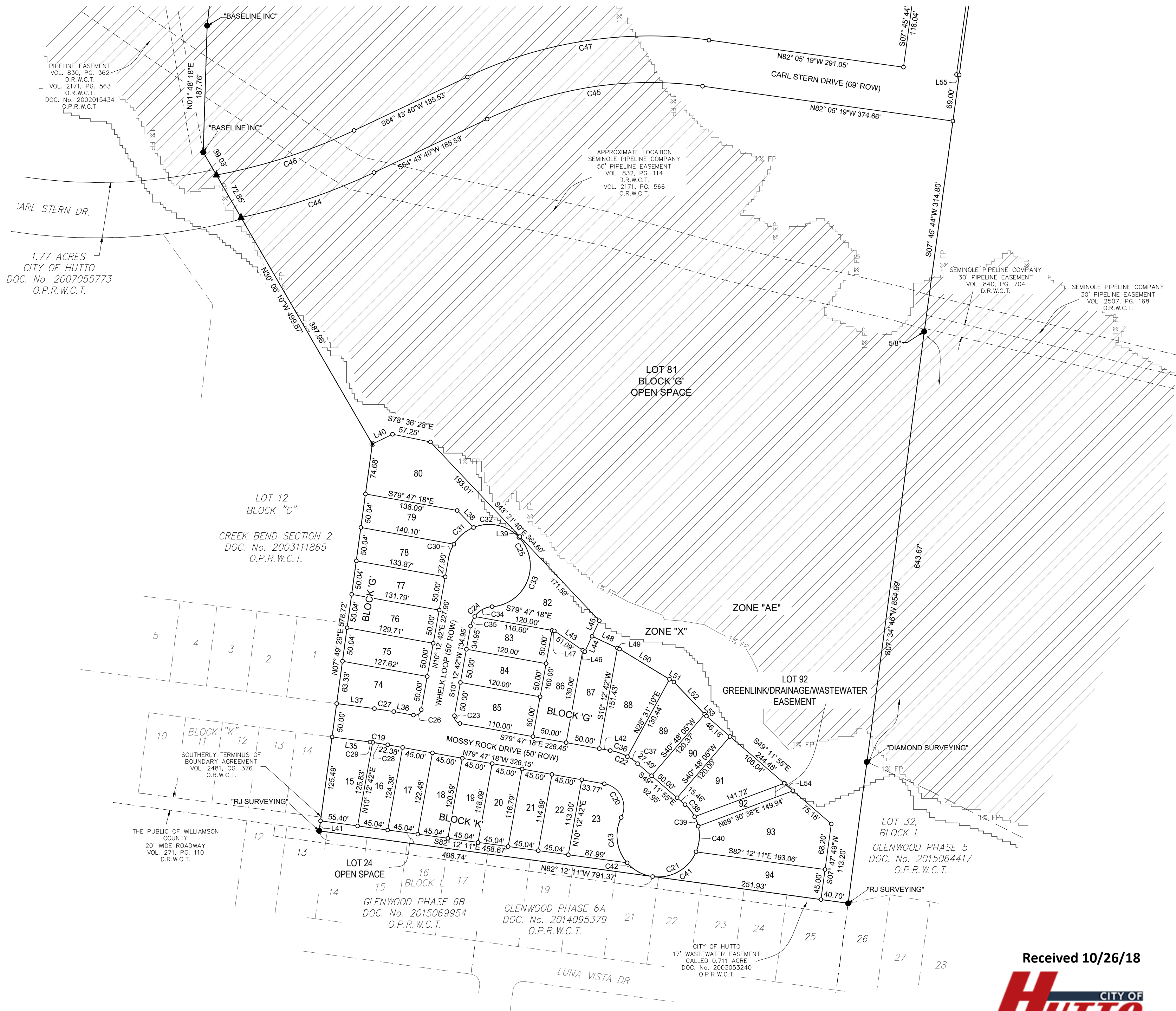
109.45 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271

PAGE 4 OF 8

Received 10/26/18



HUTTO CITY OF
WWW.HUTTOTX.GOV



Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	61.00'	15.42'	15.38'	N84°59'19"E	14°29'07"
C2	10.00'	15.71'	14.14'	N37°14'16"W	90°00'00"
C3	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C4	10.00'	15.71'	14.14'	N37°14'16"W	90°00'00"
C5	10.00'	15.71'	14.14'	N52°45'44"E	90°00'00"
C6	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C7	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C8	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C9	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C10	61.00'	16.20'	16.15'	S60°29'36"E	15°12'47"
C11	1965.50'	571.98'	569.96'	N00°43'48"E	16°40'25"
C12	355.00'	176.97'	175.15'	N10°33'27"W	28°33'47"
C13	845.00'	510.58'	502.85'	N07°31'43"W	34°37'13"
C14	10.00'	15.71'	14.14'	S35°13'07"E	90°00'00"
C15	1965.50'	62.38'	62.38'	N10°44'29"E	1°49'07"
C16	554.00'	27.55'	27.55'	N10°13'33"E	2°50'59"
C17	10.00'	15.71'	14.14'	S10°55'15"W	90°00'00"
C18	10.00'	15.71'	14.14'	N79°04'45"W	90°00'00"
C19	575.00'	26.55'	26.54'	N81°06'39"W	2°38'42"
C20	35.00'	64.82'	55.95'	N26°43'56"W	106°06'44"
C21	61.00'	272.04'	96.45'	S78°33'45"W	255°31'21"
C22	85.00'	45.38'	44.84'	S64°29'37"E	30°35'23"
C23	10.00'	15.71'	14.14'	S34°47'18"E	90°00'00"
C24	35.00'	46.13'	42.87'	S47°58'22"W	75°31'21"
C25	61.00'	272.04'	96.45'	S42°01'38"E	255°31'21"
C26	10.00'	15.71'	14.14'	N55°12'42"E	90°00'00"
C27	625.00'	28.85'	28.85'	S81°06'39"E	2°38'42"
C28	575.00'	22.63'	22.63'	N80°54'57"W	2°15'17"
C29	575.00'	3.92'	3.92'	N82°14'18"W	0°23'26"
C30	61.00'	22.61'	22.48'	S20°49'48"W	21°14'12"
C31	61.00'	38.85'	38.20'	S49°41'37"W	36°29'25"
C32	61.00'	73.14'	68.84'	N77°42'45"W	68°41'52"
C33	61.00'	137.44'	110.16'	N21°11'07"E	129°05'52"
C34	35.00'	30.58'	29.62'	S60°42'15"W	50°03'36"
C35	35.00'	15.55'	15.43'	S22°56'34"W	25°27'45"
C36	85.00'	27.16'	27.04'	N70°38'04"W	18°18'29"
C37	85.00'	18.22'	18.19'	N55°20'23"W	12°16'54"
C38	61.00'	23.05'	22.91'	N38°22'31"W	21°38'49"
C39	61.00'	15.04'	15.00'	N20°29'22"W	14°07'30"
C40	61.00'	38.79'	38.14'	N04°47'17"E	36°25'49"
C41	61.00'	79.63'	74.09'	N62°40'01"E	74°47'39"
C42	61.00'	43.71'	42.78'	S61°40'34"E	41°03'10"
C43	61.00'	71.84'	67.76'	S07°24'47"E	67°28'24"
C44	909.50'	208.47'	208.02'	S71°17'40"W	1°30'08"
C45	565.50'	327.52'	322.96'	S81°19'11"W	33°11'01"
C46	840.50'	215.13'	214.54'	S72°03'38"W	14°39'54"
C47	634.50'	367.48'	362.36'	S81°19'11"W	33°11'01"
C48	554.00'	10.04'	10.04'	S08°16'54"W	1°02'19"
C49	2034.50'	779.43'	774.67'	N03°12'46"W	21°57'01"
C50	1965.50'	215.75'	215.64'	S10°45'05"E	6°17'21"
C51	10.00'	16.87'	14.94'	S62°14'09"E	96°40'47"
C52	10.00'	14.90'	13.56'	N26°44'01"E	85°22'53"
C53	10.00'	14.59'	13.33'	N27°37'05"E	83°36'44"
C54	10.00'	16.48'	14.68'	S63°22'02"E	94°25'02"
C55	1965.50'	362.82'	362.31'	N21°14'43"W	10°34'36"
C56	2034.50'	368.41'	367.90'	S21°20'46"E	10°22'30"
C57	1784.50'	53.72'	53.72'	N25°40'16"W	1°43'30"
C58	10.00'	15.51'	14.00'	N69°15'00"W	88°52'57"
C59	1715.50'	49.90'	49.90'	S25°42'01"E	1°40'00"
C60	10.00'	15.91'	14.29'	S20°43'15"W	91°10'33"

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C61	10.00'	15.51'	14.00'	S21°52'04"W	88°52'57"
C62	10.00'	15.91'	14.29'	S68°06'11"E	91°10'33"
C63	1784.50'	729.32'	724.26'	S10°51'55"E	23°25'00"
C64	1715.50'	688.51'	683.90'	S11°01'03"E	22°59'44"
C65	10.00'	14.50'	13.26'	S40°41'50"E	83°04'51"
C66	10.00'	16.98'	15.01'	S49°07'17"W	97°16'56"
C67	10.00'	16.52'	14.71'	S50°25'34"W	94°40'21"
C68	10.00'	14.85'	13.52'	S39°41'46"E	85°04'59"
C69	1784.50'	138.35'	138.31'	S05°18'39"W	4°26'31"
C70	1715.50'	120.54'	120.51'	S04°51'30"W	4°01'33"
C71	10.00'	15.71'	14.14'	S10°55'15"W	90°00'00"
C72	10.00'	15.71'	14.14'	S79°04'45"E	90°00'00"
C73	225.00'	53.03'	52.90'	N62°40'21"E	13°30'12"
C74	175.00'	41.24'	41.15'	N62°40'21"E	13°30'12"
C75	10.00'	15.71'	14.14'	N10°55'15"E	90°00'00"
C76	10.00'	14.97'	13.61'	N26°32'22"E	85°46'10"
C77	10.00'	12.96'	12.08'	S53°24'31"E	74°16'59"
C78	125.00'	18.13'	18.12'	S86°23'38"E	8°18'44"
C79	75.00'	37.09'	36.72'	N83°35'36"E	28°20'17"
C80	1025.00'	784.65'	765.63'	S12°08'56"E	43°51'38"
C81	10.00'	15.71'	14.14'	N54°46'53"E	90°00'00"
C82	975.00'	746.37'	728.28'	N12°08'56"W	43°51'38"
C83	10.00'	15.71'	14.14'	N79°04'45"W	90°00'00"
C84	24.00'	22.95'	22.09'	N45°01'19"E	54°47'50"
C85	61.00'	308.32'	70.33'	S17°34'46"E	289°35'41"
C86	24.00'	22.95'	22.09'	N80°10'51"W	54°47'50"
C87	61.00'	170.77'	120.22'	S66°21'10"W	160°23'54"
C88	24.00'	20.44'	19.83'	N57°50'34"W	48°47'23"
C89	10.00'	17.72'	15.49'	N46°59'38"E	101°32'13"
C90	10.00'	14.27'	13.09'	S41°20'39"E	81°47'12"
C91	10.00'	15.71'	14.14'	S52°45'44"W	90°00'00"
C92	10.00'	15.71'	14.14'	S37°14'16"E	90°00'00"
C93	10.00'	17.11'	15.10'	N48°44'31"E	98°02'27"
C94	10.00'	14.37'	13.16'	N41°04'58"W	82°18'35"
C95	10.00'	15.71'	14.14'	S54°46'53"W	90°00'00"
C96	10.00'	17.26'	15.19'	N39°39'11"W	98°52'09"
C97	475.00'	203.97'	202.41'	S78°36'38"W	24°36'12"
C98	525.00'	236.14'	234.16'	S79°11'41"W	25°46'17"
C99	10.00'	14.36'	13.16'	S50°55'51"W	82°17'56"
C100	10.00'	15.71'	14.14'	S35°13'07"E	90°00'00"
C101	10.00'	15.49'	13.99'	N21°55'47"E	88°45'31"
C102	10.00'	15.93'	14.30'	N68°02'32"W	91°17'52"
C103	175.00'	178.82'	171.14'	S37°02'08"W	58°32'48"
C104	225.00'	229.91'	220.04'	S37°02'08"W	58°32'48"
C105	10.00'	15.93'	14.30'	S20°39'36"W	91°17'52"
C106	10.00'	15.49'	13.99'	N69°18'43"W	88°45'31"
C107	185.00'	68.01'	67.63'	N14°18'24"W	21°03'51"
C108	1015.00'	613.30'	604.01'	N07°31'43"W	34°37'13"
C109	965.00'	583.09'	574.26'	S07°31'43"E	34°37'13"
C110	235.00'	100.03'	99.27'	S12°38'41"E	24°23'17"
C111	685.00'	291.58'	289.38'	S02°24'47"E	24°23'19"
C112	10.00'	16.23'	14.50'	S61°05'36"E	92°58'20"
C113	10.00'	16.23'	14.50'	S25°56'04"W	92°58'20"
C114	685.00'	161.73'	161.35'	S27°18'56"E	13°31'38"
C115	735.00'	562.65'	549.01'	S12°08'56"E	43°51'38"
C116	1555.50'	600.39'	596.67'	N11°20'09"W	22°06'54"
C117	1605.50'	631.09'	627.04'	N11°11'20"W	22°31'19"
C118	1555.50'	41.94'	41.94'	S25°45'40"E	1°32'42"
C119	2194.50'	393.22'	392.70'	S21°24'01"E	10°16'00"
C120	2144.50'	381.34'	380.84'	N21°26'22"W	10°11'19"

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

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C226	61.00'	42.25'	41.41'	S75°07'01"W	39°41'12"
C227	61.00'	37.65'	37.06'	N67°21'21"W	35°22'04"
C228	61.00'	37.65'	37.06'	N31°59'17"W	35°22'04"
C229	61.00'	47.68'	46.47'	N08°05'13"E	44°46'57"
C230	61.00'	102.99'	91.19'	N78°50'53"E	96°44'23"
C231	24.00'	17.92'	17.50'	N74°10'07"W	42°46'21"
C232	24.00'	5.04'	5.03'	S78°25'58"W	12°01'29"
C233	1965.50'	40.15'	40.15'	N25°56'54"W	1°10'13"
C234	1965.50'	117.75'	117.74'	N23°38'49"W	3°25'57"
C235	1965.50'	91.94'	91.93'	N20°35'26"W	2°40'49"
C236	1965.50'	112.98'	112.96'	N17°36'14"W	3°17'36"
C237	685.00'	135.62'	135.40'	S26°13'26"E	11°20'38"
C238	685.00'	26.10'	26.10'	S32°59'15"E	2°11'00"
C239	225.00'	11.32'	11.32'	S67°58'59"W	2°52'56"
C240	225.00'	41.71'	41.65'	S61°13'53"W	10°37'16"
C241	1715.50'	50.27'	50.27'	S21°40'32"E	1°40'45"
C242	1715.50'	48.08'	48.08'	S20°01'59"E	1°36'21"
C243	1715.50'	48.08'	48.08'	S18°25'38"E	1°36'21"
C244	1715.50'	48.08'	48.08'	S16°49'17"E	1°36'21"
C245	1715.50'	48.08'	48.08'	S15°12'55"E	1°36'21"
C246	1715.50'	48.08'	48.08'	S13°36'34"E	1°36'21"
C247	1715.50'	48.08'	48.08'	S12°00'13"E	1°36'21"
C248	1715.50'	48.08'	48.08'	S10°23'51"E	1°36'21"
C249	1715.50'	48.08'	48.08'	S08°47'30"E	1°36'21"
C250	1715.50'	48.08'	48.08'	S07°11'09"E	1°36'21"
C251	1715.50'	48.08'	48.08'	S05°34'47"E	1°36'21"
C252	1715.50'	48.08'	48.08'	S03°58'26"E	1°36'21"
C253	1715.50'	48.08'	48.08'	S02°22'05"E	1°36'21"
C254	1715.50'	61.24'	61.23'	S00°32'33"E	2°02'43"
C255	1605.50'	45.88'	45.87'	S00°44'47"E	1°38'14"
C256	1605.50'	45.00'	45.00'	S02°22'05"E	1°36'21"
C257	1605.50'	45.00'	45.00'	S03°58'26"E	1°36'21"
C258	1605.50'	45.00'	45.00'	S05°34'47"E	1°36'21"
C259	1605.50'	45.00'	45.00'	S07°11'09"E	1°36'21"
C260	1605.50'	45.00'	45.00'	S08°47'30"E	1°36'21"
C261	1605.50'	45.00'	45.00'	S10°23'51"E	1°36'21"
C262	1605.50'	45.00'	45.00'	S12°00'13"E	1°36'21"
C263	1605.50'	45.00'	45.00'	S13°36'34"E	1°36'21"
C264	1605.50'	45.00'	45.00'	S15°12'55"E	1°36'21"
C265	1605.50'	45.00'	45.00'	S16°49'17"E	1°36'21"
C266	1605.50'	45.00'	45.00'	S18°25'38"E	1°36'21"
C267	1605.50'	45.00'	45.00'	S20°01'59"E	1°36'21"
C268	1605.50'	45.21'	45.21'	S21°38'34"E	1°36'49"
C269	175.00'	74.76'	74.19'	N54°04'17"E	24°28'31"
C270	175.00'	104.07'	102.54'	N24°47'53"E	34°04'17"
C271	1555.50'	100.10'	100.09'	S02°07'19"E	3°41'14"

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C272	1555.50'	73.04'	73.03'	S05°18'39"E	2°41'25"
C273	1555.50'	51.15'	51.14'	S07°35'53"E	1°53'02"
C274	1555.50'	51.15'	51.14'	S09°28'55"E	1°53'02"
C275	1555.50'	51.15'	51.14'	S11°21'57"E	1°53'02"
C276	1555.50'	51.15'	51.14'	S13°15'00"E	1°53'02"
C277	1555.50'	51.15'	51.14'	S15°08'02"E	1°53'02"
C278	1555.50'	71.57'	71.57'	S17°23'39"E	2°38'11"
C279	1555.50'	99.94'	99.92'	S20°33'10"E	3°40'52"
C280	65.00'	27.77'	27.56'	N54°04'17"E	24°28'31"
C281	65.00'	12.14'	12.12'	N36°29'03"E	10°41'58"
C282	225.00'	23.85'	23.84'	N10°47'57"E	6°04'25"
C283	225.00'	45.22'	45.14'	N19°35'36"E	11°30'53"
C284	225.00'	45.22'	45.14'	N31°06'30"E	11°30'53"
C285	225.00'	45.22'	45.14'	N42°37'23"E	11°30'53"
C286	225.00'	45.22'	45.14'	N54°08'16"E	11°30'53"
C287	225.00'	25.19'	25.17'	N63°06'07"E	6°24'50"
C288	2194.50'	22.62'	22.62'	N26°14'18"W	0°35'26"
C289	2194.50'	45.00'	45.00'	N25°21'20"W	1°10'30"
C290	2194.50'	45.00'	45.00'	N24°10'51"W	1°10'30"
C291	2194.50'	45.00'	45.00'	N23°00'21"W	1°10'30"
C292	2194.50'	45.00'	45.00'	N21°49'51"W	1°10'30"
C293	2194.50'	56.15'	56.15'	N20°30'38"W	1°27'58"
C294	2194.50'	134.45'	134.43'	N18°01'20"W	3°30'38"
C295	2034.50'	40.35'	40.35'	N25°57'56"W	1°08'11"
C296	2034.50'	45.75'	45.75'	N24°45'11"W	1°17'18"
C297	2034.50'	45.75'	45.75'	N23°27'53"W	1°17'18"
C298	2034.50'	45.75'	45.75'	N22°10'35"W	1°17'18"
C299	2034.50'	45.75'	45.75'	N20°53'16"W	1°17'18"
C300	2034.50'	45.75'	45.75'	N19°35'58"W	1°17'18"
C301	2034.50'	45.75'	45.75'	N18°18'40"W	1°17'18"
C302	2034.50'	53.56'	53.56'	N16°54'46"W	1°30'30"
C303	2144.50'	49.47'	49.47'	N17°00'22"W	1°19'19"
C304	2144.50'	48.22'	48.22'	N18°18'40"W	1°17'18"
C305	2144.50'	48.22'	48.22'	N19°35'58"W	1°17'18"
C306	2144.50'	48.22'	48.22'	N20°53'16"W	1°17'18"
C307	2144.50'	48.22'	48.22'	N22°10'35"W	1°17'18"
C308	2144.50'	48.22'	48.22'	N23°27'53"W	1°17'18"
C309	2144.50'	48.22'	48.22'	N24°45'11"W	1°17'18"
C310	2144.50'	42.53'	42.53'	N25°57'56"W	1°08'11"
C311	10.00'	16.46'	14.66'	S50°36'14"W	94°19'00"
C312	475.00'	29.38'	29.37'	S01°40'26"W	3°32'37"
C313	24.00'	19.00'	18.51'	N22°46'43"W	45°21'40"
C314	61.00'	33.66'	33.23'	N29°39'10"W	31°36'46"
C315	61.00'	25.18'	25.00'	N27°12'59"E	2°33'58"
C316	1965.50'	26.25'	26.25'	N09°26'58"E	0°45'55"

Line Table		
Line #	Length	Direction
L1	22.45'	S17°59'04"E
L2	4.50'	N82°14'16"W
L3	4.52'	S82°14'16"E
L4	7.51'	N82°14'16"W
L5	7.51'	S82°14'16"E
L6	25.07'	N07°51'59"E
L7	15.48'	S82°14'16"E
L8	15.48'	N82°14'16"W
L9	15.98'	S82°14'16"E
L10	16.00'	N82°14'16"W
L11	73.20'	N57°21'53"W
L12	73.59'	N10°19'27"W
L13	5.18'	N37°39'42"W
L14	73.21'	N19°24'00"W
L15	95.09'	N23°37'10"E
L16	79.81'	N59°31'53"W
L17	6.50'	S42°10'33"E
L18	34.41'	N09°46'53"E
L19	110.00'	S80°13'07"E
L20	24.41'	S09°46'53"W
L21	50.00'	S80°13'07"E
L22	7.35'	S09°46'53"W
L23	123.47'	S80°13'07"E
L24	17.20'	S18°57'05"W
L25	50.00'	S07°43'52"E
L26	34.42'	S12°05'23"E
L27	80.41'	S00°22'44"E
L28	29.13'	S76°36'56"E
L29	31.96'	S11°10'24"E
L30	57.54'	N34°04'45"W
L31	50.00'	S55°55'15"W
L32	20.00'	S34°04'45"E
L33	4.00'	N34°04'45"W
L34	50.00'	S55°55'15"W
L35	56.72'	N82°26'01"W

Line Table		
Line #	Length	Direction
L36	29.70'	S79°47'18"E
L37	56.50'	S82°26'01"E
L38	35.02'	S43°55'11"E
L39	1.78'	N46°38'11"E
L40	33.27'	N64°08'30"E
L41	15.00'	N07°49'29"E
L42	16.45'	S79°47'18"E
L43	54.81'	S55°35'44"E
L44	25.34'	N25°00'54"E
L45	25.34'	S25°00'54"W
L46	3.73'	S55°35'44"E
L47	3.40'	S79°47'18"E
L48	41.50'	S64°59'06"E
L49	3.52'	S64°59'06"E
L50	86.47'	S58°46'51"E
L51	7.69'	S58°46'51"E
L52	66.05'	S43°37'32"E
L53	3.84'	S43°37'32"E
L54	17.10'	S49°11'55"E
L55	4.00'	N82°05'19"W
L56	46.90'	N69°25'27"E
L57	39.98'	N69°25'27"E
L58	4.00'	N34°04'45"W
L59	5.53'	S82°14'16"E
L60	5.53'	S82°14'16"E
L61	8.54'	N09°46'53"E
L62	40.34'	S66°18'32"W
L63	40.34'	S66°18'32"W
L64	18.85'	N09°46'53"E
L65	24.41'	S09°46'53"W
L66	13.36'	S09°46'53"W
L67	8.54'	S09°46'53"W
L68	7.84'	N82°14'16"W
L69	7.85'	N17°59'04"W
L70	15.91'	N09°26'53"W

Line Table		
Line #	Length	Direction
L71	20.08'	N09°26'53"W
L72	20.00'	S09°46'53"W
L73	6.06'	N07°31'12"E
L74	14.13'	N18°57'05"E
L75	50.65'	N18°57'05"E
L76	4.76'	S11°10'24"E
L77	24.44'	S34°04'45"E
L78	20.00'	S34°04'45"E
L79	16.39'	N16°24'00"W
L80	52.48'	N16°24'00"W
L81	18.78'	N16°24'00"W
L82	36.90'	N04°33'06"W
L83	7.66'	N04°33'06"W
L84	47.48'	N47°29'22"W
L85	6.31'	N47°29'22"W
L86	19.75'	N61°29'07"W
L88	31.24'	N38°47'35"W
L89	12.10'	N38°47'35"W
L90	42.85'	N21°05'36"W
L91	14.95'	N21°05'36"W
L92	16.98'	N03°19'25"W
L93	55.35'	N03°19'25"W
L94	18.82'	N03°19'25"W
L95	34.44'	N04°37'57"E
L96	21.80'	N04°37'57"E
L97	9.37'	N34°04'45"W
L98	18.54'	S09°46'53"W
L99	12.72'	S70°44'58"W
L100	80.31'	S70°44'58"W
L101	62.39'	S85°38'08"E
L102	18.04'	S59°50'37"E
L103	45.58'	S59°50'37"E
L104	14.12'	S07°45'44"W
L105	22.38'	S26°32'01"E
L106	63.62'	S59°50'37"E
L107	6.50'	S42°10'33"E



Received 10/26/18



FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1

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

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM UDC REQUIREMENTS
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. WITH THE FOLLOWING EXCEPTION: CARL STERN DRIVE WILL BE PROVIDED WITH AN 8' SIDEWALK ON THE NORTH SIDE OF THE STREET.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY.
12. 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: SPECTRUM BUSINESS (FORMERLY TIME WARNER CABLE)
13. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USE, UNLESS OTHERWISE SPECIFIED.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. AMENITY, OPEN SPACES, GREENLINK LOTS AND ALL STREET TREES NOT FRONTING OR SIDING A RESIDENTIAL OR COMMERCIAL LOT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE CROSS CREEK P.U.D.
17. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

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

I, ROBERT DERRELL NEAL, SOLE OWNER OF THAT CERTAIN 109.45 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 167.375 ACRES TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON.

THIS SUBDIVISION IS TO BE KNOWN AS "CROSS CREEK SUBDIVISION"
TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20__.

BY: _____
ROBERT DERRELL NEAL, 6 WEST NAKOMA,
ROUND ROCK, TEXAS 78664

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE ____ DAY OF _____, 20__.
BY, ROBERT DERRELL NEAL, SOLE OWNER OF SAID TRACT, WITNESS MY
HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS 25th DAY OF October, 2018

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



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

A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY.

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

Nicholas P. Leschke 10/25/2018
NICHOLAS P. LESCHKE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130255
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729-1102



STREET NAMES APPROVED _____

WILLIAMSON COUNTY ADDRESSING COORDINATOR _____ DATE _____

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

DOUG GAUL, MAYOR _____ DATE _____ LISA L. BROWN, CITY SECRETARY _____ DATE _____

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF
_____, 20__ A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF
SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

DATE



FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASE 1
109.45 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271

LEGAL DESCRIPTION:

BEING A 124.38 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 167.375 ACRES TRACT DESCRIBED IN A WARRANTY DEED TO ROBERT DERRILL NEAL AND RECORDED IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east line of said 167.375 acres tract, same being the west line of a called 46.14 acres tract described in a Special Warranty Deed to Leschber Investments, LP and recorded in Document Number 201007503 of the Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), from which a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found in the south right-of-way line of County Road 199 (CR 199), a variable width right-of-way (no recording info found), for the northeast corner of said 167.375 acres tract, same being the northwest corner of said 46.14 acres tract, bears N07°45'44"E a distance of 1,246.24 feet;

THENCE with the east line of said 167.375 acres tract, same being the west line of said 46.14 acres tract and the west line of the remainder of a called 367.15 acres tract described in a Warranty Deed to Hutto 372, LTD and recorded in Document Number 2003097297 of said O.P.R.W.C.T., S07°45'44"W a distance of 2,911.04 feet to 5/8-inch iron rod found for an angle point in said east line of the 167.375 acres tract and said west line of the remainder of the 367.15 acres tract;

CONTINUING with said east line of the 167.375 acres tract and the west line of the remainder of the said 367.15 acres tract, S07°34'46"W passing at a distance of 643.67 feet to a 1/2-inch iron rod with plastic cap stamped "DIAMOND SURVEYING" found for the northeast corner of Lot 32, Glenwood, Phase 5, a legal subdivision according to the plat of record in Document Number 2015064417 of said O.P.R.W.C.T., continuing in all a distance of 854.99 feet to a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found for the southeast corner of said 167.375 acres tract, the southeast corner of said 124.38 acres tract and this tract, same being the southwest corner of said Lot 32, Glenwood Phase 5 and the northwest corner of Lot 26, said Glenwood Phase 5, the northeast corner of Lot 25, Glenwood Phase 6A, a legal subdivision according to the plat of record in Document Number 2014095379 of said O.P.R.W.C.T.;

THENCE with the south line of said 167.375 acres tract, same being the north line of said Glenwood Phase 6A and the north line of Glenwood Phase 6B, a legal subdivision according to the plat of record in Document Number 2015069954 of said O.P.R.W.C.T., N82°12'11"W a distance of 791.37 feet to a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found in the north line of Lot 13, said Glenwood Phase 6B for the southwest corner of said 164.375 acres tract, the southwest corner of said 124.38 acres tract and this tract, same being the southeast corner of a 20-foot wide roadway as described in a Dedication Deed to the Public in Volume 271, Page 110 of Deed Records, Williamson County, Texas (D.R.W.C.T.);

THENCE leaving said north line of Lot 13, Glenwood Phase 6B with the west line of said 167.375 acres tract, same being the east line of said 20-foot wide roadway, and the east line of Creek Bend, Section 2, a legal subdivision according to the plat of record in Document Number 2003111865 of said O.P.R.W.C.T., N07°49'29"E a distance of 578.72 feet to a 1-inch (inside diameter) iron pipe found for an angle point in said east line of the 167.375 acres tract and said west line of Creek Bend, Section 2;

CONTINUING with said west line of the 167.375 acres tract, same being east line of said Creek Bend, Section 2, the east line of a called 1.77 acres tract described in a Dedication Special Warranty Deed to the City of Hutto and recorded in Document Number 2007055773 of said O.P.R.W.C.T., and the east line of Creek Bend Section 5, a legal subdivision according to the plat of record in Document Number 2007058323 of said O.P.R.W.C.T., N30°06'10"W a distance of 499.87 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found for an angle point in said west line of the 167.375 acres tract and said east line of Creek Bend Section 5;

CONTINUING with said west line of the 167.375 acres tract and said east line of Creek Bend Section 5 the following nine (9) courses and distances:

1. N01°48'18"E a distance of 187.76 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found,
2. N06°10'04"E a distance of 175.64 feet to a 1/2-inch iron rod found,
3. N18°52'15"W a distance of 226.14 feet to a 1/2-inch iron rod found,
4. N05°32'37"W a distance of 296.97 feet to a 1/2-inch iron rod with plastic cap stamped "STANLEY CONSULTANTS INC." found,
5. N57°21'53"W a distance of 73.20 feet to a 1/2-inch iron rod found,
6. N62°30'06"W a distance of 172.87 feet to a 1/2-inch iron rod with plastic cap stamped "M. MEADOR RPLS 1966" found,
7. N62°02'30"W a distance of 132.78 feet to a 1/2-inch iron rod found,
8. N59°56'34"W a distance of 94.51 feet to a 1/2-inch iron rod found, and
9. N46°24'31"W a distance of 133.65 feet to a 1/2-inch iron rod found for an angle point in said west line of the 167.375 acres tract, same being the northwest corner of Lot 28, said Creek Bend, Section 5, same being the most easterly corner of Lot 16, Creek Bend, Section 4, a legal subdivision according to the plat of record in Document Number 2005093870 of said O.P.R.W.C.T.

CONTINUING with said west line of the 167.375 acres tract, same being the east line of Lot 16, Creek Bend Section 4, the following two (2) courses and distances:

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

CONTINUING with said west line of the 167.375 acres tract, N19°24'00"W a distance of 73.21 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found in said west line of the 167.375 acres tract;

THENCE with said west line of the 167.375 acres tract, N12°26'12"W passing at a distance of 102.48 feet the east line of Lot 22, said Creekside Estates Section 1, and continuing in all a distance of 120.20 feet to a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found, from which a 1/2-inch iron rod found for an angle point in said east line of Lot 22 bears S42°10'33"E a distance of 6.50 feet;

CONTINUING across said Lot 22 with said west line of the 167.735 acres tract, N60°46'25"E a distance of 96.22 feet to 1/2-inch iron rod found for an angle point in said west line of the 167.375 acres tract, and said east line of said Lot 22, Creekside Estates Section 1;

THENCE leaving said east line of Lot 22, Creekside Estates Section 1, continuing with said west line of the 167.375 acres tract, the following two (2) courses and distances:

1. N23°37'10"E a distance of 95.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and
2. N07°18'37"E a distance of 701.65 feet to a 1/2-inch iron rod found for an angle point in said west line of the 167.375 acres tract, same being and angle point in said east line of Lot 22, Creekside Estate, Section 1;

CONTINUING with said west line of the 167.375 acres tract and with said east line of Lot 22, Creekside Estates Section 1 the following two (2) courses and distances:

1. N59°31'53"W a distance of 79.81 feet to a 1/2-inch iron rod found, and
2. N02°12'28"E a distance of 69.49 feet to a 1/2-inch iron rod found for an angle point in said west line of the 167.75 acres tract and said east line of Lot 22, Creekside Estates Section 1, for the southwest corner of a called 14.463 acres tract described in a Special Warranty Deed and Quitclaim to the City of Hutto and recorded in Document Number 2010009249 of said O.P.R.W.C.T.;

THENCE with said west line of the 167.375 acres tract, same being the south line of said 14.463 acres tract and the south line of the remainder of a called 15.52 acres tract described in a Warranty Deed to the City of Hutto and recorded in Volume 875, Page 443 of said D.R.W.C.T., N44°58'37"E a distance of 606.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, from which a 1/2-inch iron rod with plastic cap stamped "BASELINE INC" found in said west line of the 167.375 acres tract for the southeast corner of said 15.52 acres tract, bears N44°58'37"E a distance of 72.57 feet;

THENCE into and across said 167.375 acres tract, the following twenty one (21) courses and distances:

1. S17°59'04"E a distance of 22.45 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N44°58'37"E a distance of 55.29 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. S82°14'16"E a distance of 166.11 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N07°45'44"E a distance of 110.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. with the arc of a curve to the left a distance of 15.42 feet, said curve having a radius of 61.00 feet, a central angle of 14°29'07", and a chord bearing N84°59'19"E a distance of 15.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. S07°45'44"W a distance of 113.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. S82°14'16"E a distance of 550.01 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N07°45'21"E a distance of 129.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N37°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N82°14'16"W a distance of 4.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N07°45'44"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. S82°14'16"E a distance of 4.52 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N52°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
14. N07°45'44"E a distance of 510.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N37°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. N82°14'16"W a distance of 7.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. N07°45'44"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. S82°14'16"E a distance of 7.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
19. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N52°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
20. N07°45'44"E a distance of 417.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
21. N07°51'59"E a distance of 25.07 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of CR 199, same being the north line of said 167.375 acres tract;

THENCE with the north line of said 167.375 acres tract, same being the south right-of-way line of CR 199, S82°37'57"E a distance of 68.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE into and across said 167.375 acres tract, the following eighteen (18) courses and distances:

1. S07°45'44"W a distance of 442.83 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S37°14'16"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. S82°14'16"E a distance of 15.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. S07°45'44"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N82°14'16"W a distance of 15.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S52°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. S07°45'44"W a distance of 510.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S37°14'16"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. S82°14'16"E a distance of 15.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. S07°45'44"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N82°14'16"W a distance of 16.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. with the arc of a curve to the left a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S52°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. S07°40'56"W a distance of 148.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
14. S82°14'16"E a distance of 511.92 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. N07°45'44"E a distance of 137.33 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. with the arc of a curve to the left a distance of 16.20 feet, said curve having a radius of 61.00 feet, a central angle of 15°12'47", and a chord bearing S60°29'36"E a distance of 16.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. S07°45'44"W a distance of 131.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. S82°14'16"E a distance of 185.88 feet to said POINT OF BEGINNING and containing 124.38 acres.

SAVE AND EXCEPT FOLLOWING TWO TRACTS:

A 9.08 ACRES TRACT, BEING OUT OF SAID 167.375 ACRES TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found for the southeast corner of said 167.375 acres tract and the southeast corner of said 124.38 acres tract, same being the southwest corner of Lot 32, the northwest corner of Lot 26, said Glenwood Phase 5 and the northeast corner of Lot 25, said Glenwood Phase 6A;

THENCE along the east line of said 167.375 acres tract, same being the west line of said Lot 32, Glenwood Phase 5 and the west line of the remainder of the said 367.15 acres tract, N07°38'53"E a distance of 1,367.08 feet to calculated point, and N82°14'16"W a distance of 83.35 feet to the POINT OF BEGINNING;

THENCE into and across said 167.375 acres tract, the following thirty two (32) courses and distances:

1. N81°55'49"W a distance of 168.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N29°37'28"W a distance of 71.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N76°36'56"W a distance of 29.13 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N88°54'27"W a distance of 80.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N46°46'09"W a distance of 84.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N42°35'21"W a distance of 79.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N49°58'30"W a distance of 75.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N43°49'30"W a distance of 75.36 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N36°58'58"W a distance of 73.02 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N49°59'30"W a distance of 62.39 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N70°41'38"W a distance of 75.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N37°22'13"W a distance of 68.69 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. N11°10'24"W a distance of 31.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

14. N55°55'15"E a distance of 175.72 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. S34°04'45"E a distance of 57.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. N55°55'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. N34°04'45"W a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N10°55'15"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
19. N55°55'15"E a distance of 220.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
20. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S79°04'45"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
21. S34°04'45"E a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
22. N55°55'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
23. S34°04'45"E a distance of 106.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
24. N55°55'15"E a distance of 130.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
25. S86°11'53"E a distance of 171.59 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
26. with the arc of a curve to the right a distance of 571.98 feet, said curve having a radius of 1965.50 feet, a central angle of 16°40'25", and a chord bearing S00°43'48"W a distance of 569.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
27. N62°47'01"W a distance of 127.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
28. with the arc of a curve to the right a distance of 25.18 feet, said curve having a radius of 61.00 feet, a central angle of 23°38'58", and a chord bearing S27°12'59"W a distance of 25.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
29. S62°47'01"E a distance of 135.32 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
30. with the arc of a curve to the right a distance of 62.38 feet, said curve having a radius of 1965.50 feet, a central angle of 01°49'07", and a chord bearing S10°44'29"W a distance of 62.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
31. S11°39'02"W a distance of 68.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
32. with the arc of a curve to the left a distance of 27.55 feet, said curve having a radius of 554.00 feet, a central angle of 02°50'59", and a chord bearing S10°13'33"W a distance of 27.55 feet to said POINT OF BEGINNING and containing 9.08 acres.

A 5.85 ACRES TRACT, BEING OUT OF SAID 167.375 ACRES TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "RJ SURVEYING" found for the southeast corner of said 167.375 acres tract and the southeast corner of said 124.38 acres tract, same being the southwest corner of Lot 32, the northwest corner of Lot 26, said Glenwood Phase 5 and the northeast corner of Lot 25, said Glenwood Phase 6A;

THENCE along the east line of said 167.375 acres tract, same being the west line of said Lot 32, Glenwood Phase 5, the west line of the remainder of the said 367.15 acres tract and the west line of said 46.14 acres tract, N07°42'23"E a distance of 2,791.10 feet to calculated point, and N82°14'16"W a distance of 948.32 feet to the POINT OF BEGINNING;

THENCE into and across said 167.375 acres tract, the following twenty six (26) courses and distances:

1. N80°13'07"W a distance of 110.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N35°13'07"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N09°46'53"E a distance of 24.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N80°13'07"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. S09°46'53"W a distance of 7.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N80°13'07"W a distance of 123.47 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N18°57'05"E a distance of 17.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N02°05'25"E a distance of 134.58 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N07°43'52"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N12°05'23"W a distance of 34.42 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N42°55'53"W a distance of 74.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N00°22'44"W a distance of 80.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. N43°57'48"W a distance of 135.25 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
14. N14°15'03"W a distance of 143.65 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
15. N09°26'53"W a distance of 153.06 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
16. N85°35'20"E a distance of 152.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
17. with the arc of a curve to the left a distance of 33.66 feet, said curve having a radius of 61.00 feet, a central angle of 31°36'46", and a chord bearing S29°39'10"E a distance of 33.23 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
18. with the arc of a curve to the right a distance of 19.00 feet, said curve having a radius of 24.00 feet, a central angle of 45°21'40", and a chord bearing S22°46'43"E a distance of 18.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
19. N89°54'07"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
20. with the arc of a curve to the right a distance of 29.38 feet, said curve having a radius of 475.00 feet, a central angle of 03°32'37", and a chord bearing N01°40'26"E a distance of 29.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
21. with the arc of a curve to the right a distance of 16.46 feet, said curve having a radius of 10.00 feet, a central angle of 94°19'00", and a chord bearing N50°36'14"E a distance of 14.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
22. S82°14'16"E a distance of 109.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
23. with the arc of a curve to the left a distance of 176.97 feet, said curve having a radius of 355.00 feet, a central angle of 28°33'47", and a chord bearing S10°33'27"E a distance of 175.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
24. S24°50'20"E a distance of 130.24 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
25. with the arc of a curve to the right a distance of 510.58 feet, said curve having a radius of 845.00 feet, a central angle of 34°37'13", and a chord bearing S07°31'43"E a distance of 502.85 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
26. S09°46'53"W a distance of 34.41 feet to said POINT OF BEGINNING and containing 5.85 acres.



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

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



CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8F. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed Hutto Square Commercial Block U Lots 1-3 Final Plat, 2.849 acres, more or less, of land, one commercial lot, located on Exchange Boulevard. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Final Plat for Hutto Square Commercial Block U, Lots 1-3 is located along Exchange Blvd. approximately 460 feet south of the intersection of W. Metcalfe Street. The proposal seeks to create a lot that matches the existing, revised Preliminary Plat that was approved in August.

The Final Plat, once recorded, is the final step to create a single legal lot on approximately 2.84 acres. The extension of Live Oak Street and is shown adjacent to this site. However, construction of the extension of Live Oak Street is not anticipated with this tract. Sidewalks will be installed by the developer on all street side property lines.

Staff Recommendation:

This plat has been reviewed and all City comments have been addressed. The Final Plat is in compliance with the applicable subdivision regulations.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Hutto Square Commercial Block U Lots 1-3 Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "HUTTO SQUARE COMMERCIAL BLOCK U LOTS 1-3 FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "Hutto Square Commercial Block U Lots 1-3 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

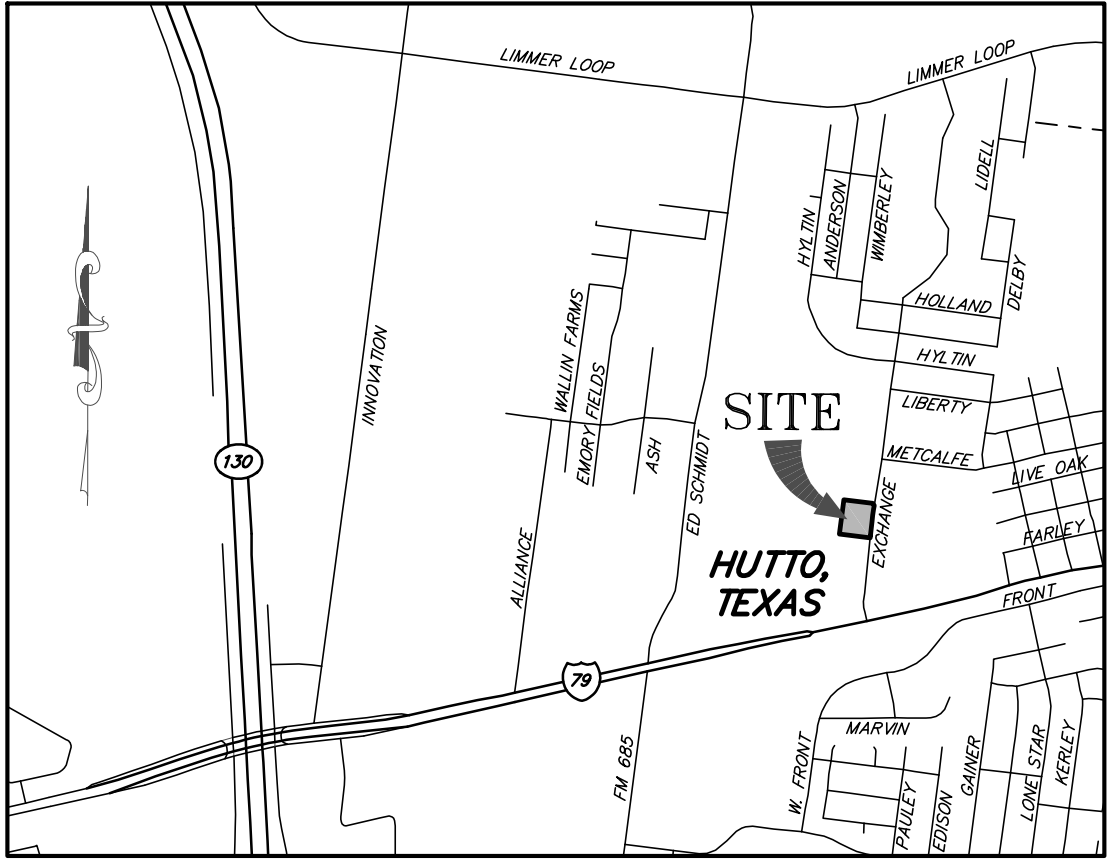
THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

FINAL PLAT
HUTTO SQUARE COMMERCIAL
BLOCK U, LOTS 1-3
BEING A REVISED PLAT OF HUTTOPARKE BLOCK 32, LOT 9



LOCATION MAP
(NOT TO SCALE)

SITE ADDRESS:

351 EXCHANGE BLVD.
HUTTO, TEXAS 78634

OWNER:

BRENDAN JORDAN
NORTH FOREST OFFICE SPACE- AUSTIN, LLC.
305 N. HEATHERWILDE BLVD., SUITE 250
PFLUGERVILLE, TEXAS 78660

SURVEYOR:

FRED L. DODD, JR.
FRED L. DODD JR. SURVEYOR, INC.
8019 W. GRAND PKWY. SUITE 1060 #464
RICHMOND, TEXAS 77407
(512) 953-5705 PH

ENGINEER:

TIMOTHY JOHN MOLTZ, P.E. NO. 77901
CATALYST ENGINEERING GROUP
100 S. 2ND STREET
PFLUGERVILLE, TEXAS 78660
(512) 944-6077

LOT 1 = 2.849 ACRES (124,107 SQ. FT.)
NO NEW ROADS

MAP SYMBOLS

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH PLASTIC CAP
- ✕ 'X' FOUND IN CONCRETE
- ROW RIGHT OF WAY
- D.R.W.C. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- P.R.W.C. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- O.R.W.C. OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°29'39" W	36.88'
L2	S 34°02'53" E	29.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 06°47'26" W	92.52'
E2	S 83°10'35" E	9.64'
E3	S 06°44'06" W	15.25'
E4	N 83°15'54" W	24.66'
E5	N 06°47'38" E	107.80'
E6	S 83°12'34" E	15.00'

LOT B
AMENDED PLAT OF LOT 3C OF
THE RESUBDIVISION OF LOT 3 AND
LOT 4 OF THE HUTTO EXCHANGE
AA/96, P.R.W.C.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	139.50'	2035.00'	3°55'39"	S 07°33'51" W
C2	24.21'	365.00'	3°48'02"	S 07°27'55" W

Received 10/26/18



SHEET 1 OF 2

8019 W. GRAND PKWY.
SUITE 1060 #464
RICHMOND, TX 77407

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SCALE FACTOR OF 0.999895512 AND CONVERGENCE ANGLE 01°24'11".

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SURVEYOR, INC.
PROFESSIONAL LAND SURVEYING

FINAL PLAT
HUTTO SQUARE COMMERCIAL
BLOCK U, LOTS 1-3
BEING A REVISED PLAT OF HUTTOPARKE BLOCK 32, LOT 9

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

I, BRENDAN JORDAN, REPRESENTATIVE OF NORTH FOREST OFFICE SPACE - AUSTIN, LLC., OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2018017864, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND,

AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS FINAL PLAT OF HUTTO SQUARE COMMERCIAL BLOCK U, LOTS 1-3.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 25th DAY OF October, 2018

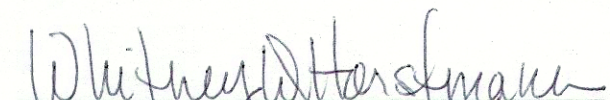

BRENDAN JORDAN, MANAGER
NORTH FOREST OFFICE SPACE - AUSTIN, LLC.
305 N. HEATHERWILDE BLVD, SUITE 250

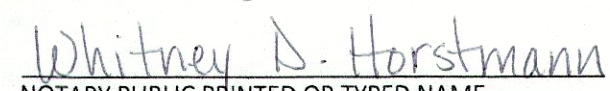
PFLUGERVILLE, TEXAS 78660

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

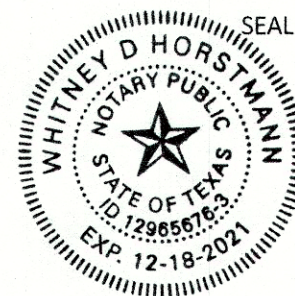
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN JORDAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF October, 2018


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


NOTARY PUBLIC PRINTED OR TYPED NAME

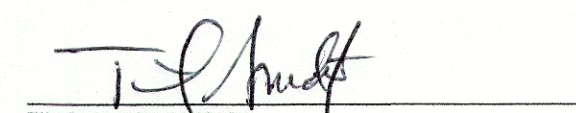
MY COMMISSION EXPIRES ON: 12-18-2021

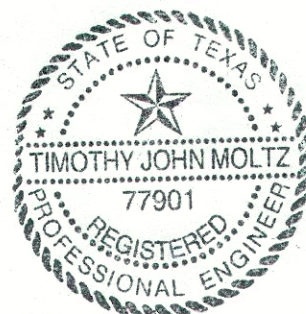


STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, TIMOTHY JOHN MOLTZ, 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 PFLUGERVILLE, TRAVIS COUNTY, TEXAS, THIS 24th DAY OF OCTOBER, 2018


TIMOTHY JOHN MOLTZ
REGISTERED PROFESSIONAL ENGINEER NO. 77901
STATE OF TEXAS
CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660
(512) 944-6077



SEAL

LEGAL DESCRIPTION - 2.849 ACRE TRACT :

OF A 2.849 ACRE TRACT, MORE OR LESS, OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO.225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 21.737 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD. BY WARRANTY DEED, RECORDED IN DOCUMENT NO.2001071791. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 2.849 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY OF EXCHANGE BOULEVARD (70' RIGHT-OF-WAY) AS SHOWN UPON THE PLAT RECORDED IN CABINET W, SLIDE 263 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EASTERLY NORTHEAST CORNER HEREOF, FROM WHICH AN 'X' FOUND IN CONCRETE BEARS N 09°29'39" E, A DISTANCE OF 248.56 FEET;

THENCE, WITH THE WEST RIGHT-OF-WAY OF SAID EXCHANGE BOULEVARD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1.S 09°29'39" W, A DISTANCE OF 36.88 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 2.ALONG SAID CURVE TO THE LEFT, WHOSE RADIUS IS 2035.00 FEET AND CHORD BEARS S 07°33'51" W, 139.47 FEET, FOR AN ARC DISTANCE OF 139.50 FEET TO A 1/2 INCH IRON ROD SET;
- 3.S 05°33'55" W, A DISTANCE OF 151.45 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
4. ALONG SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 365.00 FEET AND CHORD BEARS S 07°27'55" W, 24.21 FEET, FOR AN ARC DISTANCE OF 24.21 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF LOT 5, HUTTO EXCHANGE, AS SHOWN UPON THE PLAT RECORDED IN CABINET G, SLIDE 185, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, N 83°15'54" W, WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 336.85 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 07°41'05" E, ALONG THE WEST LINE OF SAID 21.737 ACRE TRACT, A DISTANCE OF 374.23 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER HEREOF;

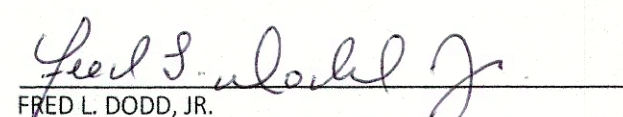
THENCE, S 83°12'34" E, A DISTANCE OF 312.72 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHERLY NORTHEAST CORNER HEREOF;

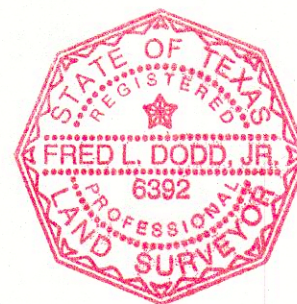
THENCE, S 34°02'53" E, A DISTANCE OF 29.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.849 ACRES OF LAND, MORE OR LESS.

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

I, FRED L. DODD, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6392, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON .

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT PFLUGERVILLE, TRAVIS COUNTY, TEXAS, THIS 26 DAY OF October, 2018


FRED L. DODD, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6392
STATE OF TEXAS
FRED L. DODD, JR. SURVEYOR., INC.
8019 W. GRAND PKWY S., SUITE 1060 #464
RICHMOND, TEXAS 77407
(512) 953-5705



SEAL

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

DOUG GAUL
MAYOR

DATE

LISA L. BROWN
CITY SECRETARY

DATE

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UNIFIED DEVELOPMENT CODE REQUIREMENTS AS AMENDED.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) 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. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UNIFIED DEVELOPMENT CODE REQUIREMENTS.
10. 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.
11. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF HUTTO, WASTEWATER: CITY OF HUTTO, ELECTRIC: ONCOR ELECTRIC DELIVERY AND GAS: ATMOS ENERGY.
12. NO PORTION OF THIS TRACT IS ENCRONCHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
13. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
14. NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE 09/26/2008, FOR WILLIAMSON COUNTY, TEXAS.
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, 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/HER ASSIGNS.
19. THIS SUBDIVISION WILL BE ZONED: B1 COMMERCIAL: LOCAL/NEIGHBORHOOD WITH A MAXIMUM IMPERVIOUS COVER OF 85%.

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

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED

FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK __.M.

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

PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

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

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

BY: _____
DEPUTY

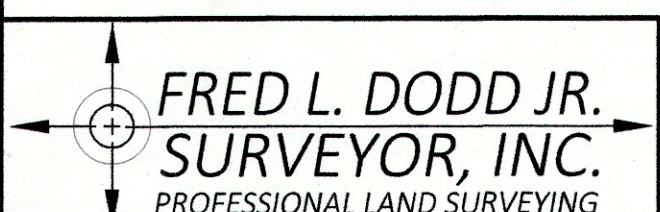


SHEET 2 OF 2

8019 W. GRAND PKWY.
SUITE 1060 #464
RICHMOND, TX 77407

ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM



CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8G. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed RSI Hutto Preliminary Plat, 315.28 acres, more or less, of land, 1314 residential lots, located between FM 1660 North and CR 119. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The proposed RSI Preliminary Plat is approximately 315.28 acre site located between County Road 119/Ed Schmidt Blvd. and FM 1660 North, approximately one mile north of Limmer Loop and north of the Hutto Parke subdivision.

Owner: Frances Wolter and Wallin, Hutto Family Investments, LP

Developer: William Lyon Homes

Current Zoning: The approved Planned Unit Development (PUD) allows for a neighborhood that promotes a mix of housing styles, ranging from attached townhomes to traditional lots homes, pocket parks, a trail system, and an approximate two acre commercial tract at the intersection of the proposed collector roads.

Surrounding Zoning:

North: Extra-territorial Jurisdiction (ETJ)

East: FM1660 and a future single-family development, also zoned single-family (SF-1) with a small tract of commercial along FM 1660 North

South: Single Family 1 (SF 1) Hutto Parke

West: Extra-territorial Jurisdiction (ETJ)

Summary of Request:

The Preliminary Plat is comprised of 1,314 single-family lots across an approximate 315.28 acre

tract. Public access is achieved from connections to Ed Schmidt (CR 119), FM 1660 North, and two residential connections to the existing Hutto Parke subdivision along Carrington Street. In all, the RSI Preliminary Plat is proposing 180.45 acres of single family residential and 42.64 of non single-family development, including a two acre tract of commercial. In addition, the plat provides for 22.66 acres of open space that will be dedicated to Hutto with the corresponding Final Plats, 2.05 acres of pocket parks, and 67.75 of right-of-way (5.7 acres are alleys).

The base zoning district for the development is Single Family residential (SF-1) and Commercial Local/Neighborhood (B-1). This is a medium density, suburban character district with support facilities and services that are compatible with the residential use. The PUD is approved with development standards allowing single household detached and two to four household residence design, as defined in the Unified Development Code (UDC), Section 10.406.3. The commercial area will adhere to the B-1 commercial standards providing for low-intensity retail uses, offices and personal services intended to serve residents of the adjacent neighborhood. The proposed Preliminary Plat shows the required open spaces as required in the PUD as well as the street widths to accommodate the street sections associated with the PUD.

This proposed Preliminary Plat has been reviewed by the Planning, Engineering, and Parks Departments, and also Hutto Fire Rescue.

Staff Review:

The proposal meets the minimum standards as required in the UDC and well as the increased requirements in the PUD. The proposed street layout provides for the extension of a new east/west collector that will ultimately connect Ed Schmidt/CR119 to FM1660. This provides a needed collection and alternate routes in the area.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - RSI Hutto Preliminary Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "RSI HUTTO 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 "RSI Hutto Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

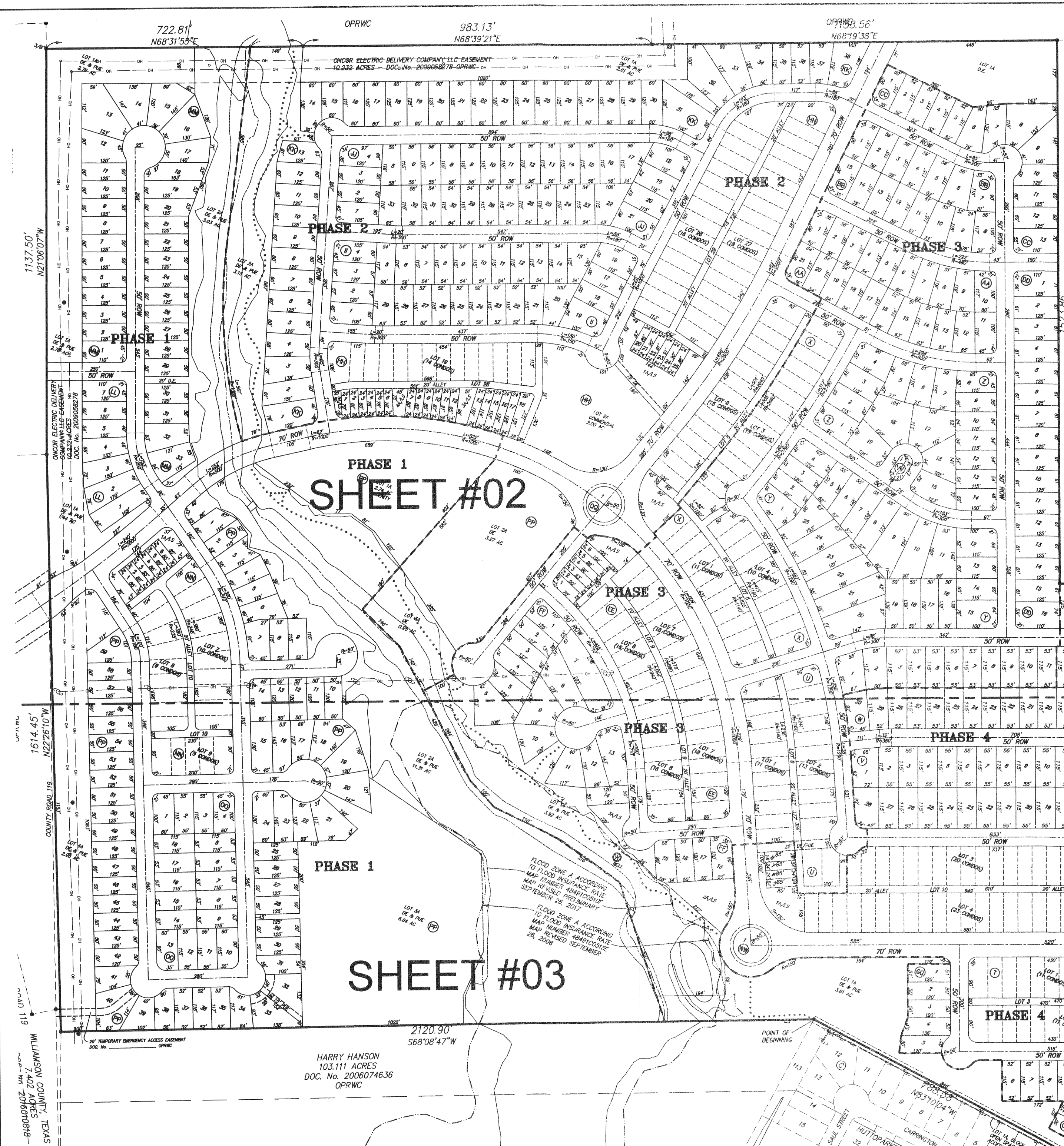
CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

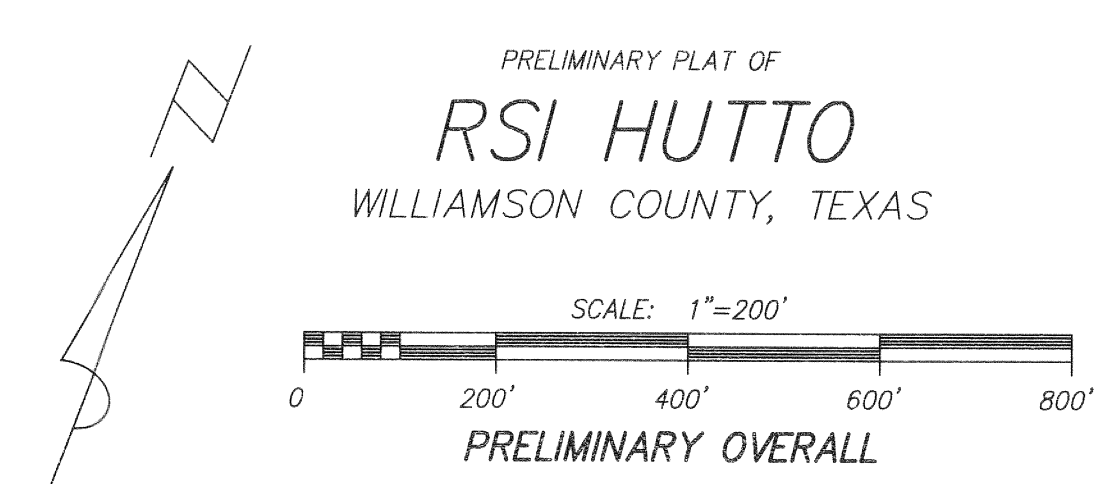
ATTEST:

Lisa L. Brown, City Secretary



- LEGEND:
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
 - ROW = RIGHT OF WAY
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - LS = LANDSCAPE LOT
 - HOA = HOMEOWNER ASSN. MAINTENANCE RESPONSIBILITY
 - = PRELIMINARY PLAT BOUNDARY
 - - - = PHASE LINE
 - · - · - = CITY LIMITS LINE
 - · · · · = 8ft WIDE GRANITE TRAIL

BENCH MARKS:
LCRA CS03 - 3" Brass disk Along FM 1660, Lat. 30-33-37.07767"N Long. 97-32-39.15515"W elev=670.21
LCRA CS02 - 3" Brass Disk Along CR 108, Lat. 30-33-19.287"N Long. 97-33-33.130"W elev=706.89



- STANDARD PLAT NOTES
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - BUILDING SETBACK LINES SHALL CONFORM TO PUD REQUIREMENTS.
 - A TEN FOOT P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 - A TEN FOOT P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - A 5 FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES OF SF-1 AND SF-1 CONDOMINIUM LOTS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 - WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/8" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
 - UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:
WATER: JONAH S.U.D.
WASTEWATER: JONAH S.U.D.
ELECTRIC: ONCOR
 - THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
 - AMENITY, OPEN SPACE AND ALLEYS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS SUBDIVISION WILL BE ZONED SF-1 & B-1 PER THE PUD.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - ALL LANDSCAPE & PARK LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - LANDSCAPED MEDIANS & THE CENTER OF THE ROUND-A-BOUTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

SHEET INDEX

- PRELIMINARY OVERALL
- PRELIMINARY 1 OF 4
- PRELIMINARY 2 OF 4
- PRELIMINARY 3 OF 4
- PRELIMINARY 4 OF 4
- WATER & WASTEWATER LAYOUT
- OFFSITE WASTEWATER LAYOUT
- DRAINAGE LAYOUT

Received 10/16/18



SITE DATA:

RESIDENTIAL (TOTAL 1,315)	
SF-1 (50' Min.)	804 LOTS
SF-1 ATTACHED TH	114 LOTS
SF-1 DETACHED CONDO.	397 LOTS

BLOCKS	48
TOTAL AREA	315.28 ACRES
SF LOTS	180.48 ACRES
NON-SF LOTS	42.64 ACRES
OPEN SPACE TO CITY	22.66 ACRES
POCKET PARKS	2.05 ACRES
RIGHT-OF-WAY	62.05 ACRES
ALLEY	5.70 ACRES

PROPERTY OWNER:
WILLIAM LYON HOMES
810 HESTER'S CROSSING
ROAD, SUITE 235
ROUND ROCK, TX 78661

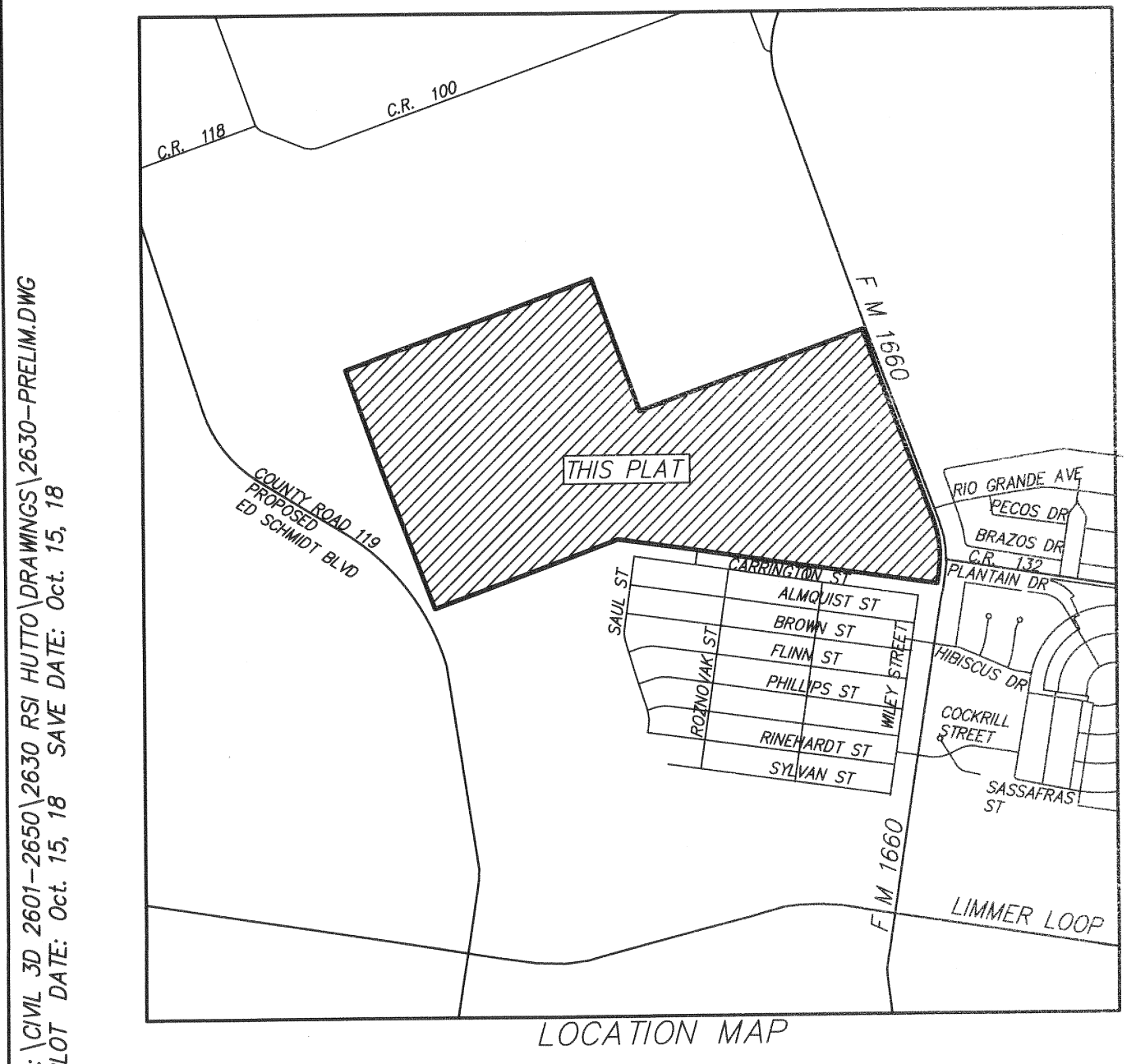
DATE: JULY 23, 2018
SCALE: 1" = 200'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SURVEYOR'S CERTIFICATION
I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.
STEPHEN R. LAWRENCE
R.P.L.S. No. 6352,
STATE OF TEXAS
DATE: 10/15/2018

ENGINEER'S CERTIFICATION
A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE SEPTEMBER 26, 2017 FOR WILLIAMSON COUNTY, TEXAS.
THIS TRACT IS NOT LOCATED IN THE EDWARDS RECHARGE ZONE.
ISRAEL RAMIREZ
DATE: 10.15.18
LICENSED PROFESSIONAL ENGINEER NO. 114495

LOT SIZE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	TOTAL
TH	6	24	6	4	22	14	14	24	114
DC	24	63	94	65	36	36	36	43	397
50	117	66	107	71	65	61	65	80	632
60	0	34	31	6	17	11	0	73	172
TOTAL	147	187	238	146	140	122	115	220	1315

DC = DETACHED CONDO
TH = TOWNHOUSE



VENTANA HILL LTD
57.895 ACRES
DOC. No. 2007068155
OPRC

J. NEILL
ABSTRACT 477

J. SHELTON
ABSTRACT 560

LLC
S
160751

RONALD AND JANICE SMITH
44.37 ACRES
VOL. 2267, PAGE 016
OPRC

PETERSON FAMILY TRUST
170.00 ACRES
DOC. No. 2011056854
OPRC

PRELIMINARY PLAT OF
RSI HUTTO
WILLIAMSON COUNTY, TEXAS
SCALE: 1"=100'

PRELIMINARY 1 OF 4

MARVIN AND IOLA STRUM
62.956 ACRES
VOL. 1174, PAGE 282
OPRC



MATCH LINE SEE SHEET #03

MATCH LINE SEE SHEET #04

Received 10/16/18



DATE: JULY 23, 2018 SCALE: 1" = 100'

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

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

SHEET 2 OF 8 SHEETS

PRELIMINARY PLAT OF
RSI HUTTO
WILLAMSON COUNTY, TEXAS

SCALE: 1"=100'
0 100' 200' 300' 400'
PRELIMINARY 2 OF 4

MATCH LINE SEE SHEET #02

PHASE 3

PHASE 4

PHASE 1

PHASE 4

FLOOD ZONE A ACCORDING
TO FLOOD INSURANCE RATE
MAP NUMBER 48491C0510F
MAP REVISED PRELIMINARY
SEPTEMBER 26, 2017

FLOOD ZONE A ACCORDING
TO FLOOD INSURANCE RATE
MAP NUMBER 48491C0515E
MAP REVISED SEPTEMBER
26, 2008

HARRY HANSON
103.111 ACRES
DOC. No. 2006074636
OPRWC

NO-COUNT, LLC
101.8 ACRES
DOC. No. 2013060751
OPRWC

COUNTY ROAD 119
PROPOSED
ED SCHMIDT BLVD
WILLAMSON COUNTY, TEXAS
7.402 ACRES
DOC. No. 2016070818
OPRWC

S:\CIVIL\3D_2601-2650\2630_RSI HUTTO\DRAWINGS\2630-PRELIM.DWG
PLOT DATE: October 15, 2018

Received 10/16/18



DATE: JULY 23, 2018

SCALE: 1" = 100'

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

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SHEET 3 OF 8 SHEETS

MARVIN AND IOLA STRUM
62.956 ACRES
VOL. 1174, PAGE 282
ORWC

PRELIMINARY PLAT OF
RSI HUTTO
WILLAMSON COUNTY, TEXAS

SCALE: 1"=100'
0 100' 200' 300' 400'
PRELIMINARY 3 OF 4



IVER WALLIN AND
LAVERNE WALLIN
293 ACRES FIRST TRACT
VOL. 541, PAGE 514
DRWC

JONAH WATER SUD
0.50 ACRE
DOCUMENT No. 2000021638
OPRWC

RIVERS CROSSING (C)
BLANCO DRIVE

Received 10/16/18

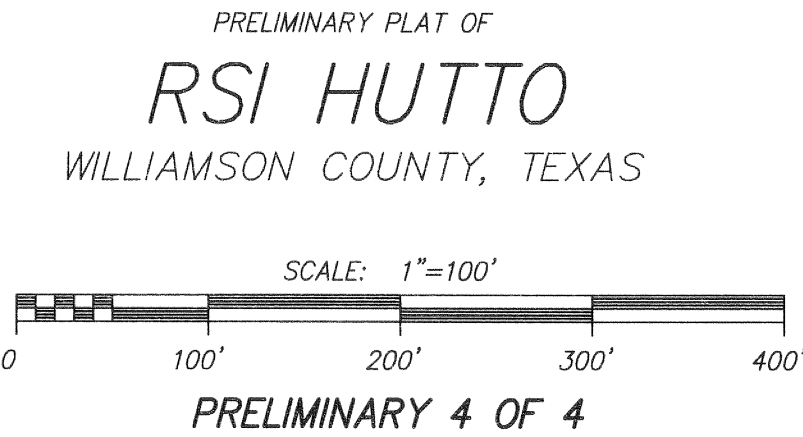
Hutto CITY OF
WWW.HUTTOTOX.GOV

DATE: JULY 23, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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SHEET 4 OF 8 SHEETS F-10015400



THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 136 ACRE TRACT OF LAND CONVEYED TO WALLIN MANAGEMENT COMPANY, LLC, BY DEED RECORDED IN DOCUMENT No. 2003064874 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, LESS THAT 2.785 ACRE TRACT OF LAND CONVEYED TO STATE OF TEXAS BY DEED RECORDED IN VOLUME 476, PAGE 591 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set on the west line of F. M. 1660, at the northwest corner of said 2.785 Acre Tract, being also at the southeast corner of 62.956 Acre Tract of land conveyed to Marvin and Iola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas and on the north line of said 136 Acre Tract;

THENCE with the west line of said F. M. 1660, same being the west line of said 2.785 Acre Tract, the following four courses:

- S.21°08'27"E, a distance of 580.93 feet to a broken TXDOT concrete monument found;
- S.21°57'15"E, a distance of 1,624.14 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
- Southerly, along the arc of said curve to the right a distance of 568.31 feet, said curve having a radius of 1,106.28 feet, a central angle of 29°26'00", and a chord bearing S.07°14'15"E., 562.08 feet to a 1/2" iron rod set;
- S.07°24'10"W, a distance of 125.82 feet to a cotton spindle found on the south line of said 136 Acre Tract, at the northeast corner of Hutto-parke Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, same being the northeast corner of a 10' wide road dedication of said plat;

THENCE along the south line of said 136 Acre Tract, and along the north line of said Hutto-parke Section 7 the following two courses:

- N.83°16'26"W, a distance of 1,792.21 feet to a 1/2" iron rod set;
- N.83°10'04"W, a distance of 918.68 feet, at the southwest corner of said 136 Acre Tract, same being the southeast corner of a 181.329 Acre Tract of land conveyed to Patsy Louise Overton by deed recorded in Document No. 2013031396 of the Official Public Records of Williamson County, Texas, from which point a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.21°17'36"W, along the west line of said 136 Acre Tract and the east line of said 181.329 Acre Tract a distance of 1,589.30 feet to a 1" galvanized pipe found at the northwest corner of said 136 Acre Tract and at the southwest corner of said 62.956 Acre Tract;

THENCE N.68°47'22"E, along the north line of said 136 Acre Tract and the south line of said 62.956 Acre Tract a distance of 2,572.08 feet to the said Point of Beginning.

Containing 133.617 acres, more or less, as shown on the survey attached.

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT No. 186, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 181.329 ACRE TRACT OF LAND CONVEYED TO PATSY LOUISE OVERTON BY DEED RECORDED IN DOCUMENT No. 2013031396 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found at the northwest corner of Lot 113, Block C, Hutto-parke Section 7, according to the plat thereof recorded in Document No. 2013003893 of the Official Public Records of Williamson County, Texas, being also at the northeast corner of a 103.111 Acre Tract of land conveyed to Harry Hanson by deed recorded in Document No. 2006074636 of the Official Public Records of Williamson County, Texas and at an angle point in the south line of said 181.329 Acre Tract;

THENCE S.68°08'47"W, along the south line of said 181.329 Acre Tract and the north line of said 103.111 Acre Tract a distance of 2,120.90 feet to a 1/2" iron rod set at the southwest corner of said 181.329 Acre Tract, and the northwest corner of said 103.111 Acre Tract;

THENCE N.22°26'10"W, along the west line of said 181.329 Acre Tract a distance of 1,614.45 feet to a 1/2" iron rod found at the southeast corner of a 57.895 Acre Tract of land conveyed to Ventana Hill, LTD by deed recorded in Document No. 2007068155 of the Official Public Records of Williamson County, Texas;

THENCE N.21°06'07"W, along the west line of said 181.329 Acre Tract and the east line of said 57.895 Acre Tract a distance of 1,137.50 feet to a 3/8" iron rod found at the northwest corner of said 181.329 Acre Tract, being also the southwest corner of a 44.37 Acre Tract of land conveyed to Ronald and Janice Smith by deed recorded in Volume 2267, Page 016 of the Official Records of Williamson County, Texas;

THENCE along the north line of said 181.329 Acre Tract and the south line of said 44.37 Acre Tract the following two courses:

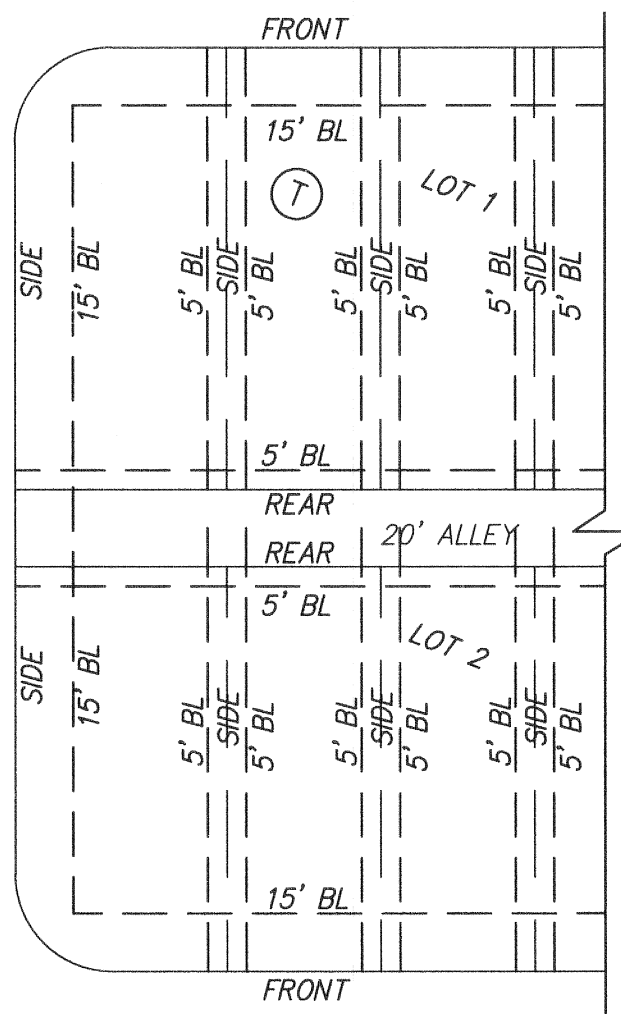
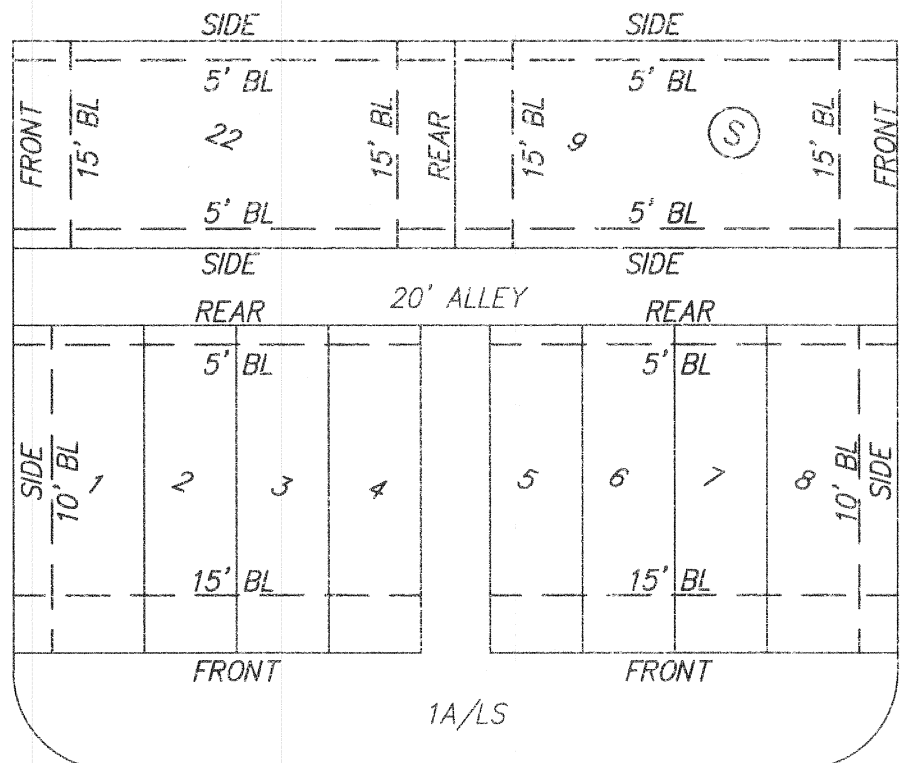
- N.68°31'55"E, a distance of 722.81 feet to a 1/2" iron rod set;
- N.68°39'21"E, a distance of 983.13 feet 1/2" iron rod set at the southeast corner of said 44.37 Acre Tract and at the southwest corner of a 170.00 Acre Tract of land conveyed to Peterson Family Trust by deed recorded in Document No. 2011056854 of the Official Public Records of Williamson County, Texas;

THENCE N.68°19'38"E, along the north line of said 181.329 Acre Tract and the south line of said 170.00 Acre Tract a distance of 1,138.56 feet to a 1-1/2" iron pipe found at the northeast corner of said 181.329 Acre Tract and at the northwest corner of a 62.956 Acre Tract of land conveyed to Marvin and Iola Strum by deed recorded in Volume 1174, Page 282 of the Official Records of Williamson County, Texas;

THENCE S.21°17'36"E, along the east line of said 181.329 Acre Tract and in part along the west line of said 62.956 Acre Tract and along the west line of a 136 Acre Tract of land conveyed to Wallin Management Company, LLC by deed recorded in Document No. 2003064874 of the Official Public Records of Williamson County, Texas, (pass at a distance of 1,523.86 feet a 1" galvanized pipe found at the southwest corner of said 62.956 Acre Tract, being also the northwest corner of said 136 Acre Tract) in all a distance of 3113.15 feet; to a point in the north line of said Hutto-parke Section 7 at the southwest corner of said 136 Acre Tract, at the southeast corner of said 181.329 Acre, from which a 1/2" iron rod found bears N.53°42'13"E., 1.30 feet;

THENCE N.83°10'04"W, along the south line of said 181.329 Acre Tract and the north line of said Hutto-parke Section 7, a distance of 788.38 feet to the said Point of Beginning.

Containing 181.663 acres, more or less, as shown on the survey attached.



Received 10/16/18



DATE: JULY 23, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

F-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

SHEET 5 OF 8 SHEETS

F-10015400

WATER & WASTEWATER LAYOUT

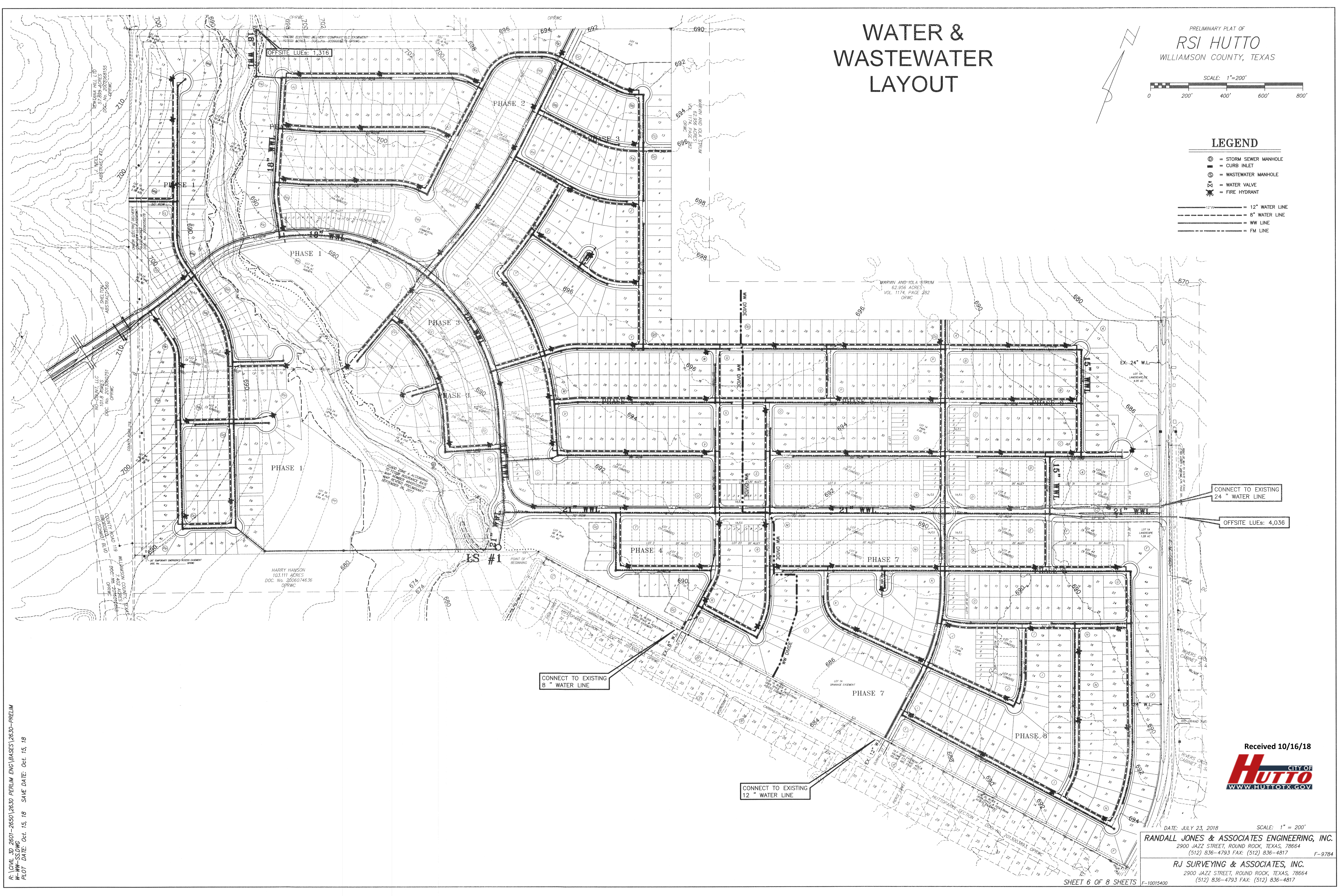
PRELIMINARY PLAT OF
RSI HUTTO
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=200'
0 200' 400' 600' 800'

LEGEND

- ⊙ = STORM SEWER MANHOLE
- = CURB INLET
- ⊙ = WASTEWATER MANHOLE
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT

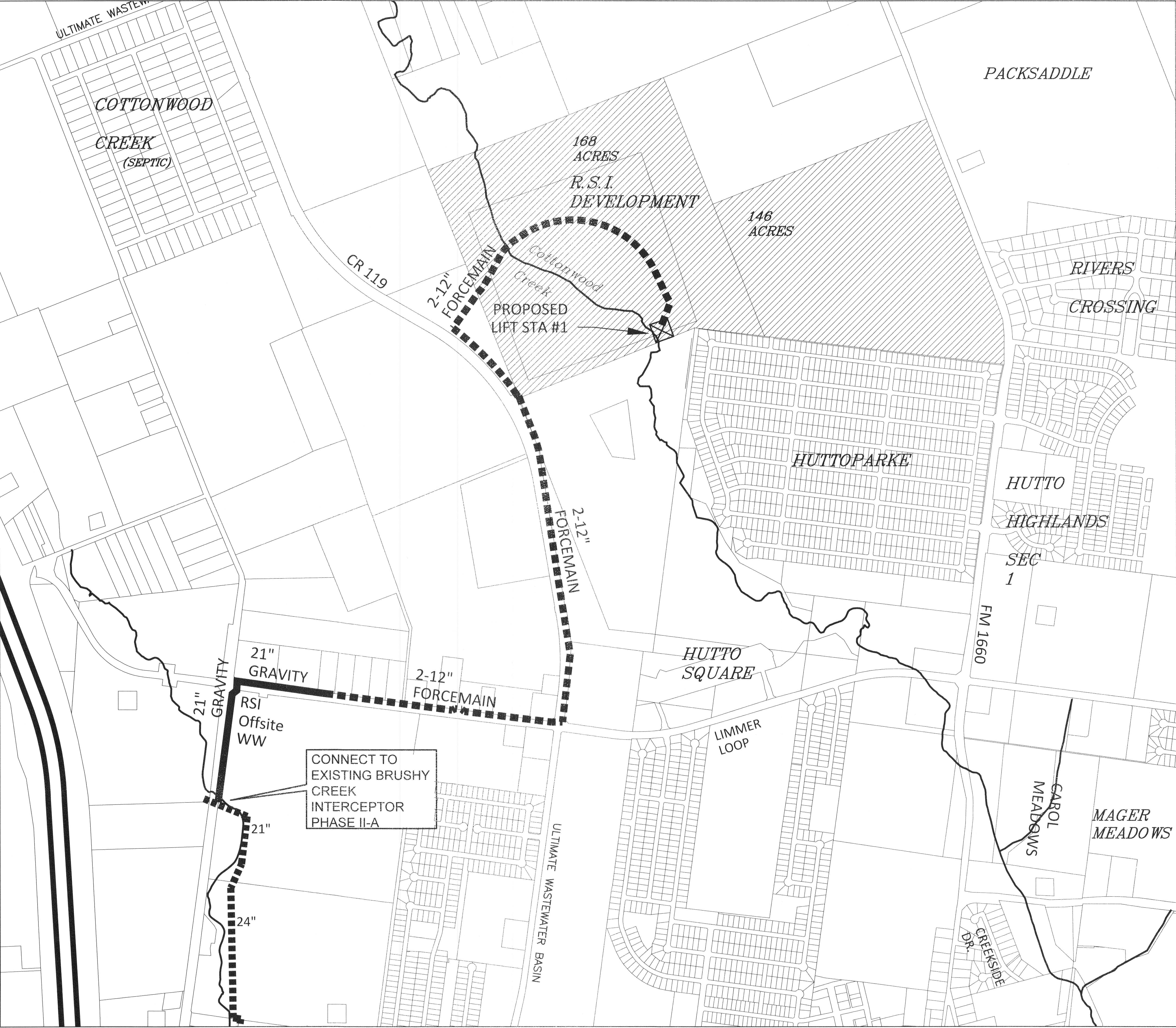
— = 12" WATER LINE
- - - = 8" WATER LINE
— = WW LINE
— = FM LINE



Received 10/16/18



DATE: JULY 23, 2018 SCALE: 1" = 200'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



OFFSITE WASTEWATER LAYOUT

PRELIMINARY PLAT OF
RSI HUTTO
WILLIAMSON COUNTY, TEXAS

LEGEND

- PROPOSED FORCE MAIN
- PROPOSED GRAVITY SEWER
- EXIST. BRUSHY CREEK INTERCEPTOR PHASE II-A



Received 10/16/18

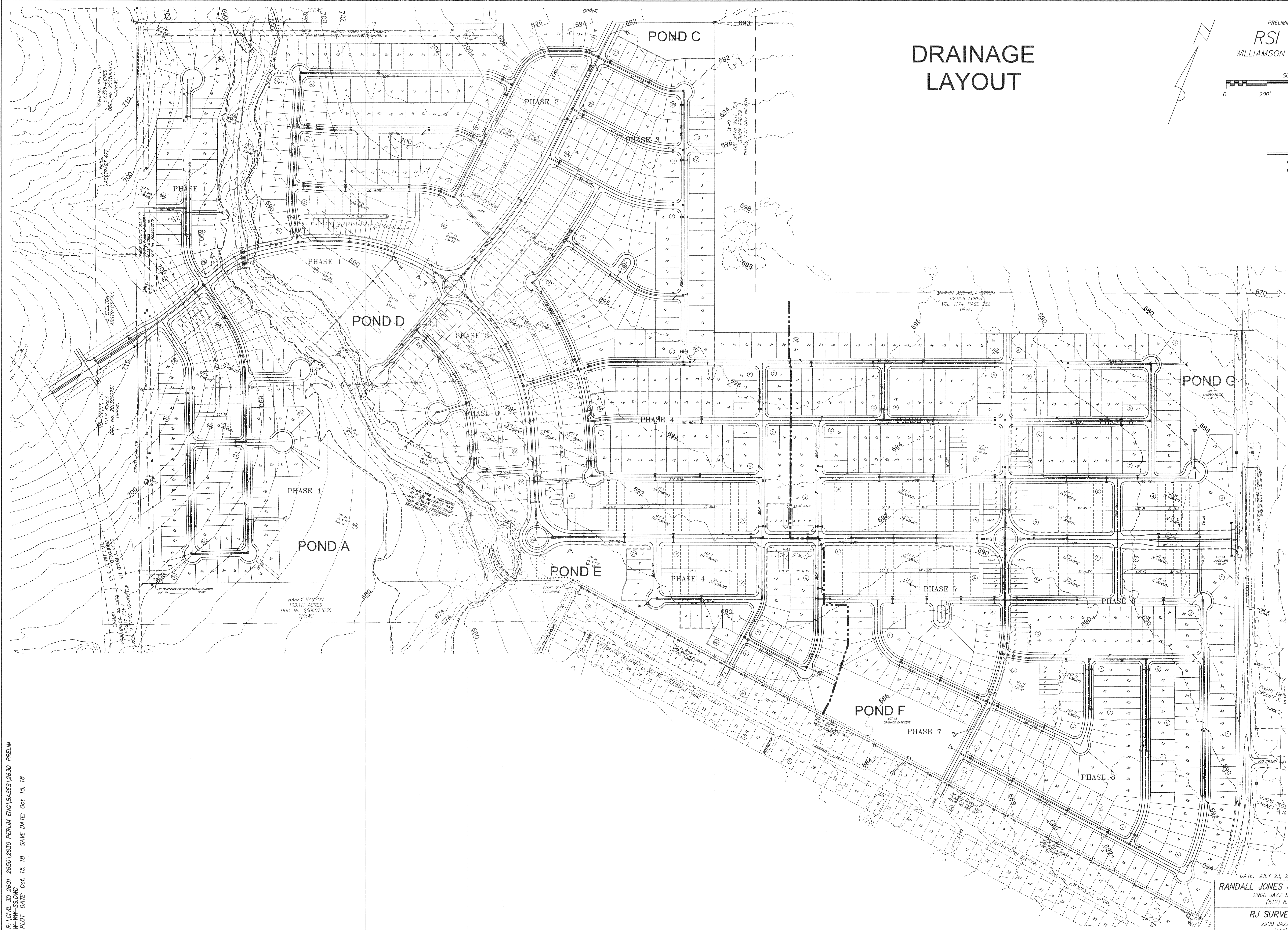


DATE: JULY 23, 2018 SCALE: 1" = 1000'

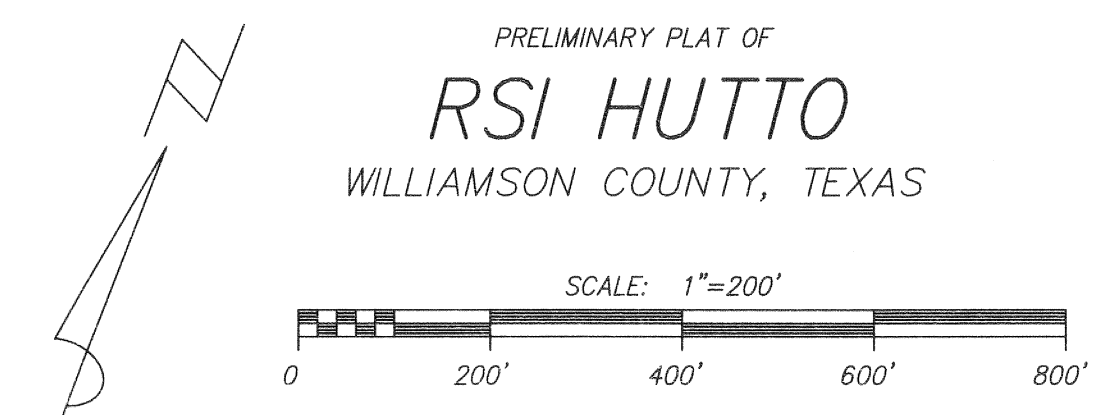
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F--9784

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

R: CIVIL 3D 2601-2650 2630 PERLM ENG\BASES\2630-PRELIM
W-WP-SSDWG Oct. 15, 18 SAVE DATE: Oct. 15, 18
PLOT DATE: Oct. 15, 18



DRAINAGE LAYOUT



PRELIMINARY PLAT OF
RSI HUTTO
WILLIAMSON COUNTY, TEXAS

LEGEND

- ⊕ = STORM SEWER MANHOLE
- = CURB INLET

Received 10/16/18



DATE: JULY 23, 2018 SCALE: 1" = 200'

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

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8H. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed Titan Innovation Business Park Unit 3 Final Plat, 8.793 acres, more or less, of land, one commercial lot, located on New Technology Boulevard. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Titan Innovation Business Park Final Plat, Unit 3 is proposing an approximate 8.793 acre lot to be platted along New Technology Blvd. The proposed lot is located at the northwest end of Technology Blvd. north of Schneider Blvd.

The fee in lieu of parkland dedication will be paid prior to recordation of the final plat for each phase. The total parks fees for this whole development will be \$54,304, with \$7,034.40 owed with this Final Plat at recordation.

There are a few minor outstanding comments, but all which can be updated on the schematic concurrently with approval and prior to Final Plat recordation.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Titan Innovation Business Park Unit 3 Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "TITAN INNOVATION BUSINESS PARK UNIT 3 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 "Titan Innovation Business Park Unit 3 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

THE CITY OF HUTTO, TEXAS

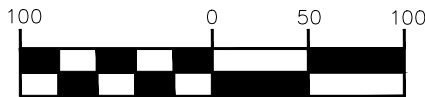
Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

FINAL
SUBDIVISION PLAT ESTABLISHING
TITAN INNOVATION BUSINESS
PARK, UNIT 3

BEING 8.793 ACRES OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF HUTTO AND OUT OF THE MARTIN STROUSE SURVEY NO. 20, ABSTRACT 587, WILLIAMSON COUNTY AND BEING A PART OF THAT CERTAIN 15.241 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED DOCUMENT NO. 2018021388, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.



COURSEN-KOEHLER

ENGINEERING & ASSOCIATES

a division of **Westwood**

1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259

Tel: 210.265.8300 • Fax: 210.855.5530

TBPE Firm No. F-11756 • TBPLS Firm No. 10194064

www.westwoodps.com

JOB NUMBER: R0011681.30

FIELD NOTE DESCRIPTION OF AN 8.793 ACRE TRACT OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HUTTO AND OUT OF THE MARTIN STROUSE SURVEY NO. 20, ABSTRACT 587, WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 15.241 ACRE TRACT OF LAND CONVEYED UNTO TITAN INNOVATION BUSINESS PARK, LLC BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2018021388, WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS; IN ALL, SAID 8.793 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTH LINE OF THE REMAINING PORTION OF A 106.66 ACRE TRACT OF LAND CONVEYED UNTO ROBERTO AND MARY ANN MALDONADO BY WARRANTY DEED RECORDED IN VOLUME 2587, PAGE 921, WILLIAMSON COUNTY DEED RECORDS COINCIDENT WITH THE COMMON NORTHEAST CORNER OF AN 11.846 ACRE TRACT OF LAND CONVEYED UNTO THE CITY OF HUTTO BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2017070411, SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER OF SAID 15.241 ACRE TRACT AND THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE SOUTH LINE OF SAID 106.66 ACRE TRACT, THE NORTH LINE OF SAID 15.241 ACRE TRACT, SOUTH 82° 32' 43" EAST, 500.01 FEET TO A 1/2" IRON ROD SET ON THE NORTH TERMINUS OF NEW TECHNOLOGY BLVD. (A 60 FOOT PUBLIC RIGHT-OF-WAY) AS SHOWN BY DOCUMENT NO. 2017070411, SAID OFFICIAL PUBLIC RECORDS COINCIDENT WITH THE WEST CORNER OF THE REMAINING PORTION OF A 35.272 ACRE TRACT OF LAND CONVEYED UNTO SAID TITAN INNOVATION BUSINESS PARK, LLC AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHENCE THE RADIUS POINT BEARS SOUTH 07° 45' 04" EAST, 75.00 FEET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE WEST LINE OF SAID NEW TECHNOLOGY BLVD, THE FOLLOWING COURSES:

ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 151° 55' 39", ARC DISTANCE OF 198.87 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 21° 47' 14" WEST, 145.52 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A REVERSE CURVE,

ALONG THE ARC OF SAID REVERSE CURVE HAVING A CENTRAL ANGLE OF 61° 55' 39", A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 10.81 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 23° 12' 46" EAST, 10.29 FEET TO A 1/2" IRON ROD SET, AND

SOUTH 07° 45' 04" WEST, 675.66 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ACROSS SAID 15.241 ACRE TRACT, NORTH 82° 14' 56" WEST, 470.00 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID 11.846 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 7° 45' 04" EAST, 823.07 FEET TO THE POINT OF BEGINNING.

CONTAINING, IN ALL 383,010 SQUARE FEET OF LAND OR 8.793 ACRES. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES FOR THE CENTRAL ZONE, 4203 (NAD83, 2011 ADJUSTMENT). ALL 1/2" IRON RODS SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD" WILL BE MONUMENTED AT TIME OF PLATTING.

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

____ DAY OF _____, 20____

DOUG GAUL, MAYOR DATE _____ LISA L. BROWN, CITY SECRETARY DATE _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS:

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

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

BY: _____, DEPUTY

SHEET 1 OF 1

NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
3. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. A 5' P.U.E. 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. STREET LIGHTING SHALL BE IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF NEW TECHNOLOGY.
9. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
11. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER : CITY OF HUTTO
WASTEWATER : CITY OF HUTTO
ELECTRIC : ONCOR
GAS (NATURAL OR PROPANE) : ATMOS
12. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
13. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
14. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

ROBERTO MALDONADO AND WIFE MARY ANN MALDONADO
REMAINDER OF A 106.66 ACRE TRACT
VOL. 2587, PG. 921, DR

N 10175478.98
E 3166247.33

S82°32'43"E 500.01'

MARTIN STROUSE SURVEY NO. 20 ABSTRACT 587

LOT 2
BLOCK A
(8.793 ACRES)
383,010 SQ.FT.

CITY OF HUTTO
TRACT 1
11.846 ACRE TRACT
DOCUMENT NO.
2017070411, OPRWC

TITAN INNOVATION
BUSINESS PARK, LLC
REMAINDER OF
35.272 ACRE TRACT
DOCUMENT NO.
2017092225, OPRWC

5' P.U.E.

5' P.U.E.

100' WIDE ELECTRIC LINE ESM'T.
DOC. 2010047662, OPRWC

17.5' INGRESS/EGRESS ESM'T.
5' P.U.E.

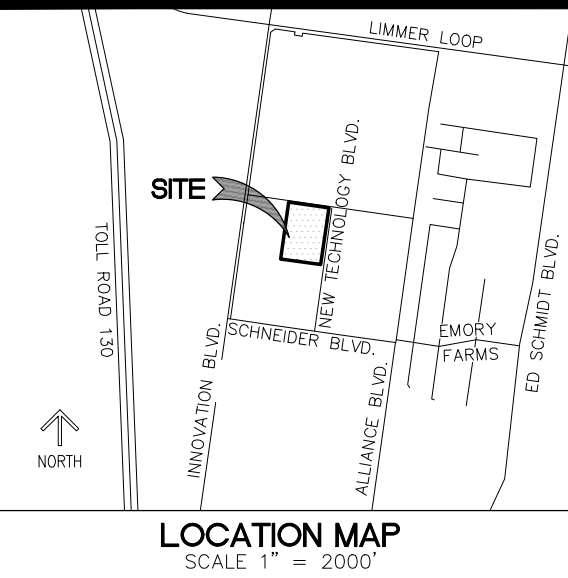
N82°14'56"W 470.00'

TITAN INNOVATION BUSINESS PARK, LLC
REMAINDER OF
15.241 ACRE TRACT
DOCUMENT NO. 2018021388, OPRWC

TITAN INNOVATION BUSINESS PARK,
UNIT 1
8.048 ACRE TRACT
DOCUMENT NO. 20180006109, OPRWC

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	198.87'	75.00'	151°55'39"	S21°47'14"W	145.52'
C2	10.81'	10.00'	61°55'39"	N23°12'46"W	10.29'



LOCATION MAP
SCALE 1" = 2000'

LEGEND:	
--900--	EXISTING CONTOUR
-900-	PROPOSED CONTOUR
NTS	NOT TO SCALE
EGTVE	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
BSL	BUILDING SETBACK LINE
CB	COUNTY BLOCK
CL	CENTERLINE
ESM'T	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
OPRWC	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
VOL	VOLUME
PG	PAGE
ROW	RIGHT OF WAY
○	FOUND 1/2" IRON UNLESS OTHERWISE NOTED
●	1/2" IRON ROD SET WITH ORANGE WESTWOOD PLASTIC CAP

SURVEYOR'S NOTES:

1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED WESTWOOD SET AFTER COMPLETION OF CONSTRUCTION.
2. HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83(2011), AND WAS DERIVED FROM GNSS OBSERVATIONS HOLDING RTKNET STATION SMNM_g1012
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE AND THE COMBINED SCALE FACTOR (GRID TO SURFACE) IS 1.000116311 APPLIED AT N10175876.76, E3165697.19

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

THAT OWNER, _____, A TEXAS LIMITED LIABILITY COMPANY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017092225 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK, BLDG. NO. 3.

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

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED NAME _____

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

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

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

JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530
STATE OF TEXAS
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259
PHONE: (210) 265-8300

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

I, GARTH E. COURSEN, LICENSED 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 SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS ____ DAY OF _____, 20____

GARTH E. COURSEN
LICENSED PROFESSIONAL ENGINEER NO. 94784
STATE OF TEXAS
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259
PHONE: (210) 265-8300

Received 11/6/18



CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8I. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration and possible action on a resolution approving the proposed Mager Meadows Phase 3 Final Plat, 25.051 acres, more or less, of land, 103 residential lots, located on the north side of Mager Lane at Marimoor Drive. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Mager Meadows Phase 3 Final Plat is proposing a 25.051 acre subdivision consisting of 107 total lots, of which 103 are single-family residential lots. The other four lots are two open space lots and two greenlink lots.

The proposed final plat is bounded by the following:

WEST: Agriculture Land, FM 1660 North.

NORTH: North Town Commons Planned Unit Development (PUD), Carol Meadows Subdivision.

EAST: Mager Meadows Phases 1 and 2

SOUTH: Pinnelli-Mayberry Subdivision/zoned SF-2 (2, 3, 4 Plex), Mager Lane.

The subdivision is located north on Mager Lane, west of Carol Drive. This phase takes access through phase 2 of Mager Meadows via Marimoor Drive and Quarton Drive. This is the third and final phase of the approved preliminary plat.

Parkland

All open space lots within the subdivision will be owned and maintained by the Homeowners' Association. The developer is not proposing to dedicate parkland as part of the development. Therefore, the fee in lieu of parkland dedication will be paid prior to recordation of the final plat for each phase. The total parks fees for this development will be \$230,400.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018.
The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Mager Meadows Phase 3 Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "MAGER MEADOWS PHASE 3 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 "Mager Meadows Phase 3 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

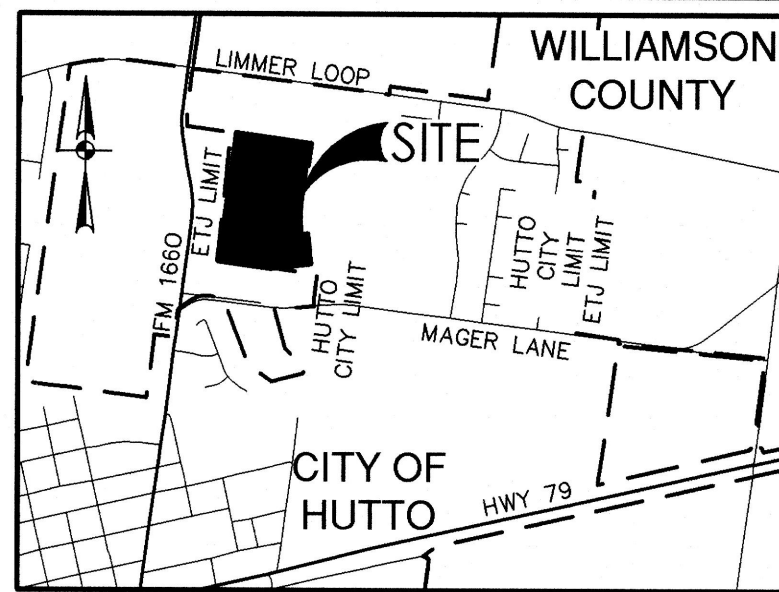
CONSIDERED and RESOLVED on this the **15th** day of the month **November, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

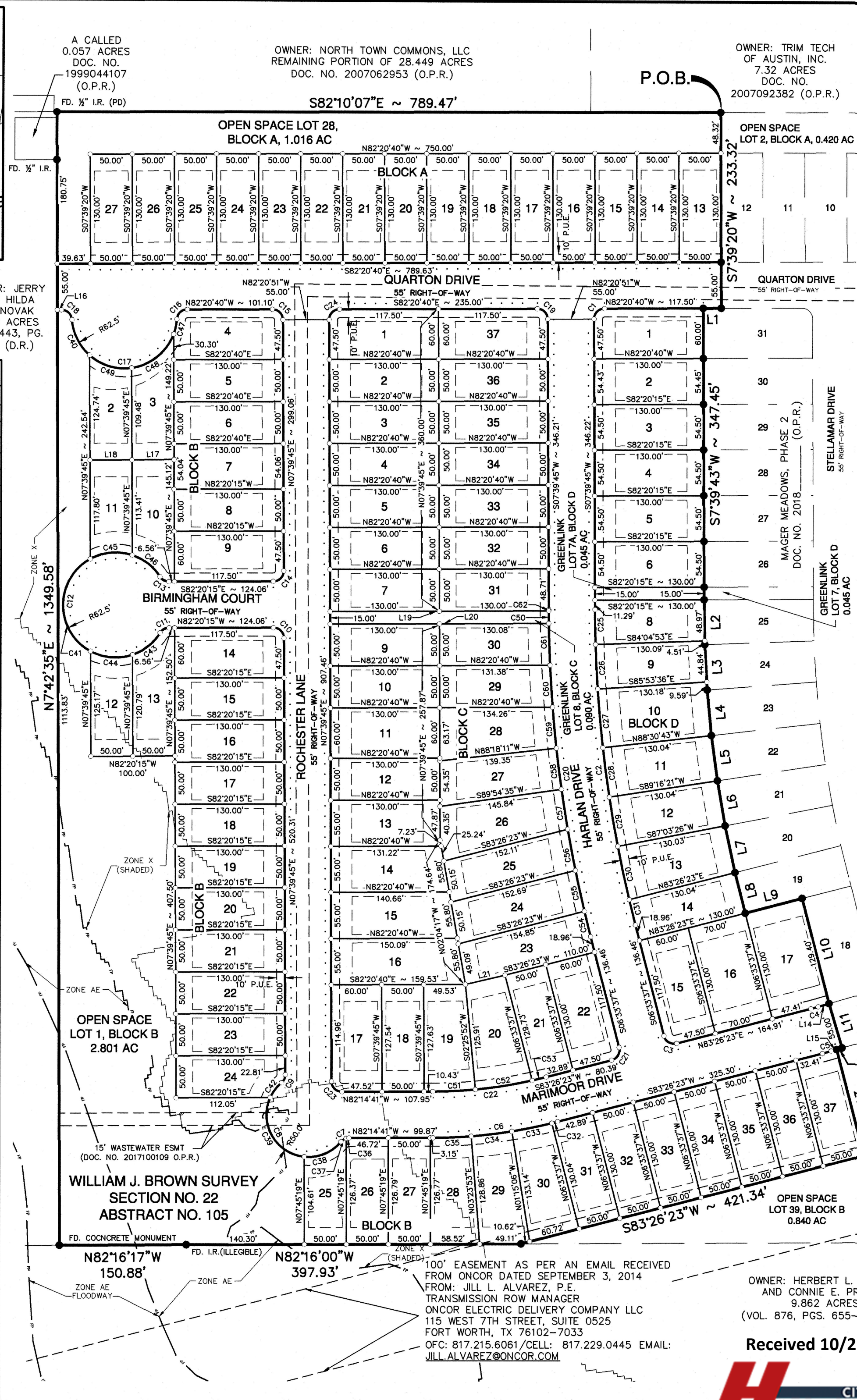
Lisa L. Brown, City Secretary



LOCATION MAP
SCALE 1" = 200'

OWNER: JERRY
AND HILDA
ROZNOVAK
11.10 ACRES
VOL. 443, P.G.
472 (D.R.)

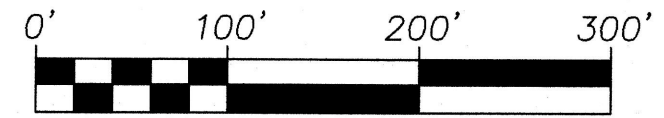
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	12.50'	089°59'35"	S52°39'32"W	17.68'	19.63'
C2	1532.50'	014°13'22"	S00°33'04"W	379.44'	380.42'
C3	12.50'	090°00'00"	S51°33'37"E	17.68'	19.63'
C4	272.50'	001°53'08"	N82°29'49"E	8.97'	8.97'
C5	327.50'	001°53'08"	S82°29'49"W	10.78'	10.78'
C6	600.00'	014°18'55"	N89°24'09"W	149.52'	149.91'
C7	12.50'	050°12'29"	S72°39'04"W	10.61'	10.95'
C8	50.00'	190°19'25"	N37°17'28"W	99.59'	166.09'
C9	12.50'	050°12'29"	N32°45'59"E	10.61'	10.95'
C10	12.50'	090°00'00"	N37°20'15"W	17.68'	19.63'
C11	12.50'	057°46'09"	S68°46'40"W	12.08'	12.60'
C12	62.50'	295°32'17"	N07°39'45"E	66.67'	322.38'
C13	12.50'	057°46'09"	S53°27'11"E	12.08'	12.60'
C14	12.50'	090°00'00"	N52°39'45"E	17.68'	19.63'
C15	12.50'	090°00'25"	N37°20'28"W	17.68'	19.64'
C16	12.50'	086°10'44"	S54°33'58"W	17.08'	18.80'
C17	62.50'	172°21'29"	N82°20'40"W	124.72'	188.01'
C18	12.50'	086°10'44"	N39°15'18"W	17.08'	18.80'
C19	12.50'	090°00'25"	S37°20'28"E	17.68'	19.64'
C20	1587.50'	014°13'22"	S00°33'04"W	393.06'	394.07'
C21	12.50'	090°00'00"	S38°26'23"W	17.68'	19.63'
C22	545.00'	014°18'55"	N89°24'09"W	135.81'	136.17'
C23	12.50'	089°54'26"	N37°17'28"W	17.66'	19.61'
C24	12.50'	089°59'35"	N52°39'32"E	17.68'	19.63'
C25	1532.50'	001°33'25"	S06°53'02"W	41.64'	41.64'
C26	1532.50'	001°59'56"	S05°06'22"W	53.46'	53.47'
C27	1532.50'	002°36'55"	S02°47'56"W	69.95'	69.95'
C28	1532.50'	002°13'22"	S00°22'47"W	59.45'	59.45'
C29	1532.50'	002°13'22"	S01°50'35"E	59.45'	59.45'
C30	1532.50'	002°26'43"	S04°10'37"E	65.40'	65.40'
C31	1532.50'	001°09'39"	S05°58'48"E	31.04'	31.05'
C32	600.00'	000°40'45"	S83°46'46"W	7.11'	7.11'
C33	600.00'	004°37'46"	S86°26'01"W	48.47'	48.48'
C34	600.00'	004°38'59"	N88°55'36"W	48.68'	48.69'
C35	600.00'	004°21'26"	N84°25'24"W	45.62'	45.63'
C36	12.50'	015°13'25"	N89°51'24"W	3.31'	3.32'
C37	12.50'	034°59'04"	S65°02'21"W	7.51'	7.63'
C38	50.00'	056°14'44"	S75°40'11"W	47.14'	49.08'
C39	50.00'	108°29'29"	N21°57'42"W	81.15'	94.68'
C40	62.50'	044°28'46"	N18°24'19"W	47.31'	48.52'
C41	62.50'	122°37'45"	N07°39'45"E	109.66'	133.77'
C42	62.50'	025°35'12"	N45°04'38"E	22.14'	22.33'
C43	62.50'	039°06'22"	S59°26'47"W	41.83'	42.66'
C44	62.50'	047°20'54"	N77°19'35"W	50.19'	51.65'
C45	62.50'	047°20'54"	S87°20'56"E	50.19'	51.65'
C46	62.50'	039°06'22"	S44°07'18"E	41.83'	42.66'
C47	62.50'	016°58'46"	S19°57'59"W	18.45'	18.52'
C48	62.50'	061°27'20"	S59°11'02"W	63.87'	67.04'
C49	62.50'	049°26'37"	N65°22'00"W	52.28'	53.93'
C50	1587.50'	000°32'29"	N07°20'43"E	15.00'	15.00'
C51	545.00'	005°19'26"	S84°54'25"E	50.62'	50.64'
C52	545.00'	007°11'31"	N88°50'06"E	68.37'	68.41'
C53	545.00'	001°47'58"	N84°20'22"E	17.12'	17.12'
C54	1587.50'	001°07'14"	N06°00'00"W	31.04'	31.05'
C55	1587.50'	001°48'21"	N04°32'13"W	50.03'	50.03'
C56	1587.50'	001°48'31"	N02°43'47"W	50.11'	50.11'
C57	1587.50'	001°44'06"	N00°57'28"W	48.07'	48.07'
C58	1587.50'	001°47'14"	N00°48'12"E	49.52'	49.52'
C59	1587.50'	001°45'53"	N02°34'46"E	48.89'	48.90'
C60	1587.50'	001°48'28"	N04°21'56"E	50.08'	50.08'
C61	1587.50'	001°48'19"	N06°10'19"E	50.02'	50.02'
C62	1587.50'	000°02'47"	N07°38'21"E	1.29'	1.29'



FINAL PLAT
OF
**MAGER MEADOWS,
PHASE 3**

A 25.051 ACRE, OR 1,091,222 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 72.025 ACRE TRACT OF LAND CONVEYED TO MAGER MEADOWS LP, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2004018146 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BROWN SURVEY, SECTION NO. 22, ABSTRACT NO. 105, IN WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N82°20'40"W	21.42'
L2	S06°57'53"W	53.48'
L3	S04°48'41"W	54.42'
L4	S02°35'45"W	54.42'
L5	S00°22'49"W	54.42'
L6	S01°50'07"E	54.42'
L7	S04°06'25"E	57.19'
L8	S06°09'07"E	50.00'
L9	N83°26'23"E	70.00'
L10	S06°33'37"E	129.40'
L11	S08°26'45"E	55.00'
L12	S81°33'15"W	6.81'
L13	S06°33'37"E	130.40'
L14	N81°33'15"E	13.63'
L15	S81°33'15"W	6.81'
L16	N82°20'40"W	5.00'
L17	S82°20'15"E	50.00'
L18	S82°20'15"E	50.00'
L19	N82°20'40"W	260.00'
L20	N82°20'40"W	260.08'
L21	N84°41'34"E	48.40'



SCALE: 1" = 100'

LEGEND

- BL BUILDING SETBACK LINE
- DOC. NO. DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- LF LINEAR FEET
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- ESMT EASEMENT
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FLOODPLAIN
- SIDEWALK

OWNER: 288 DEVELOPMENT, INC.
ADDRESS: 311 UNIVERSITY DRIVE, SUITE 101
FORT WORTH, TX 76107
(817) 332-9600 P

ACREAGE: 25.051 ACRES
LOTS ACREAGE: 20.217 ACRES
ROW ACREAGE: 4.834 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

SURVEY: WILLIAM J. BROWN SURVEY
SECTION NO. 22, ABSTRACT NO. 105

NUMBER OF BLOCKS: 4

SINGLE FAMILY LOTS: 103
OPEN SPACE LOTS: 2
GREENLINK LOTS: 2

TOTAL LOTS: 107

LINEAR FEET OF NEW STREETS: 3515 LF

PLAT PREPARATION DATE: AUGUST 16, 2018
SUBMITTAL DATE: SEPTEMBER 10, 2018

BENCHMARK DESCRIPTION AND ELEVATION
NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988

BENCHMARK NO. 100
SET CHISEL SQUARE MARK ON TOP OF CURB
INLET NORTHWEST OF CAROL LN. AND HORIZON CV.
GRID NORTHING: 10176566.3'
GRID EASTING: 3171129.2'
ELEVATION: 674.16'

BENCHMARK NO. 1532
SET CHISEL SQUARE MARK ON TOP OF CONCRETE
BASE OF HIGHLINE TOWER #96
GRID NORTHING: 10175727.2'
GRID EASTING: 3176239.0'
ELEVATION: 670.42'

BENCHMARK NO. 1529
SET CHISEL SQUARE MARK ON TOP OF CONCRETE
BASE OF HIGHLINE TOWER #97
GRID NORTHING: 10175665.1'
GRID EASTING: 3175696.7'
ELEVATION: 663.07'

LINEAR FEET OF NEW STREETS:

MARIMOR DRIVE: 640 LF
QUARTON DRIVE: 710 LF
HARLAN DRIVE: 950 LF
ROCHESTER LANE: 987 LF
BIRMINGHAM COURT: 228 LF

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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

OWNER: HERBERT L. PREWITT
AND CONNIE E. PREWITT
9.862 ACRES
(VOL. 876, PGS. 655-656 D.R.)

Received 10/22/18



FINAL PLAT
OF
MAGER MEADOWS, PHASE 3

A 25.051 ACRE, OR 1,091,222 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 72.025 ACRE TRACT OF LAND CONVEYED TO MAGER MEADOWS, L.P., IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2004018146 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BROWN SURVEY, SECTION NO. 22, ABSTRACT NO. 105, IN WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BROWN SURVEY, SECTION NO. 22, ABSTRACT NO. 105, IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 25.051 ACRE, OR 1,091,222 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 72.025 ACRE TRACT OF LAND CONVEYED TO MAGER MEADOWS LP, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2004018146 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BROWN SURVEY, SECTION NO. 22, ABSTRACT NO. 105, IN WILLIAMSON COUNTY, TEXAS. SAID 25.051 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 201000, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found for a northwest corner of Mager Meadows, Phase 2, a subdivision according to the plat recorded in Document No. 2018_____ of the Official Public Records of Williamson County, Texas, same being a point in the south boundary line of a called 7.32 acre tract recorded in Document No. 2007092382 of the Official Public Records of Williamson County, Texas, also being the northeast corner of said Remnant Portion for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE departing the south boundary line of said 7.32 acre tract, with the west boundary line of said Mager Meadows, Phase 2, same being the east boundary line of said Remnant Portion the following sixteen (16) courses and distances:

- S 07°39'20" W**, a distance of **233.32 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- N 82°20'40" W**, a distance of **21.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 07°39'43" W**, a distance of **347.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 06°57'53" W**, a distance of **53.48 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 04°48'41" W**, a distance of **54.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 02°35'45" W**, a distance of **54.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 00°22'49" W**, a distance of **54.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 01°50'07" E**, a distance of **54.42 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 04°06'25" E**, a distance of **57.19 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 06°09'07" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- N 83°26'23" E**, a distance of **70.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 06°33'37" E**, a distance of **129.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 08°26'45" E**, a distance of **55.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 81°33'15" W**, a distance of **6.81 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- S 06°33'37" E**, a distance of **130.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southeast corner hereof, and
- S 83°26'23" W**, a distance of **421.34 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point on the north boundary line of a called 9.862 acre tract conveyed to Herbert L .Prewitt and Connie E. Prewitt, recorded in Volume 876, Pages 655-656 of the Deed Records of Williamson County, Texas, same being the southwest corner of said Mager Meadows, Phase 2, also being a point in the south boundary line of said Remnant Portion;

THENCE N 82°16'00" W, with the north line of said 9.862 acre tract, same being the south line of said remnant Portion, a distance of **397.93 feet** to an iron rod with illegible cap found;

THENCE N 82°16'17" W, continuing with the north line of said 9.862 acre tract, same being the south boundary line of said remnant Portion, a distance of **150.88 feet** to a concrete monument found on the southeast corner of a called 11.10 acre tract conveyed to Jerry and Hilda Roznovak, recorded in Volume 443, Page 472 of the Deed Records of Williamson County, Texas for the southwest corner hereof;

THENCE N 07°42'35" E, departing the north boundary line of said 9.862 acre tract, with the east boundary line of said 11.10 acre tract, same being the west boundary line of said Remnant Portion, at a distance of 1292.40 feet passing through a ½" iron rod found for the southeast corner of a called 0.057 acre tract, a leased area recorded in Document No. 1999044107 of the Official Public Records of Williamson County, Texas, continuing with the east boundary line of said 11.010 acre tract for a total distance of **1349.58 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said Remnant Portion, same being a point in the south boundary line of the remaining portion of a called 28.449 acre tract recorded in Document No. 2007062953 of the Official Public Records of Williamson County, Texas for the northwest corner hereof;

THENCE S 82°10'07" E, departing the east boundary line of said 11.10 acre tract, with the south boundary line of the Remaining Portion of said 28.449 acre tract, same being the north boundary line of the Remnant Portion of said 72.025 acre tract, a distance of **789.47 feet** to the **POINT OF BEGINNING**, and containing 25.051 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground under Job No. 50796-00, prepared by Pape Dawson Engineers, Inc.

PLAT NOTES

- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UNIFIED DEVELOPMENT CODE REQUIREMENTS. SEE DETAIL ON THIS SHEET.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UNIFIED DEVELOPMENT CODE REQUIREMENTS.
- SIDEWALKS AND STREET TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. SIDEWALKS SHALL BE 5' IN WIDTH.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC

- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491 C0520E DATED SEPTEMBER 26, 2008.
- NO FENCES, STRUCTURES, STORAGE OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- THE MAXIMUM IMPERVIOUS COVERAGE ALLOWED ON EACH LOT IS 50%.
- DRAINAGE LOTS, OPEN SPACE LOTS AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE.
- ALL CURB RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO THE APPROVED TRAFFIC IMPACT ANALYSIS APPROVED ON MARCH 28, 2017.
- ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL STREETS WILL BE PAVED WITH STANDARD 30' FACE OF CURB TO FACE OF CURB PAVEMENT SECTION AS PER CITY OF HUTTO RESIDENTIAL LOCAL CROSS SECTION DETAIL S-07.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

BLOCK A	
LOT #	AREA (SQ. FT.)
13	6,500
14	6,500
15	6,500
16	6,500
17	6,500
18	6,500
19	6,500
20	6,500
21	6,500
22	6,500
23	6,500
24	6,500
25	6,500
26	6,500
27	6,500
**28	44,251

BLOCK B	
LOT #	AREA (SQ. FT.)
**1	122,004
2	5,654
3	6,088
4	7,644
5	6,500
6	6,500
7	7,026
8	6,500
9	7,766
10	6,520
11	5,603
12	5,971
13	6,889
14	7,766
15	6,500
16	6,500
17	6,500
18	6,500
19	6,500

BLOCK B	
LOT #	AREA (SQ. FT.)
20	6,500
21	6,500
22	6,500
23	6,500
24	6,271
25	5,557
26	6,340
27	6,339
28	6,833
29	7,115
30	7,156
31	6,500
32	6,500
33	6,500
34	6,500
35	6,500
36	6,500
37	6,503

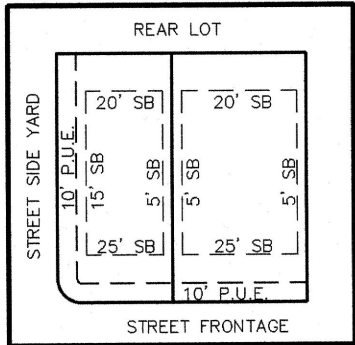
BLOCK C	
LOT #	AREA (SQ. FT.)
1	7,766
2	6,500
3	6,500
4	6,500
5	6,500
6	6,500
7	6,500
*8	3,900
9	6,500
10	6,500
11	7,800
12	6,500
13	7,154
14	7,477
15	7,996
16	8,515
17	7,616
18	6,379
19	7,030

BLOCK C	
LOT #	AREA (SQ. FT.)
20	7,483
21	6,498
22	7,766
23	7,803
24	7,682
25	7,613
26	8,474
27	7,371
28	7,641
29	6,635
30	6,530
31	6,500
32	6,500
33	6,500
34	6,500
35	6,500
36	6,500
37	7,766

BLOCK D	
LOT #	AREA (SQ. FT.)
1	7,766
2	7,077
3	7,085
4	7,085
5	7,085
6	7,085
*7A	1,950
8	6,632
9	6,693
10	8,720
11	7,414
12	7,414
13	7,981
14	6,506
15	7,766
16	9,100

* DENOTES GREEN LINK LOT
** DENOTES OPEN SPACE LOT

BUILDING SETBACK DETAIL



Received 10/22/18



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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

A 25.051 ACRE, OR 1,091,222 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 72.025 ACRE TRACT OF LAND CONVEYED TO MAGER MEADOWS LP, IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2004018146 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BROWN SURVEY, SECTION NO. 22, ABSTRACT NO. 105, IN WILLIAMSON COUNTY, TEXAS.

THAT MAGER MEADOWS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE CERTAIN 72.025 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004018146 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 25.051 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2018.

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

THAT INWOOD NATIONAL BANK, LIEN HOLDER OF THE CERTAIN 72.025 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004018146 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 25.051 ACRE TRACT AS SHOWN HEREON, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS MAGER MEADOWS, PHASE 3.

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

MY COMMISSION EXPIRES: _____

I, MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MAGER MEADOWS, PHASE 3) PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

I, VALERIE ZURCHER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2018.

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

BY: _____, DEPUTY



HUTTO CITY OF
WWW.HUTTOTX.GOV



**PAPE-DAWSON
ENGINEERS**

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

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9A. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Ashley Lumpkin, AICP, Executive
Director, Business & Development
Services

ITEM:

Consideration of a public hearing and possible action on the first reading of an ordinance approving a specific use permit for the property located at 110 Co-Op Boulevard, 2.08 acres, more or less, of land, Lot 4 (S/PT) of the Co-Op District Subdivision, allowing a drive thru lane. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Property Owner: MA Partners

Current Land Use: Undeveloped

Proposed Land Use: Restaurant with drive-through use

Future Land Use Designation: Commercial (Current); Commercial (Proposed Map)

Current Zoning: Co-Op District PUD

Surrounding Land Use and Zoning:

North: Co-Op District, currently under construction and the Gin Building

South (US79): Existing commercial development (Dollar General and Tiger Rock)

East: Existing commercial (Wag-a-Bag)

West: Co-Op District, currently under construction

Summary of Request

The property is approximately 2.08 acres of land, which is currently under construction with the Co-Op site. The area is generally located north of US 79 and west of the recently vacated Short Street.

The applicant is requesting a specific use permit (SUP) to allow for a drive-through in conjunction

with the restaurant. Hours of operation will mirror those of the restaurant. The Planned Unit Development (PUD) for the Co-Op site limited drive-through uses to two on site. For illustration, the proposed layout (attached) shows the drive through lane and window tucked behind an existing silo on the east side of the future building. In addition, if the drive-through SUP is approved, the lane will be architecturally integrated into the building with an extension of the roofline and support structure to further screen the vehicles.

A Specific Use Permit request is evaluated with the following criteria:

- The proposed use conforms to this code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.
 - The current Future Land Use Map identifies this area as Commercial. The requested use is in compliance.
- The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
 - The property will be required to come into compliance with current development standards and the approved PUD.
- The site is a legal building lot.
 - The property is legally platted and appropriate for development.

Site plan, building plans and landscaping will be reviewed for code compliance during the permitting process. A specific use permit approval does not run with the land and expires with the end of the approved use.

All property owners within 200-feet have been notified by mail of the proposed specific use permit request. If responses are submitted staff will share them at the meeting, at the time of publishing the packet, staff had not received any communication for or against the request. Published notice of the request was placed in the Taylor Daily Press and on the City of Hutto website.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on November 6, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the first reading of the ordinance. The Council may dispense with the second reading of the ordinance.

SUPPORTING MATERIAL:

1. [Notice Posted](#)
2. [Ordinance - 110 Co Op Boulevard - Southside BBQ Restaurant-Specific Use Permit](#)
3. [110 Co Op Boulevard - Southside BBQ Restaurant-Specific Use Permit-Proposed Site Layout](#)

PUBLIC NOTICE NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO CITY COUNCIL WILL HOLD A PUBLIC HEARING REGARDING:

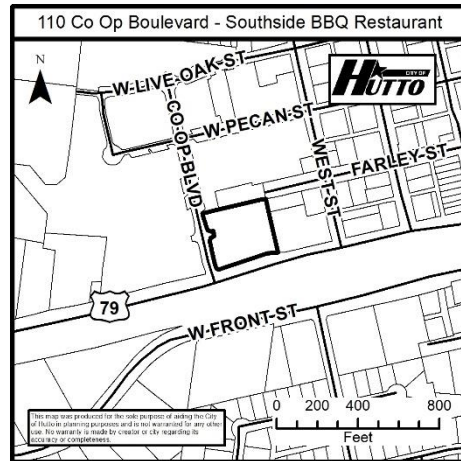
The request for a Specific Use Permit to allow a drive thru lane at 110 Co Op Boulevard, 2.08 acres, more or less, of land, Lot 4 (S/PT), of the Co-Op District Subdivision, located at the intersection of Co Op Boulevard and US 79 West.

A public hearing will be held on
November 15, 2018 at 7:00 p.m.

Hutto City Hall
401 W. Front St., Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or planning@huttotx.gov

Publication Date: October 28, 2018



ORDINANCE NO.

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A DRIVE THRU LANE ON 2.08 ACRES, MORE OR LESS, OF LAND, KNOWN AS 110 CO OP BOULEVARD, LOT 4 (S/PT) OF THE CO-OP DISTRICT SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to grant a Specific Use Permit to allow a drive thru lane on the property known as 110 Co Op Boulevard, Lot 4 (S/PT) of the Co-Op District Subdivision, described in Exhibit "A", being attached hereto and incorporated herein, and;

WHEREAS, on the 6th day of November, 2018, after proper notification, the Planning and Zoning Commission held a public hearing on the proposed Specific Use Permit request, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed Specific Use Permit request on the 6th day of November, 2018, and;

WHEREAS, on the 15th day of November, 2018, after proper notification, the City Council held a public hearing on the proposed Specific Use Permit request, and;

WHEREAS, the City Council determines that the regulations provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Article 14.02.002, Code of Ordinances (2007 Edition), City of Hutto, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

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

SECTION I.

1.

In accordance with the Unified Development Code Sections 10.203.18 and 10.204.2, the City Council has considered and made findings on the following matters regarding the proposed Specific Use Permit request:

10.203.18.3 Criteria

- The proposed use conforms to the Unified Development Code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.
- The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- The site is a legal building lot.

10.203.18.5 Conditions

- The Planning and Zoning Commission and/or City Council may impose conditions on a specific use permit.
- Specific use permit approval does not run with the land, and expires with the end of the approved use.

10.203.18.6 Amendments

- Technical or engineering considerations during construction may call for minor deviations from approved specific use permits. Development Services staff may approve minor deviations if they conform to City regulations, and are consistent with the intent of the original specific use permit approval.
- Changes to approved specific use permits that Development Services staff finds are not minor deviations, including Planning and Zoning Commission imposed conditions, require approval through specific use permit review process, requiring a new application.

10.204.2 Effective date and expiration

- Specific use permits expire one (1) year from the date of approval by City Council.

2.

This Specific Use Permit request is subject to the conditions as identified by the City Council and incorporated herein. No permits shall be issued unless all of the following requirements are satisfied:

- Any future development, other than the use specified for this request, on the lot is required to obtain City Council approval prior to permitting.

SECTION II. 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 III. 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 IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **15th** day of **November, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

By motion duly made, seconded and passed with an affirmative vote of all the Councilmembers present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED and **ADOPTED** on first reading of ordinance this **15th** day of **November, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

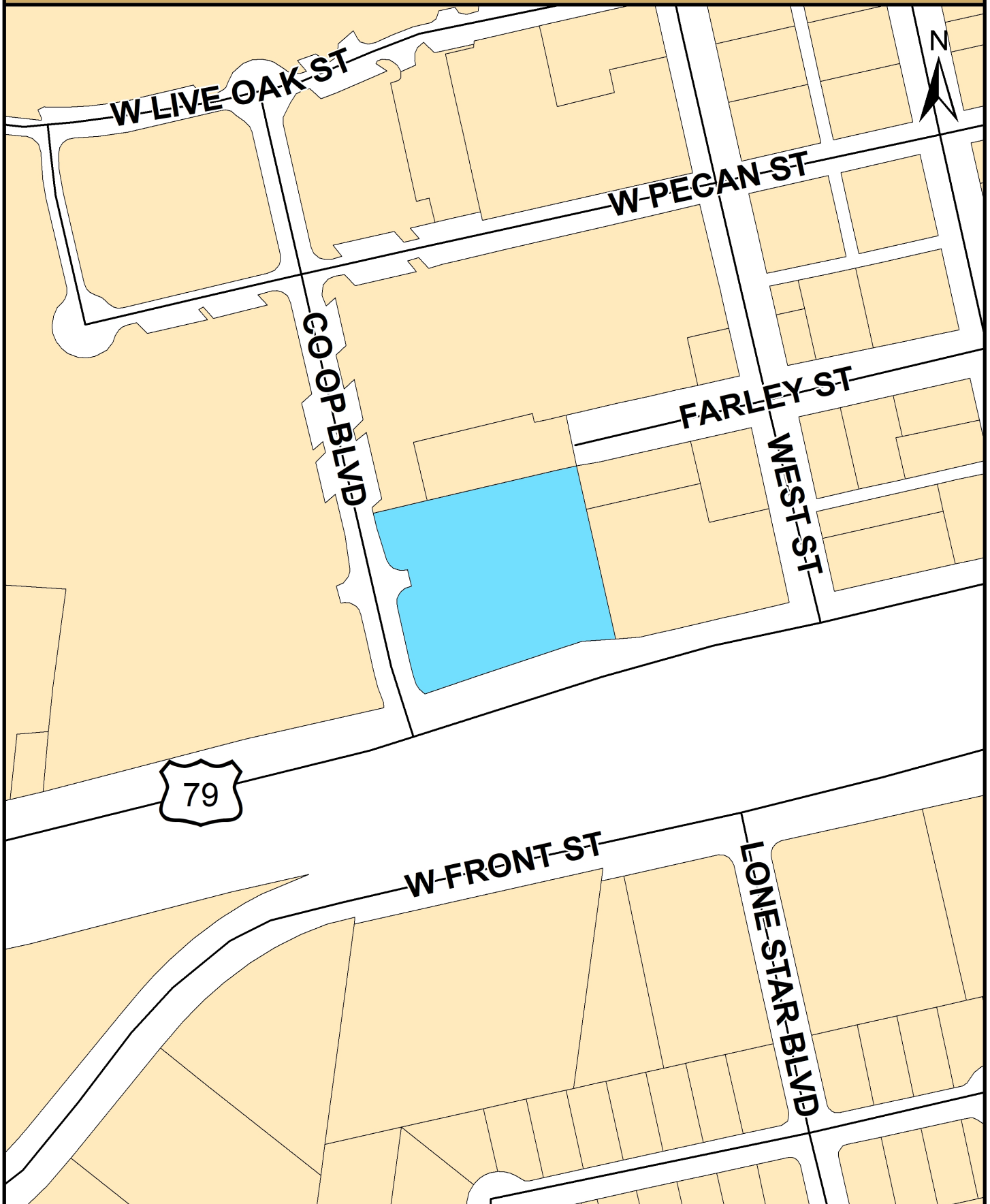
THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Attest:

Lisa L. Brown, City Secretary

110 Co Op Boulevard - Southside BBQ Restaurant



Map Document (K:\SITE LOCATION MAPS\2018 Site Location Maps\

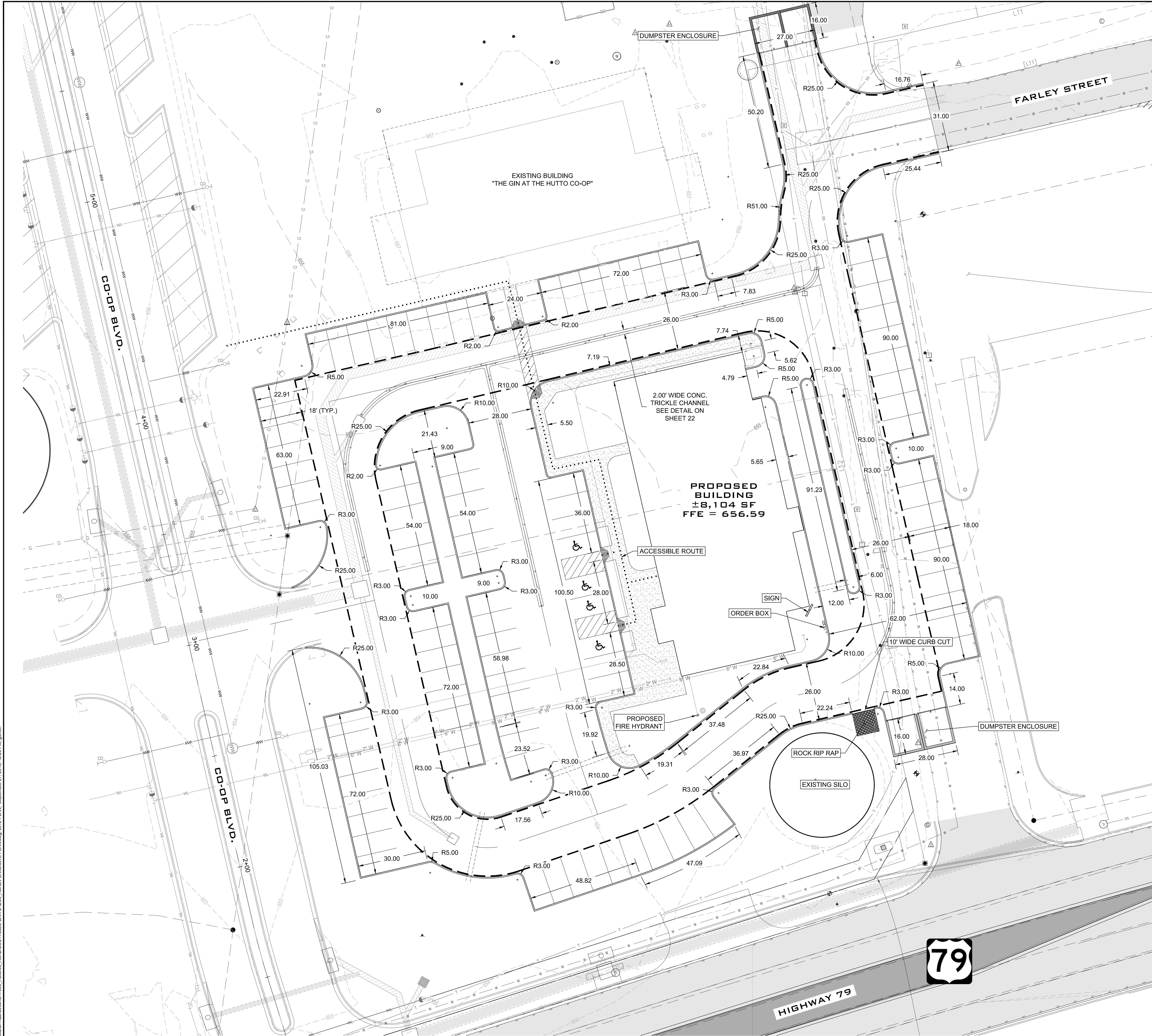
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0 20' 40'
SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- ACCESSIBLE ROUTE
- PROPOSED CURB (UNLESS NOTED OTHERWISE)
- PROPOSED 6" WROUGHT IRON FENCE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING AREA INLET
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXIST. WASTEWATER
- EXIST. STORM DRAIN
- EXIST. WATERLINE
- PEDESTRIAN RAMPS
- HANDICAP PARKING SPACE
- FIRE LANE

NOTES:

- NO OVERHEAD OBSTRUCTIONS SHALL BE LOWER THAN 13 FEET 6 INCHES.
- ALL APPROVED FIRE APPARATUS ACCESS ROADS WILL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- NO CONSTRUCTION INVOLVING COMBUSTIBLE MATERIALS MAY TAKE PLACE UNTIL ALL FIRE HYDRANTS ARE INSTALLED AND OPERATE AS THEY SHOULD.

FIRE LANE NOTES:

- ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN THIRTY FEET (30')
- IN AREAS WHERE FIRE LANES ARE REQUIRED BUT NO CONTINUOUS CURB IS AVAILABLE; FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WHICH ADJOIN A FIRE LANE SHALL BE MARKED WITH ONE CONTINUOUS RED STRIPE HAVING A MINIMUM WIDTH OF AT LEAST FOUR INCHES (4") PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN THIRTY FEET (30') APART.

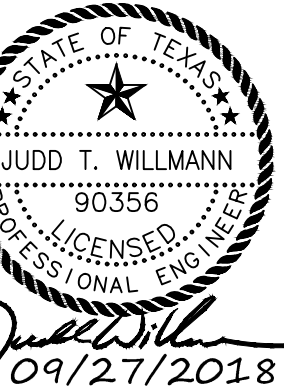
LIMITS OF CONSTRUCTION = 95,745 SF / 2.19 AC

IMPERVIOUS COVER:
BUILDING = 8,104 SF
SIDEWALK = 3,081 SF
PAVEMENT = 52,725 SF

TOTAL I.C. = 63,910 SF or 1.47 AC



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE NO. 512.787.6696
FIRM NO. 16394



SITE PLAN
THE CO-OP DISTRICT
SOUTHSIDE BBQ
SITE DEVELOPMENT PLANS
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: JW/GS/MK

DRAWN BY: GS

CHECKED BY: BG/SH

APPROVED BY: JW

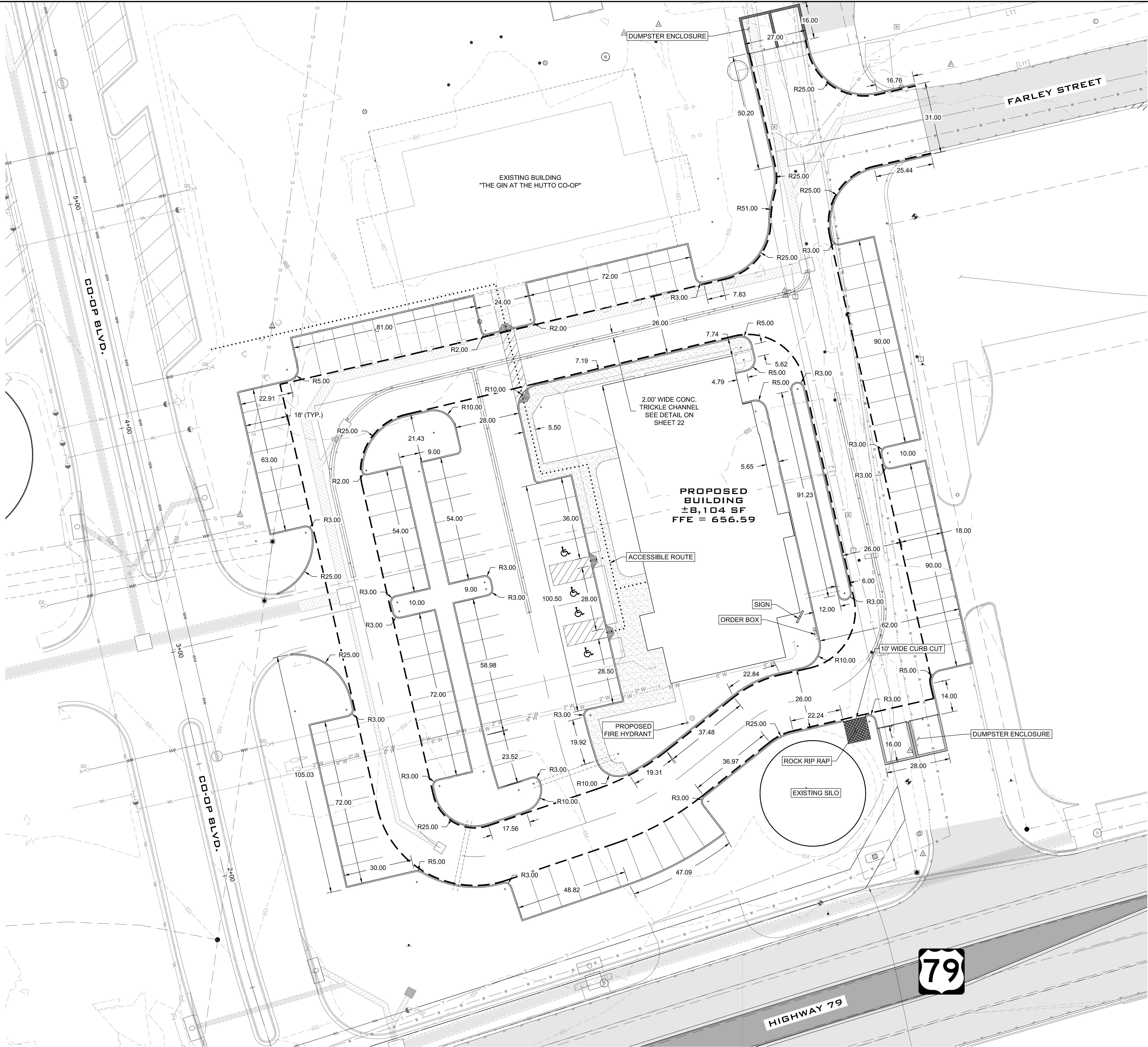
SHEET 14 OF 30

MPN# - -ENG

Received 10/12/18



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0 20' 40'
SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- ACCESSIBLE ROUTE
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- HANDICAP PARKING SPACE
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LIMITS OF CONSTRUCTION = 95,745 SF / 2.19 AC

IMPERVIOUS COVER:
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SIDEWALK = 3,081 SF
PAVEMENT = 52,725 SF

TOTAL I.C. = 63,910 SF or 1.47 AC

NO.	REVISION	BY	DATE

811
Know what's below.
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CONSULTING, LLC
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AUSTIN, TX 78735
OFFICE: 512.787.3355
FIRM NO. 16394

Judd T. Willmann
09/27/2018

SITE PLAN
THE CO-OP DISTRICT
SOUTHSIDE BBQ
SITE DEVELOPMENT PLANS
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: JW/GS/MK
DRAWN BY: GS
CHECKED BY: BG/SH
APPROVED BY: JW

Received 10/12/18

HUTTO
CITY OF
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SHEET 14 OF 30
MPN# - -ENG

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.:

9B.

AGENDA DATE: November 15, 2018

PRESENTED BY:

City Attorney

ITEM:

Consideration and possible action on the first reading of an ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Cross Creek Public Improvement District; making a finding of Special Benefit to the Property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the special assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability, and providing and effective date. (City Attorney)

STRATEGIC GUIDE POLICY:

Well Balanced & Diversified Economy

ITEM BACKGROUND:

On May 21, 2018, an amended petition for the creation of a Public Improvement District was submitted and filed with the City Secretary pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district in the corporate limits of the City. The property contains approximately 167.39 acres planned for residential development including the associated rights of way, landscaping, and infrastructure necessary to provide roadways (i.e. Carl Stern Bridge and Road Improvements) and water and wastewater utilities to the Property.

The petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of Williamson Central Appraisal District and the signatures of the property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property within the District that is liable for assessment. On June 7, 2018, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and on June 7, 2018 made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. R-2018-06-07-9A (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created the Cross Creek Public Improvement District (the "District") in accordance with its finding as to the advisability of the authorized improvements.

The City Council has convened the Levy and Assessment Hearing on November 15, 2018 at which all persons who appear, or request to appear, in person or by their attorney, are given the opportunity to contend for or contest the Assessment Roll, and the proposed Special Assessments, and to offer testimony pertinent to any issue presented on the amount of the Special Assessments, the allocation of the Costs of the Authorized Improvements to be undertaken for the benefit of all property to be assessed within the District (the "Area Improvements"), the purposes of the Special Assessments, the special benefits of the Special Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Special Assessments.

The City Council will consider all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, and determine the manner with which to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

BUDGETARY AND FINANCIAL SUMMARY:

The City Council is levying an assessment on each Parcel of property (excluding Non-Benefitted Property) located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll as a special assessment on the properties set forth in the Assessment Roll.

The method of apportioning the Costs of the Authorized Improvements and the allocation of such costs to the District and the Administrative Expenses are set forth in the Service and Assessment Plan

The Administrative Expenses for Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

City Attorney has reviewed the Ordinance and the Service and Assessment Plan.

STAFF RECOMMENDATION:

Staff recommends approval.

SUPPORTING MATERIAL:

1. [Cross Creek Assessment Ordinance](#)
2. [Attachment A Cross Creek Preliminary Service and Assessment Plan](#)

ORDINANCE NO. O-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR CROSS CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE SPECIAL ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 21, 2018, an amended petition for the creation of a Public Improvement District was submitted and filed with the City Secretary (the "City Secretary") of the City of Hutto, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district in the corporate limits of the City; and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of Williamson Central Appraisal District and the signatures of the property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property within the District that is liable for assessment; and

WHEREAS, on June 7, 2018, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and on June 7, 2018 made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. R-2018-06-07-9A (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created the Cross Creek Public Improvement District (the "District") in accordance with its finding as to the advisability of the authorized improvements; and

WHEREAS, the City published the Authorization Resolution as required by law; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, on November 5, 2018, the City Secretary filed the Assessment Roll (defined below) and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing in a newspaper of general circulation in the City; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Levy and Assessment Hearing to the last known address of the owners of the property liable for the Special Assessments; and

WHEREAS, the City Council convened the Levy and Assessment Hearing on November 15, 2018 at which all persons who appeared, or requested to appear, in person or by their attorney, were given

the opportunity to contend for or contest the Assessment Roll, and the proposed Special Assessments, and to offer testimony pertinent to any issue presented on the amount of the Special Assessments, the allocation of the Costs of the Authorized Improvements (defined below) to be undertaken for the benefit of all property to be assessed within the District (the “Area Improvements”), the purposes of the Special Assessments, the special benefits of the Special Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Special Assessments; and

WHEREAS, the City Council finds and determines that the Assessment Roll and the Cross Creek Public Improvement District Service and Assessment Plan, dated November 2, 2018, in a form substantially similar to Exhibit B shall be approved by the City Manager and the City’s land use attorney prior to execution (the “Service and Assessment Plan”), and which is incorporated herein for all purposes, should be approved and that the Special Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Assessment Roll attached thereto as Appendix A (the “Assessment Roll”); and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Costs of the authorized improvements as described in the Service and Assessment Plan (the “Authorized Improvements”), the Assessment Roll, and the levy of the Special Assessments; and

WHEREAS, in connection with the levy the Special Assessments, the owners (the “Landowners” or the “Assessed Parties”), or their representatives, of the majority of the privately-owned and taxable property located within the District, and who are the persons to be assessed pursuant to this Ordinance, appeared at the public hearing and accepts the Service and Assessment Plan, approves the Assessment Roll, approves this Ordinance and approves the levy of the Special Assessments against their property located within District, agrees to pay the Special Assessments when due and payable and requested that the City file the Service and Assessment Plan and/or the assessment roll with the real property records of Williamson County; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

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

Section 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

- (a) The apportionment of the Costs of the Authorized Improvements (as reflected in the Service and Assessment Plan, and the Administrative Expenses pursuant to the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each Assessed Parcel will receive from the construction of the Authorized

Improvements identified in the Service and Assessment Plan, and is hereby approved;

- (b) The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;
- (c) The Service and Assessment Plan apportions the Cost(s) of Authorized Improvements to be assessed against the property in the District and such apportionment is made on the basis of special benefits accruing to the property because of the Authorized Improvements;
- (d) All of the real property in the District which is being assessed in the amounts shown in the Assessment Roll will be benefited by the Authorized Improvements proposed to be constructed as described in the Service and Assessment Plan, and each Assessed Parcel will receive special benefits in each year equal to or greater than each annual Special Assessment and will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;
- (e) The method of apportionment of the Costs of the Authorized Improvements, including the allocation of the Costs thereof to the District, and the Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Costs of the Authorized Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Costs;
- (f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;
- (g) The Assessment Roll should be approved as the Assessment Roll for the District;
- (h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Special Assessments, interest on Annual Installments, interest and penalties on delinquent Special Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Special Assessments should be approved and will expedite collection of the Special Assessments in a timely manner in order to provide the services and improvements needed and required for the District; and
- (i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for the District.

Section 4. Assessment Roll.

The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID

Act as the Assessment Roll of the District.

Section 5. Levy and Payment of Special Assessments for Costs of the Authorized Improvements.

- (a) The City Council hereby levies an assessment on each Parcel of property (excluding Non-Benefitted Property) located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll as a special assessment on the properties set forth in the Assessment Roll.
- (b) The levy of the Special Assessments shall be effective on the date of execution of this Ordinance levying Special Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.
- (c) The collection of the Special Assessments shall be as described in the Service and Assessment Plan and the PID Act.
- (d) Each Special Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.
- (e) Each Special Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.
- (f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.
- (g) The Administrative Expenses for Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 6. Method of Assessment.

The method of apportioning the Costs of the Authorized Improvements and the allocation of such costs to the District and the Administrative Expenses are set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Special Assessments.

Delinquent Special Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 8. Prepayments of Special Assessments.

As provided in the Service and Assessment Plan, the owner of any Assessed Property may prepay the Special Assessments levied by this Ordinance.

Section 9. Lien Priority.

The City Council and the Landowners intend for the obligations, covenants and burdens on the landowners of Assessed Property, including without limitation such Landowner's obligations related to payment of the Special Assessments and the Annual Installments thereof, to constitute

covenants that shall run with the land. The Special Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Assessed Parties, as the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Special Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. Appointment of Administrator and Collector of Assessments.

(a) **Appointment of Administrator.**

The City of Hutto will appoint and designate an initial Administrator of the Service and Assessment Plan and of Special Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's and City related staff time, fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) **Appointment of Temporary Collector.**

The City Administrator is hereby appointed and designated as the temporary collector of the Special Assessments (the "Collector"). The Collector shall serve in such capacity until such time as the City shall arrange for the Collector's duties to be performed by the Williamson County Tax Assessor and Collector, or another qualified collection agent selected by the City.

Section 11. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Special Assessments by the City.

Section 12. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan, to be recorded in the real property records of Williamson County. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council.

Section 13. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 14. Effective Date.

This Ordinance shall take effect, and the levy of the Special Assessments, and the provisions and

terms of the Service and Assessment Plan shall be and become effective upon passage and execution hereof.

Section 16. Publication.

This Ordinance or the caption shall be published on two days and become effective in accordance with the laws of the State of Texas on the date of the last publication.

READ, CONSIDERED, PASSED AND ADOPTED on first reading by the City Council of the City of Hutto at a regular meeting on the 15th day of November, 2018, at which a quorum was present and for which due notice was given pursuant to Section 551.00, et seq., of the Texas Government Code.

READ, CONSIDERED, PASSED AND ADOPTED on second and final reading by the City Council of the City of Hutto at a regular meeting on the ____ day of _____, 2018, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et seq., of the Texas Government Code.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

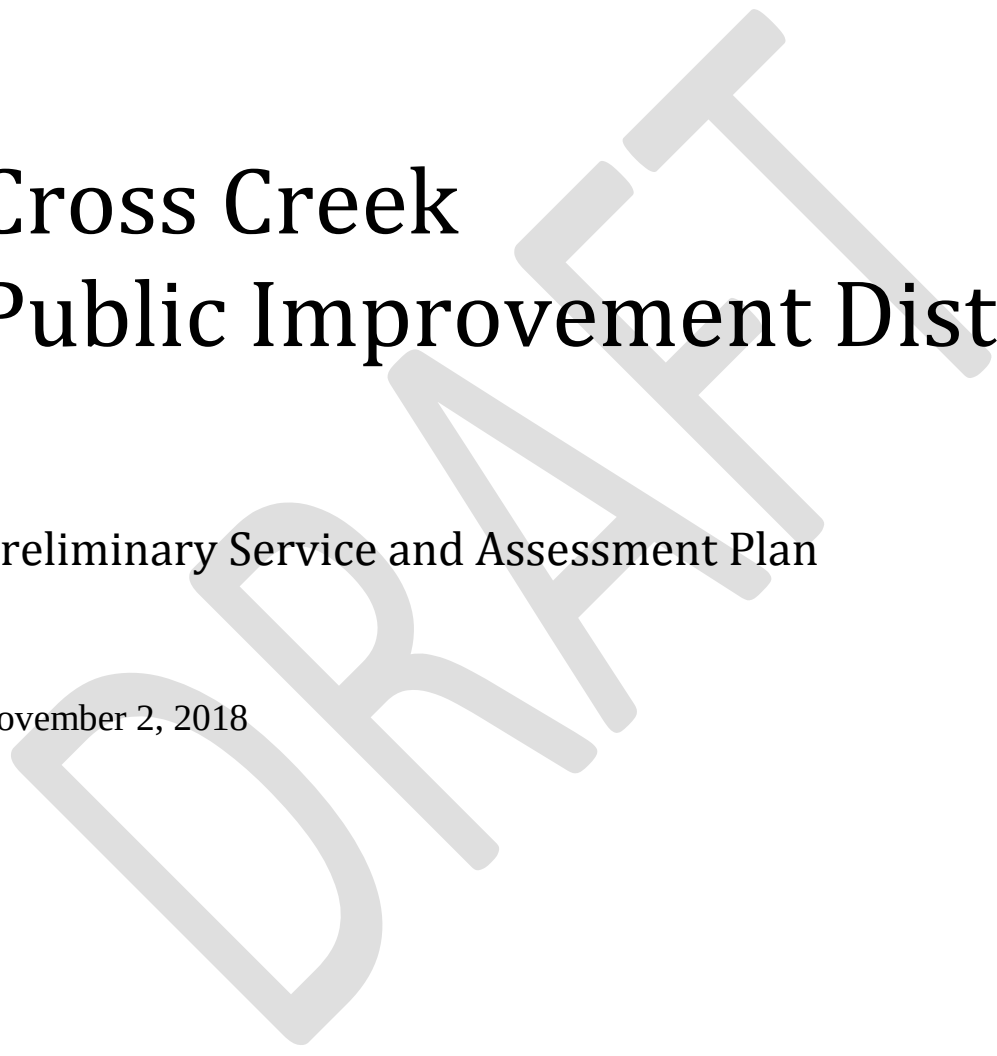
Attest:

Lisa L. Brown, City Secretary

(SEAL)

EXHIBIT A

Service and Assessment Plan



Cross Creek Public Improvement District

Preliminary Service and Assessment Plan

November 2, 2018

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SECTION I – PLAN DESCRIPTION AND DEFINED TERMS

SECTION I

PLAN DESCRIPTION AND DEFINED TERMS

A. Introduction

On June 7th, 2018 (the “**Creation Date**”), the City of Hutto City Council approved a Resolution which authorized the creation of the Cross Creek Public Improvement District (the “**PID**”) to finance the Authorized Improvements Costs for the benefit of certain property in the PID, all of which is located within the City of Hutto, Texas (the “**City**”).

Chapter 372 of the Texas Local Government Code (as amended, the “**PID Act**”) governs the creation of public improvement districts within counties of the State of Texas. This Service and Assessment Plan (the “**SAP**”) was prepared pursuant to the PID Act. The PID Act requires that a service plan “cover a period of at least five years and ... define the annual indebtedness and the projected costs for improvements.” It also requires the plan “be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The service plan for the PID is described in more detail in **Section V** herein.

The Assessment Roll for the PID is attached hereto as **Appendix A**, and is addressed in **Section IV** of this SAP. The Special Assessments as shown on the Assessment Roll are based on the method for establishing and levying the Special Assessment described in **Sections IV** and **VI** of this SAP.

B. Definitions

Capitalized terms shall have the meanings ascribed to them as follows:

“**Administrative Expenses**” means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and preparing the Assessment Roll, (iii) computing, levying, collecting and transmitting the Special Assessments or the installments thereof, (iv) maintaining the record of installments, payments and reallocations and/or cancellations of the Special Assessments, (v) investing or depositing the Special Assessments or other monies, and (vii) administering the construction of the Authorized Improvements.

“**Administrator**” means an employee of the City or third party designee of the City who shall have the responsibilities provided for herein or in any other agreement approved by the City Council.

SECTION I – PLAN DESCRIPTION AND DEFINED TERMS

“Annual Installments” means, with respect to each Assessed Property, each annual payment of: (i) the Special Assessment (including the principal of and interest on), as shown on the Assessment Roll attached hereto as **Appendix A**, as applicable, or in an Annual Service Plan Update, and calculated as provided in **Section VI** of this SAP and (ii) Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in **Section V** of this SAP.

“Assessed Property” means property on which Special Assessments have been levied as shown on the Assessment Roll (as the same may be updated each year by the Annual Service Plan Update) and which includes any and all Parcels within the PID other than Non-Benefited Property.

“Assessment Order” means each order adopted by the City Council approving this SAP (or amendments or supplements to the SAP) and levying the Special Assessments.

“Assessment Roll” means, as applicable, the Assessment Roll included in this SAP as **Appendix A**, which may be updated, or modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update.

“Authorized Improvements” means those improvements authorized under Section 372.003 of the PID Act.

“Authorized Improvements Cost” means the actual costs of design, engineering, construction, acquisition, and inspection of the Authorized Improvements and all costs related in any manner to the Authorized Improvements including (i) the costs of creating the PID, (ii) the costs incurred for the design, planning, financing, administration/ management, acquisition, installation, construction and/or implementation of such Authorized Improvement, (iii) the costs incurred in preparing the construction plans for such Authorized Improvement, (iv) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (v) the project management costs, (vi) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting and similar professional services related to the Authorized Improvement, (vii) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the Authorized Improvement, (viii) the costs of all permitting, zoning and authorized approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses related to the Authorized Improvement, but excluding oversizing costs.

“Budgeted Cost” means with respect to any given Authorized Improvement, the estimated cost of such Authorized Improvement as set forth in Section III herein.

SECTION I – PLAN DESCRIPTION AND DEFINED TERMS

“City” means the City of Hutto, Texas.

“City Council” means the City Council of Hutto, Texas.

“City and Corporation Interlocal Agreement” means the interlocal agreement between the City and the LGC to administer the PID and providing for the installment purchase by the City from the LGC of the Authorized Improvements to be funded by the Special Assessment Revenues.

“County” means Williamson County, Texas.

“Delinquent Collection Costs” mean interest, penalties, and expenses incurred or imposed with respect to any delinquent installment of a Special Assessment, or an Annual Installment thereof, in accordance with the PID Act, including the costs related to pursuing collection of such delinquent Special Assessment, or an Annual Installment thereof, and the costs related to foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means Meritage Homes of Texas, LLC, their successors and assignees.

“LGC” means the local government corporation created by the City pursuant to Chapter 431, Texas Transportation Code, as amended, for the purpose of administering the PID and to provide for the installment purchase of the Authorized Improvements, among other purposes.

“Lot” means (i) for any portion of the Property for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (ii) for any portion of the Property for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed by the City Council.

“Lot Type 1” means a Lot marketed by the Developer as 45’ lots.

“Lot Type 2” means a Lot marketed by the Developer as 50’ lots.

“Lot Type 3” means a Lot marketed by the Developer as 60’ lots.

“Non-Benefited Property” means parcels within the boundaries of the PID that accrue no special benefit from the Authorized Improvements, including Owner Association Property, Public Property, and easements that create an exclusive use for a public utility provider. Property may be identified as Non-Benefited Property at the time the Special Assessments (i) are levied or (ii) are reallocated pursuant to a subdivision of a parcel. Assessed Property converted to Non-Benefited Property, if the Special Assessments may not be reallocated

SECTION I – PLAN DESCRIPTION AND DEFINED TERMS

pursuant to **Section VI.B**, remains subject to the Special Assessments and requires the Special Assessments to be prepaid as provided for in **Section VI.C**.

“Owner’s Association” means a homeowner’s association or property owner’s association.

“Owner’s Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, an Owner’s Association established for the benefit of a group of homeowners or property owners within the PID.

“Parcel” means a property identified by either a tax map identification number assigned by the Williamson Central Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the County.

“PID” means the Cross Creek Public Improvement District created by the City pursuant to a Resolution approved June 7th, 2018.

“PID Act” means Chapter 372 of the Texas Local Government Code, as amended.

“Property” means the approximately 167.39 acres of property depicted and described by metes and bounds on Exhibit A to Resolution as adopted by the City June 7th, 2018.

“Public Property” means property, real property, right of way, and easements located within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the City, a county, a school district, a public utility provider, or any other political subdivision or public agency, whether in fee simple, through an exclusive use easement, plat, or a public utility easement.

“Service and Assessment Plan” or **“SAP”** or **“Assessment Plan”** means this Cross Creek Public Improvement District Service and Assessment Plan (as such plan is amended and updated from time to time) adopted by the City in the first Assessment Order.

“Special Assessment” means the assessment(s) levied against a Parcel or Lot imposed pursuant to the Assessment Order and the provisions herein, as shown on the Assessment Roll, subject to reallocation upon the subdivision of such Parcel or Lot created by such subdivision or reduction according to the provisions hereof and the PID Act.

SECTION II –PROPERTY INCLUDED IN THE PID

Section II

PROPERTY INCLUDED IN THE PID

A. Property Included in the PID

The PID comprises the entire Property. The PID is located entirely within the City. It contains approximately 167.39 acres planned for residential development including the associated rights of way, landscaping, and infrastructure necessary to provide roadways and water and wastewater utilities to the Property. A map of the property within the PID is shown in **Table II**. Legal descriptions for the Property within the PID are included in **Appendix B**.

TABLE II
Public Improvement District Boundaries



SECTION III –DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

Section III

DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. Authorized Improvement Overview

Section 372.003 of the PID Act identifies the authorized improvements that the City may choose to purchase and finance with the establishment of a PID. The Authorized Improvements identified in the PID Act include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian mall;
- (v) acquisition and installment of pieces of art;
- (vi) acquisition, construction or improvement of libraries;
- (vii) acquisition, construction or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement or rerouting of mass transportation facilities;
- (ix) acquisition, construction or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x)
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing.

The City has determined that of the improvements authorized under the PID Act, it will purchase and finance only those Authorized Improvements more particularly described in **Section III.B**. Any change to the list of Authorized Improvements will require the approval of the City.

SECTION III –DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

B. Descriptions and Estimated Costs of Improvements

The Authorized Improvements are described below and the costs of such improvements are shown in **Table III**. The Budgeted Cost of the Authorized Improvements is \$7,200,986. The Special Assessments will only be used to purchase Authorized Improvements that benefit the Assessed Property. The costs shown in **Table III** may be revised through Annual Service Plan Updates.

The Authorized Improvements Costs of the Authorized Improvements are to be funded from the Special Assessment reimbursements as described herein.

A description of the Authorized Improvements follows:

- **Carl Stern Bridge and Road Improvements.** Carl Stern will be extended from its terminus across Cottonwood Creek and through the floodplain to the eastern boundary of the project, providing major transportation infrastructure that is on the City's future roads plan. The Carl Stern improvements are approximately 2,000 feet long, including a 450' aesthetic bridge over the creek, and will include two lanes with an 8' shared use path. Additionally, other road improvements include a 70' wide ROW for a 4,000 foot long North/South road that connects Carl Stern Blvd to CR 199, which will also improve connectivity within the city.
- **Cottonwood Creek and Other Drainage Improvements:** The development will provide improvements to Cottonwood Creek that will increase drainage capacity within the creek and floodplain. The improvements will consist of clearing, grading, shaping and channelizing of slopes along the creek and other floodway areas.
- **Landscaping & Perimeter Walls:** The project is being enhanced with boulevard landscaping, irrigation and hardscape improvements. Wood fencing with masonry columns will be constructed along both sides of the 4,000 foot North/South collector road, and will be between 6' and 8' in height. Primary entry monumentation will be constructed along Carl Stern to convey a "sense of arrival" and consist of a large masonry monument with metal accents and landscaping. A secondary entry monument will be placed at the community connection to CR 199.
- **Waterline Improvements:** Includes a 12" waterline extension down Carl Stern Blvd. The improvements also provide a loop system by connecting an 8" waterline between Carl Stern Blvd and CR 199.
- **Wastewater Improvements:** A 6,000 linear foot, 12" wastewater line between the community and the Glenwood Lift Station.
- **Parks, Open Space & Trails:** A large open space (approximately 49 acres) of riparian zone natural area, meadows, and play field to be dedicated to the City that includes an extensive 10' concrete meandering trail which connects to the neighborhood via greenlinks and an 8' sidepath along the collector, creating a looped trail system. Also, a 3.5-acre central park that is to include a public lawn, playground, pavilion, art,

SECTION III –DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

shaded trellis and landscaping. The central park is also to include two enhanced intersections with pedestrian refuges and striping across the collector.

- **Soft Costs:** Engineering, fees and other expenses typically accepted as “soft costs” and related to the authorized improvements.

Table III Authorized Improvements	
Description	Costs
<i>Authorized Improvements</i>	
Carl Stern Extension, Bridge and Road Improvements	\$ 2,702,630
Cottonwood Creek & Other Drainage Improvements	\$ 1,118,563
Landscaping & Perimeter Walls	\$ 1,179,250
Waterline Improvements	\$ 597,650
Wastewater Improvements	\$ 930,703
Parks, Open Space & Trails	\$ 458,000
Soft Costs	\$ 214,190
Total Authorized Improvements	\$ 7,200,986
Source: Developer	
Note: The figures shown in Table III and the Budgeted Costs for the Authorized Improvements may be revised in Annual Service Plan Updates, and may be reallocated between line items so long as the total Authorized Improvements amount does not change.	

Section IV
ASSESSMENT PLAN

A. Introduction

The PID Act requires the City Council to apportion the cost of the Authorized Improvements based on the special benefits conferred to each lot or parcel by the Authorized Improvements. The PID Act provides that the Special Assessments and the costs of the Authorized Improvements may be allocated: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the City Council may establish the methods of assessing the special benefits for various classes of improvements. **Table IV-A and Table IV-B** detail the estimated allocation of costs of the Authorized Improvements between the Assessed Property and Non-Benefited Property.

This section of this Service and Assessment Plan is intended to describe the special benefit conferred to each Parcel within the PID as a result of the Authorized Improvements, to provide the basis and justification for the determination that this special benefit exceeds the amount of the Special Assessments, and to explain the methodologies by which the City Council allocates and reallocates the special benefit for Authorized Improvements to Parcels and Lots so that there is an equal share of the cost of the Authorized Improvements and Special Assessments being apportioned to Parcels and Lots similarly benefited. The determination by the City Council of the assessment methodology set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners of any Assessed Property.

B. Special Benefit

The Assessed Property must receive a direct and special benefit from the Authorized Improvements, which must be equal to or greater than the amount of the Special Assessments. The Authorized Improvements are provided for the benefit of the Assessed Property.

When the City Council approved this SAP, the Developer owned 100% of the Assessed Property. The Developer has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and consented to the imposition of the Special Assessments to pay for the Authorized Improvements Cost associated therewith. The Developer has ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Order; (ii) the SAP and the Assessment Order, and (iii) the levying of Special Assessments on the Assessed Property.

SECTION IV- ASSESSMENT PLAN

The City Council determined that funding the Authorized Improvements Cost for the Authorized Improvements through the PID is beneficial to the City. Accordingly, these Authorized Improvements confer a special benefit to the Assessed Property, and such special benefit exceeds the amount of the Special Assessment levied on the Assessed Property. This conclusion is supported by the evidence, information, and testimony provided to the City.

C. Allocation of Authorized Improvements Costs

The Authorized Improvements will provide a special benefit only to the Assessed Property. The Budgeted Cost of the Authorized Improvements is, therefore, allocated entirely to Assessed Property, as shown in **Table IV-A**. The Budgeted Costs detailed in **Table IV-A** for the Authorized Improvements are subject to revision through the Annual Service Plan Updates, but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

Table IV-A		
Allocation of Authorized Improvements to Assessed Property		
Authorized Improvements	Total Cost	% Allocation
Carl Stern Extension, Bridge and Road Improvements	\$ 2,702,630	100%
Cottonwood Creek & Other Drainage Improvements	\$ 1,118,563	100%
Landscaping & Perimeter Walls	\$ 1,179,250	100%
Waterline Improvements	\$ 597,650	100%
Wastewater Improvements	\$ 930,703	100%
Parks, Open Space & Trails	\$ 458,000	100%
Soft Costs	\$ 214,190	100%
Total Authorized Improvements	\$ 7,200,986	100%

D. Special Assessment Methodology

The City Council may assess all or a portion of the Budgeted Cost of the Authorized Improvements against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the amount of the Special Assessments. All or a portion of the Budgeted Cost of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of costs on Assessed Property similarly benefited.

SECTION IV- ASSESSMENT PLAN

For purpose of the Assessment Plan, the City Council has determined that the Budgeted Costs associated with the Authorized Improvements shall be allocated on the basis of estimated buildout value. The Budgeted Costs associated with the Authorized Improvements shall be allocated to the Assessed Property by spreading the entire Special Assessment across all benefitting Parcels and Lots within the PID based on the ratio of the estimated buildout value of such Parcel or Lot to the estimated buildout value for all Assessed Property within the PID.

Based on the Budgeted Costs for the Authorized Improvements, the City Council has determined that the benefit to the Assessed Property from the Authorized Improvements is at least equal to the Special Assessments levied on the Assessed Property as subdivided into individual Parcels or Lots.

Table IV-B Special Assessment Allocation								
Lot Type	Units	% Allocation of Total Special Assessment	Buildout Value at Completion	Total Special Assessment	Average Annual Installment	Special Assessment Per Unit	Average Annual Installment Per Unit	Equivalent Tax Rate (per \$100/AV)
1	251	48.78%	\$ 70,909,676	\$ 3,231,645	\$ 242,041	\$ 12,875	\$ 964	\$ 0.34
2	187	40.41%	\$ 58,749,535	\$ 2,677,457	\$ 200,534	\$ 14,318	\$ 1,072	\$ 0.34
3	50	10.81%	\$ 15,708,432	\$ 715,898	\$ 53,619	\$ 14,318	\$ 1,072	\$ 0.34
Total	488	100.00%	\$ 145,367,643	\$ 6,625,000	\$ 496,193	\$ 13,576	\$ 1,017	\$ 0.34
Note: Estimates based on information available as of 10/31/18, the date the original SAP was adopted by the City. Although the actual unit counts and estimated assessed value may vary from the estimates shown above, the initial assessment allocation for each Unit will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, the City and Corporation Interlocal Agreement and any other documents associated with the creation of the PID. The above estimate assumes an average 5.65% interest rate, a 35 year term for the PID and an initial annual administrative expense of \$39,988.								

E. Special Assessment and Annual Installments

The Special Assessments for the PID will be levied on each Parcel and Lot according to the Assessment Roll. The Annual Installments for the PID will be collected on the dates and in the amounts shown on the Assessment Roll, subject to any revisions made during an Annual Service Plan Update.

F. Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Lot based on the amount of outstanding assessment remaining on the Lot. The Administrative Expenses shall be collected as part of and in the same manner as the Annual Installments in the amounts shown on the Assessment Roll shown on **Appendix A**, which are subject to revision through Annual Service Plan Updates.

Section V

SERVICE PLAN

The PID Act requires the SAP (i) cover a period of at least five years, and (ii) define the annual projected costs for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that it will take approximately 12 months for the Authorized Improvements to be constructed and purchased by the City.

The Budgeted Cost of the Authorized Improvements and payment of expenses incurred in the establishment, administration and operation of the PID is \$7,200,986 as shown in **Table V-A**. The SAP shall be reviewed and updated at least annually for purposes of determining the annual budget for Administrative Expenses, updating the Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll shown on **Appendix A**. Any update to this SAP herein is referred to as an “**Annual Service Plan Update**.”

Table V-A summarizes the funds required to purchase the Authorized Improvements, and establish the PID. The funds shown in **Table V-A** shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Budgeted Cost and/or Authorized Improvements Costs, if any.

Table V-A Sources and Uses of Funds		
Sources of Funds		
Special Assessment	\$	6,625,000
Owner Contribution		575,986
	\$	7,200,986
Uses of Funds		
Authorized Improvements (a)	\$	7,200,986
(a) See Table III and Table IV-A for details.		

The Annual Installments for the first five years after the approval of this SAP are presented in **Table V-B**. The Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

SECTION V SERVICE PLAN

Table V-B Projected Annual Installments					
Year Ending December 31,	Principal Payments	Interest Expense	Administrative Expenses	Annual PID Installments	
2018	\$ -	\$ 362,099	\$ 39,988	\$ 402,086	
2019	\$ -	\$ 376,080	\$ 40,748	\$ 416,828	
2020	\$ 75,000	\$ 376,080	\$ 41,523	\$ 492,603	
2021	\$ 80,000	\$ 371,843	\$ 42,291	\$ 494,133	
2022	\$ 85,000	\$ 367,323	\$ 43,073	\$ 495,396	
Total	\$ 240,000	\$ 1,853,424	\$ 207,622	\$ 2,301,046	
Note: The Projected Annual Installments are the expenditures associated with the formation of the PID, the costs of formation and repayment of the PID Special Assessments as well as the administration of the PID. The debt service estimates are based on an 5.65% interest rate and a 35 year term for the PID.					

SECTION VI TERMS OF THE SPECIAL ASSESSMENTS

Section VI

TERMS OF THE SPECIAL ASSESSMENTS

A. Amount of Special Assessments and Annual Installments for Parcels

The Special Assessments and Annual Installments for each Assessed Property are shown on the Assessment Roll in **Appendix A-1**. The Special Assessments and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected in an amount sufficient to cover the Administrative Expenses.

B. Reallocation of Special Assessments for Parcels

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Special Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C / D)$$

“A” means the Special Assessment for a Parcel or Lot created by a subdivision plat.

“B” means the Special Assessment for the subdivided Parcel or Lot prior to division.

“C” means the Special Assessment for the Land Use applicable to a Parcel or Lot created by a subdivision plat determined by reference to **Table IV-B**.

“D” means the sum of the Special Assessments for all Assessed Property created by a subdivision plat based on the Land Use applicable to each Parcel or Lot.

If Lots are not platted in accordance with the Parcel Map, the Special Assessments for each affected Lot will be allocated in an equitable manner, but in no event will such new allocation increase the Total Assessment for each Lot as identified in **Table IV-B**.

The increase or reallocation of an Assessment for an Assessed Parcel that is a homestead under Texas law may not exceed the Assessment prior to the increase or reallocation. Any increase or reallocation pursuant to this section shall be reflected in a Service and Assessment Plan Update approved by the City.

SECTION VI TERMS OF THE SPECIAL ASSESSMENTS

The division herein shall be considered an administrative action that will not require the City to issue notice and hold a public hearing.

The sum of the Special Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Once a Lot has a Special Assessment applied to it, as shown in **Table IV-B**, and then proceeds to be subdivided again, in no event will the new subdivision cause the sum of the Special Assessments for the subdivided Lots to be greater than the Special Assessment for the Lot prior to its subdivision.

The allocation method used above is to insure there will not be an increase in the Special Assessment for each specific Parcel. If Lots are not platted in accordance with the Parcel Map, the Special Assessments for each affected Lot will be allocated in an equitable manner, but in no event will such new allocation increase the total Special Assessment for each Lot as identified in **Table IV-B**.

3. *Upon Consolidation*

Upon the consolidation of two or more Assessed Properties, the Special Assessment for the consolidated Assessed Property shall be the sum of the Special Assessments for the Assessed Properties prior to consolidation. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be calculated by the Administrator and reflected in an update to this SAP approved by the City. The consolidation of any Assessed Property as described herein shall be considered an administrative action and will not require any notice or public hearing by the City.

C. Mandatory Prepayment of Assessments

If Assessed Property or a portion thereof is transferred to a party that is exempt from the payment of the Special Assessment under applicable law, or if an owner causes a Lot or portion thereof to become Non-Benefited Property, the full amount of the Special Assessment for such Lot or portion thereof shall be paid to the City prior to any such transfer or act.

SECTION VI TERMS OF THE SPECIAL ASSESSMENTS

D. Reduction of Special Assessments

1. If, after all Authorized Improvements to be funded have been purchased, the Authorized Improvements Cost is less than the Budgeted Cost used to calculate the Special Assessments, then the City will reduce the Special Assessment securing each Assessed Property pro rata such that the sum of the resulting reduced Special Assessments for all Assessed Properties equals the reduced Authorized Improvements Cost.

E. Payment of Special Assessments

1. Payment in Full and Partial Pre-Payment

- The Special Assessment for any Parcel may be paid in full at any time in accordance with the PID Act.
- If an Annual Installment has been billed prior to payment in full of a Special Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount upon payment.
- Upon payment in full of a Special Assessment, the City shall deposit the payment in accordance with the Installment Sale Contract; whereupon, the Special Assessment for the Lot shall be reduced to zero, and the Lot owner's obligation to pay the Special Assessment and Annual Installments thereof shall automatically terminate. The City shall provide the owner of the affected Assessed Property a recordable "**Notice of PID Assessment Termination.**"
- At the option of a Lot owner, the Special Assessment on any Lot may be paid in part in an amount equal to the amount of prepaid Special Assessments, with respect thereto. Upon the payment of such amount for a Lot, the City shall deposit the payment in accordance with the Installment Sale Contract, the Special Assessment for the Lot shall be reduced by the amount of such partial payment, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Lot shall be reduced to the extent the partial payment is made.

2. Payment of Annual Installments

- The PID Act provides that a Special Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the City to collect interest and collection costs on the outstanding Special Assessment. A Special Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Assessment Roll, which includes interest on the outstanding Special Assessment and Administrative Expenses. Pursuant to Section 372.018 of the PID Act, an Assessment bears interest at the rate specified by the governing body of the municipality or City

SECTION VI TERMS OF THE SPECIAL ASSESSMENTS

beginning at the time or times or on the occurrence of one or more events specified by the governing body. The City Council has determined that the Assessments shall be paid in Annual Installments over a thirty five (35) year period, as shown in the Assessment Roll, with an interest rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City Council and reported in the month prior to the establishment of the Special Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City Council is the Bond Buyer 25 Year Revenue Bond Index for which the average rate on September 13, 2018 was 4.57 percent (4.57%).

- The Annual Installments as listed on the Assessment Roll have been calculated assuming an interest rate of 5.65%. The Annual Installments may not exceed the amounts shown on the Assessment Roll except pursuant to any amendment or update to this SAP.
- The Annual Installments shall be reduced to equal the actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

F. Collection of Annual Installments

The Administrator shall, no less frequently than annually, prepare and submit to the City for its approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments for the Assessed Property. Each Annual Installment shall be reduced by any credits applied. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act. The City may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

SECTION VI TERMS OF THE SPECIAL ASSESSMENTS

Each Annual Installment, including the interest on the unpaid amount of a Special Assessment, shall be assessed annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Delinquent installments of the Special Assessments shall incur interest, penalties, Administrative Expenses, and attorney's fees in the same manner as delinquent ad valorem taxes. The initial Annual Installments will be due when billed, and will be delinquent if not paid prior to February 1, 2019.

G. Summary of City Responsibilities

The City's responsibility under the SAP shall be as follows:

1. The City shall have no responsibility for administration, assessment, collection or payment of any amounts except as specifically provided in the SAP.
2. The City's sole obligations are to:
 - Review and approve the Annual Service Plan Update including the Annual Installments due for the upcoming year;
 - Contract with the Williamson County Appraisal District or other third party to collect the Assessments;
 - Establish the assessment account ("Assessment Account") to receive the funds collected from Assessments;
 - Pay Administrative Expenses as provided herein;
 - Direct the Administrator to take all reasonable efforts to collect Assessments including foreclosure of any lien securing delinquent Assessments;
 - Deposit Assessments received, including funds received from foreclosure sales, into the Assessment Account; and,
 - Pay funds out of the Assessment Account as provided herein and in the City and Corporation Interlocal Agreement.

Section VII

THE ASSESSMENT ROLL

A. Assessment Roll

The City has evaluated each Lot (based on numerous factors such as the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City) to determine the amount of Assessed Property within the PID.

The Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. **Table VII** summarizes the \$7,200,986 in special benefit received by the Assessed Property from the Authorized Improvements and the costs of the PID formation. The expected amount of the planned Special Assessment is \$6,625,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Special Assessment to be applied to all the Assessed Property is \$6,625,000 plus annual Administrative Expenses. The Special Assessment for each Assessed Property is calculated based on the allocation methodologies described in **Section IV-D**. The Assessment Roll is attached hereto as **Appendix A**.

Table VII Special Benefit Summary	
Special Benefit Summary	Total Cost
Total Public Improvements (a)	\$ 7,200,986
Total Special Benefit	\$ 7,200,986
<i>Special Benefit</i>	
Total Special Benefit	\$ 7,200,986
Projected PID Special Assessment	\$ 6,625,000
Excess Benefit	\$ 575,986
(a) See Table III for details.	

B. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City for approval, updates to the Assessment Roll and the Annual Service Plan Update to reflect changes such as (i) the identification of each Parcel (ii) the Special Assessment for each Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Special Assessment is payable in installments); and (iv) payments of the Special Assessment, if any, as provided by **Section VI.E.** of this Service and Assessment Plan.

SECTION VIII MISCELLANEOUS PROVISIONS

Section VIII

MISCELLANEOUS PROVISIONS

A. Administrative Review

The City may elect to designate a third party to serve as Administrator of the PID. The City shall notify the Developer in writing upon appointing a third party Administrator.

To the extent consistent with the PID Act, if an owner of the Assessed Property claims that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, that owner must send a written notice describing the error to the Administrator no later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the owner fails to give such notice, such owners shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and, if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Manager for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property (except for the final year during which the Assessment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to City for determination. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

B. Termination of Assessments

Each Special Assessment shall terminate on the date the Special Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Special Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable Notice of the PID Assessment Termination.

C. Amendments

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

SECTION VIII MISCELLANEOUS PROVISIONS

D. Administration and Interpretation of Provisions

The City shall administer (or cause the administration of) the PID, this SAP, and all Annual Service Plan Updates consistent with the PID Act.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this SAP, or the application of same to an Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part thereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this SAP is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this SAP and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

Appendix A
Assessment Roll

Appendix A						
Special Assesment by Property Owner						
Parcel	Tax Parcel ID	Acres	Owner	Special Assessment	Equivalent Tax Rate	
A	R020580	162.095	Meritage Homes of Texas, LLC	\$ 6,416,008	\$ 0.34	
B	R330882	5.280	Meritage Homes of Texas, LLC	\$ 208,992	\$ 0.34	
		167.375		\$ 6,625,000	\$ 0.34	
Preliminary and subject to change						

Appendix A-1

Annual Installments

Appendix A-1 Annual Installments					
Year ending 12/31/XX (a)	PID Reimbursement			Administrative Expenses (b)	Annual Installment (c)
	Principal	Interest	Net Debt Service		
2018	\$ -	\$ 362,099	\$ 362,099	\$ 39,988	\$ 402,086
2019	\$ -	\$ 376,080	\$ 376,080	\$ 40,748	\$ 416,828
2020	\$ 75,000	\$ 376,080	\$ 451,080	\$ 41,523	\$ 492,603
2021	\$ 80,000	\$ 371,843	\$ 451,843	\$ 42,291	\$ 494,133
2022	\$ 85,000	\$ 367,323	\$ 452,323	\$ 43,073	\$ 495,396
2023	\$ 90,000	\$ 362,520	\$ 452,520	\$ 43,871	\$ 496,391
2024	\$ 95,000	\$ 357,435	\$ 452,435	\$ 44,683	\$ 497,118
2025	\$ 100,000	\$ 352,068	\$ 452,068	\$ 45,510	\$ 497,578
2026	\$ 105,000	\$ 346,418	\$ 451,418	\$ 46,353	\$ 497,771
2027	\$ 110,000	\$ 340,485	\$ 450,485	\$ 47,212	\$ 497,697
2028	\$ 115,000	\$ 334,270	\$ 449,270	\$ 48,087	\$ 497,357
2029	\$ 120,000	\$ 313,348	\$ 433,348	\$ 48,979	\$ 482,327
2030	\$ 130,000	\$ 306,868	\$ 436,868	\$ 49,888	\$ 486,756
2031	\$ 135,000	\$ 299,848	\$ 434,848	\$ 50,813	\$ 485,661
2032	\$ 145,000	\$ 292,558	\$ 437,558	\$ 51,756	\$ 489,313
2033	\$ 150,000	\$ 284,728	\$ 434,728	\$ 52,715	\$ 487,443
2034	\$ 160,000	\$ 276,628	\$ 436,628	\$ 53,693	\$ 490,320
2035	\$ 170,000	\$ 267,428	\$ 437,428	\$ 54,688	\$ 492,116
2036	\$ 175,000	\$ 257,653	\$ 432,653	\$ 55,701	\$ 488,354
2037	\$ 190,000	\$ 247,590	\$ 437,590	\$ 56,734	\$ 494,324
2038	\$ 200,000	\$ 237,330	\$ 437,330	\$ 57,785	\$ 495,115
2039	\$ 210,000	\$ 226,530	\$ 436,530	\$ 58,854	\$ 495,384
2040	\$ 220,000	\$ 215,190	\$ 435,190	\$ 59,943	\$ 495,133
2041	\$ 230,000	\$ 203,310	\$ 433,310	\$ 61,052	\$ 494,362
2042	\$ 245,000	\$ 190,890	\$ 435,890	\$ 62,181	\$ 498,071
2043	\$ 255,000	\$ 177,660	\$ 432,660	\$ 63,330	\$ 495,990
2044	\$ 270,000	\$ 163,890	\$ 433,890	\$ 64,500	\$ 498,390
2045	\$ 285,000	\$ 149,310	\$ 434,310	\$ 65,691	\$ 500,001
2046	\$ 300,000	\$ 133,920	\$ 433,920	\$ 66,903	\$ 500,823
2047	\$ 315,000	\$ 117,720	\$ 432,720	\$ 68,136	\$ 500,856
2048	\$ 335,000	\$ 100,710	\$ 435,710	\$ 69,391	\$ 505,101
2049	\$ 355,000	\$ 82,620	\$ 437,620	\$ 70,667	\$ 508,287
2050	\$ 370,000	\$ 63,450	\$ 433,450	\$ 71,965	\$ 505,415
2051	\$ 390,000	\$ 43,470	\$ 433,470	\$ 73,286	\$ 506,756
2052	\$ 415,000	\$ 22,410	\$ 437,410	\$ 74,630	\$ 512,040
Totals	\$ 6,625,000	\$ 8,621,674	\$ 15,246,674	\$ 1,946,620	\$ 17,193,294

(a) The 12/31/XX dates represent the fiscal year end for the PID.

(b) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 5.65% interest rate for the 35 year term of the PID plus Administrative Expenses.

APPENDIX A

Appendix A-1 Annual Installments- Lot Type 1					
Year ending 12/31/XX (a)	PID Reimbursement			Administrative Expenses (b)	Annual Installment (c)
	Principal	Interest	Net Debt Service		
2018	\$ -	\$ 176,630	\$ 176,630	\$ 19,506	\$ 196,136
2019	\$ -	\$ 183,450	\$ 183,450	\$ 19,876	\$ 203,327
2020	\$ 36,585	\$ 183,450	\$ 220,035	\$ 20,255	\$ 240,289
2021	\$ 39,024	\$ 181,383	\$ 220,407	\$ 20,629	\$ 241,036
2022	\$ 41,463	\$ 179,178	\$ 220,641	\$ 21,011	\$ 241,652
2023	\$ 43,902	\$ 176,836	\$ 220,737	\$ 21,400	\$ 242,137
2024	\$ 46,341	\$ 174,355	\$ 220,696	\$ 21,796	\$ 242,492
2025	\$ 48,780	\$ 171,737	\$ 220,516	\$ 22,200	\$ 242,716
2026	\$ 51,219	\$ 168,981	\$ 220,199	\$ 22,611	\$ 242,810
2027	\$ 53,658	\$ 166,087	\$ 219,745	\$ 23,030	\$ 242,774
2028	\$ 56,096	\$ 163,055	\$ 219,152	\$ 23,457	\$ 242,609
2029	\$ 58,535	\$ 152,849	\$ 211,385	\$ 23,892	\$ 235,277
2030	\$ 63,413	\$ 149,689	\$ 213,102	\$ 24,335	\$ 237,437
2031	\$ 65,852	\$ 146,264	\$ 212,117	\$ 24,786	\$ 236,903
2032	\$ 70,730	\$ 142,708	\$ 213,439	\$ 25,246	\$ 238,685
2033	\$ 73,169	\$ 138,889	\$ 212,058	\$ 25,714	\$ 237,772
2034	\$ 78,047	\$ 134,938	\$ 212,985	\$ 26,191	\$ 239,176
2035	\$ 82,925	\$ 130,450	\$ 213,375	\$ 26,677	\$ 240,052
2036	\$ 85,364	\$ 125,682	\$ 211,046	\$ 27,171	\$ 238,217
2037	\$ 92,681	\$ 120,773	\$ 213,454	\$ 27,675	\$ 241,129
2038	\$ 97,559	\$ 115,768	\$ 213,328	\$ 28,187	\$ 241,515
2039	\$ 102,437	\$ 110,500	\$ 212,937	\$ 28,709	\$ 241,646
2040	\$ 107,315	\$ 104,969	\$ 212,284	\$ 29,240	\$ 241,524
2041	\$ 112,193	\$ 99,174	\$ 211,367	\$ 29,781	\$ 241,147
2042	\$ 119,510	\$ 93,115	\$ 212,625	\$ 30,332	\$ 242,957
2043	\$ 124,388	\$ 86,662	\$ 211,050	\$ 30,892	\$ 241,942
2044	\$ 131,705	\$ 79,945	\$ 211,650	\$ 31,463	\$ 243,113
2045	\$ 139,022	\$ 72,833	\$ 211,854	\$ 32,044	\$ 243,898
2046	\$ 146,339	\$ 65,326	\$ 211,664	\$ 32,635	\$ 244,299
2047	\$ 153,656	\$ 57,423	\$ 211,079	\$ 33,236	\$ 244,315
2048	\$ 163,411	\$ 49,126	\$ 212,537	\$ 33,849	\$ 246,386
2049	\$ 173,167	\$ 40,302	\$ 213,469	\$ 34,471	\$ 247,940
2050	\$ 180,484	\$ 30,951	\$ 211,435	\$ 35,104	\$ 246,539
2051	\$ 190,240	\$ 21,204	\$ 211,445	\$ 35,749	\$ 247,193
2052	\$ 202,435	\$ 10,931	\$ 213,367	\$ 36,404	\$ 249,771
Totals	\$ 3,231,645	\$ 4,205,613	\$ 7,437,258	\$ 949,552	\$ 8,386,811

(a) The 12/31/XX dates represent the fiscal year end for the PID.

(b) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 5.65% interest rate for the 35 year term of the PID plus Administrative Expenses.

APPENDIX A

Appendix A-1 Annual Installments- Lot Type 2					
Year ending 12/31/XX (a)	PID Reimbursement			Administrative Expenses (b)	Annual Installment (c)
	Principal	Interest	Net Debt Service		
2018	\$ -	\$ 146,340	\$ 146,340	\$ 16,161	\$ 162,501
2019	\$ -	\$ 151,991	\$ 151,991	\$ 16,468	\$ 168,459
2020	\$ 30,311	\$ 151,991	\$ 182,302	\$ 16,781	\$ 199,083
2021	\$ 32,332	\$ 150,278	\$ 182,610	\$ 17,092	\$ 199,701
2022	\$ 34,352	\$ 148,451	\$ 182,804	\$ 17,408	\$ 200,212
2023	\$ 36,373	\$ 146,510	\$ 182,883	\$ 17,730	\$ 200,614
2024	\$ 38,394	\$ 144,455	\$ 182,849	\$ 18,058	\$ 200,907
2025	\$ 40,414	\$ 142,286	\$ 182,701	\$ 18,393	\$ 201,093
2026	\$ 42,435	\$ 140,003	\$ 182,438	\$ 18,733	\$ 201,171
2027	\$ 44,456	\$ 137,605	\$ 182,061	\$ 19,080	\$ 201,142
2028	\$ 46,477	\$ 135,093	\$ 181,570	\$ 19,434	\$ 201,004
2029	\$ 48,497	\$ 126,638	\$ 175,135	\$ 19,795	\$ 194,930
2030	\$ 52,539	\$ 124,019	\$ 176,558	\$ 20,162	\$ 196,720
2031	\$ 54,560	\$ 121,182	\$ 175,741	\$ 20,536	\$ 196,277
2032	\$ 58,601	\$ 118,236	\$ 176,836	\$ 20,917	\$ 197,753
2033	\$ 60,622	\$ 115,071	\$ 175,693	\$ 21,304	\$ 196,997
2034	\$ 64,663	\$ 111,797	\$ 176,461	\$ 21,700	\$ 198,160
2035	\$ 68,705	\$ 108,079	\$ 176,784	\$ 22,102	\$ 198,886
2036	\$ 70,725	\$ 104,129	\$ 174,854	\$ 22,511	\$ 197,366
2037	\$ 76,787	\$ 100,062	\$ 176,850	\$ 22,929	\$ 199,778
2038	\$ 80,829	\$ 95,916	\$ 176,745	\$ 23,353	\$ 200,098
2039	\$ 84,870	\$ 91,551	\$ 176,421	\$ 23,785	\$ 200,207
2040	\$ 88,912	\$ 86,968	\$ 175,880	\$ 24,226	\$ 200,105
2041	\$ 92,953	\$ 82,167	\$ 175,120	\$ 24,674	\$ 199,794
2042	\$ 99,015	\$ 77,147	\$ 176,163	\$ 25,130	\$ 201,293
2043	\$ 103,057	\$ 71,800	\$ 174,857	\$ 25,594	\$ 200,452
2044	\$ 109,119	\$ 66,235	\$ 175,354	\$ 26,067	\$ 201,422
2045	\$ 115,181	\$ 60,343	\$ 175,524	\$ 26,549	\$ 202,073
2046	\$ 121,243	\$ 54,123	\$ 175,366	\$ 27,038	\$ 202,405
2047	\$ 127,306	\$ 47,576	\$ 174,881	\$ 27,537	\$ 202,418
2048	\$ 135,388	\$ 40,701	\$ 176,090	\$ 28,044	\$ 204,134
2049	\$ 143,471	\$ 33,390	\$ 176,862	\$ 28,560	\$ 205,422
2050	\$ 149,533	\$ 25,643	\$ 175,176	\$ 29,084	\$ 204,261
2051	\$ 157,616	\$ 17,568	\$ 175,185	\$ 29,618	\$ 204,803
2052	\$ 167,720	\$ 9,057	\$ 176,777	\$ 30,161	\$ 206,938
Totals	\$ 2,677,457	\$ 3,484,402	\$ 6,161,860	\$ 786,716	\$ 6,948,575

(a) The 12/31/XX dates represent the fiscal year end for the PID.

(b) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 5.65% interest rate for the 35 year term of the PID plus Administrative Expenses.

APPENDIX A

Appendix A-1 Annual Installments- Lot Type 3					
Year ending 12/31/XX (a)	PID Reimbursement			Administrative Expenses (b)	Annual Installment (c)
	Principal	Interest	Net Debt Service		
2018	\$ -	\$ 39,128	\$ 39,128	\$ 4,321	\$ 43,449
2019	\$ -	\$ 40,639	\$ 40,639	\$ 4,403	\$ 45,042
2020	\$ 8,105	\$ 40,639	\$ 48,744	\$ 4,487	\$ 53,231
2021	\$ 8,645	\$ 40,181	\$ 48,826	\$ 4,570	\$ 53,396
2022	\$ 9,185	\$ 39,693	\$ 48,878	\$ 4,655	\$ 53,533
2023	\$ 9,725	\$ 39,174	\$ 48,899	\$ 4,741	\$ 53,640
2024	\$ 10,266	\$ 38,624	\$ 48,890	\$ 4,828	\$ 53,719
2025	\$ 10,806	\$ 38,044	\$ 48,850	\$ 4,918	\$ 53,768
2026	\$ 11,346	\$ 37,434	\$ 48,780	\$ 5,009	\$ 53,789
2027	\$ 11,887	\$ 36,793	\$ 48,679	\$ 5,102	\$ 53,781
2028	\$ 12,427	\$ 36,121	\$ 48,548	\$ 5,196	\$ 53,744
2029	\$ 12,967	\$ 33,860	\$ 46,828	\$ 5,293	\$ 52,120
2030	\$ 14,048	\$ 33,160	\$ 47,208	\$ 5,391	\$ 52,599
2031	\$ 14,588	\$ 32,402	\$ 46,990	\$ 5,491	\$ 52,480
2032	\$ 15,669	\$ 31,614	\$ 47,282	\$ 5,593	\$ 52,875
2033	\$ 16,209	\$ 30,768	\$ 46,977	\$ 5,696	\$ 52,673
2034	\$ 17,290	\$ 29,892	\$ 47,182	\$ 5,802	\$ 52,984
2035	\$ 18,370	\$ 28,898	\$ 47,268	\$ 5,910	\$ 53,178
2036	\$ 18,911	\$ 27,842	\$ 46,752	\$ 6,019	\$ 52,772
2037	\$ 20,531	\$ 26,755	\$ 47,286	\$ 6,131	\$ 53,417
2038	\$ 21,612	\$ 25,646	\$ 47,258	\$ 6,244	\$ 53,502
2039	\$ 22,693	\$ 24,479	\$ 47,171	\$ 6,360	\$ 53,531
2040	\$ 23,773	\$ 23,253	\$ 47,027	\$ 6,477	\$ 53,504
2041	\$ 24,854	\$ 21,970	\$ 46,823	\$ 6,597	\$ 53,421
2042	\$ 26,475	\$ 20,628	\$ 47,102	\$ 6,719	\$ 53,822
2043	\$ 27,555	\$ 19,198	\$ 46,753	\$ 6,843	\$ 53,597
2044	\$ 29,176	\$ 17,710	\$ 46,886	\$ 6,970	\$ 53,856
2045	\$ 30,797	\$ 16,134	\$ 46,932	\$ 7,099	\$ 54,030
2046	\$ 32,418	\$ 14,471	\$ 46,889	\$ 7,230	\$ 54,119
2047	\$ 34,039	\$ 12,721	\$ 46,760	\$ 7,363	\$ 54,123
2048	\$ 36,200	\$ 10,883	\$ 47,083	\$ 7,498	\$ 54,581
2049	\$ 38,361	\$ 8,928	\$ 47,289	\$ 7,636	\$ 54,926
2050	\$ 39,982	\$ 6,856	\$ 46,839	\$ 7,777	\$ 54,615
2051	\$ 42,143	\$ 4,697	\$ 46,841	\$ 7,919	\$ 54,760
2052	\$ 44,845	\$ 2,422	\$ 47,267	\$ 8,065	\$ 55,331
Totals	\$ 715,898	\$ 931,658	\$ 1,647,556	\$ 210,352	\$ 1,857,908

(a) The 12/31/XX dates represent the fiscal year end for the PID.

(b) Preliminary Estimate. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 5.65% interest rate for the 35 year term of the PID plus Administrative Expenses.

Appendix B

Legal Description



Land Surveyors, Inc.
8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Registered Firm #10015100

Page 1 of 5

METES AND BOUNDS DESCRIPTION

BEING 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERRELL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said 167.375 acre tract, being the northeast corner of a 4.46 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2003018508 of the Official Public Records of Williamson County, Texas and also being in the south right-of-way line of Williamson County Road Number 199 (R.O.W. unspecified);

THENCE along the north line of the 167.375 acre tract and the south right-of-way line of said Williamson County Road Number 199 the following two (2) courses:

1. North 77°10'16" East a distance of 105.46 feet (record: North 79°21'45" East a distance of 105.46 feet) to a 1/2" set with plastic cap, stamped "BASELINE, INC.";
2. South 82°37'14" East a distance of 1534.95 feet (record: South 80°25'45" East a distance of 1534.95 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 167.375 acre tract, being the northwest corner of a 46.14 acre tract of land conveyed in percentage to Leschber Investments, LP by instrument of record in Document Number 2010007503 and to Myron Thomas Johnston, II by instrument of record in Document Number 2011057142; both of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with an illegible cap bears North 47°53'50" East a distance of 55.20 feet;

THENCE South 07°45'57" West (record: South 09°56'45" West), along the east line of the 167.375 acre tract and the west line of said 46.14 acre tract, passing at a distance of 2590.62 feet (record: 2604.35 feet) a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 46.14 acre tract, being an angle point in the west line of the remainder of a 372.72 acre tract of land conveyed in percentage to Hutto 372, Ltd. by instruments of record in Documents Numbered 2003097296, 2003097297 and 2003219598; all of the Official Public Records of Williamson County, Texas and continuing along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract for a total distance of 4156.71 feet (record: 4157.08 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the east line of the 167.375 acre tract, being in the west line of said remainder of a 372.72 acre tract;

THENCE South 07°32'42" West (record: South 09°43'30" West), along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract, passing at a distance of 643.33 feet (record: 643.49 feet) a 1/2" rebar found for the northwest corner of Lot 32, Block L, Glenwood

Phase 5; a subdivision of record in Document Number 2015064417 of the Official Public Records of Williamson County, Texas and continuing for a total distance of 854.58 feet (record: 854.58 feet) to a 1/2 rebar found with cap, stamped "RJ" for the southeast corner of the 167.375 acre tract, being the southwest corner of said Lot 32, Block L, Glenwood Phase 5 and being the northwest corner of Lot 26, Block L, Glenwood Phase 5 and also being the northeast corner of Lot 25, Block L, Glenwood Phase 6A; a subdivision of record in Document Number 2014095379 of the Official Public Records of Williamson County, Texas;

THENCE North 82°12'38" West (record: North 80°00'45" West), along the south line of the 167.375 acre tract and the north line of Lots 18 through said Lot 25, Block L of said Glenwood Phase 6A and the north line of the remainder of a 35.444 acre tract of land conveyed to FB, Ltd. by instrument of record in Document Number 2005027389 of the Official Public Records of Williamson County, Texas a distance of 791.28 feet (record: 791.27 feet) to a 1/2" rebar found with cap, stamped "RJ" for the southwest corner the 167.375 acre tract, being in the north line of said remainder of a 35.444 acre tract, and being the southeast corner of a 20' wide Public Roadway dedicated to the public of Williamson County, Texas by instrument of record in Volume 271, Page 110 of the Deed Records of Williamson County, Texas;

THENCE North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract and the east line of said 20' wide Public Roadway a distance of 20.45 feet (record: 20') to a 1/2" rebar found with cap, stamped "RJ" for the northeast corner of the 20' wide Public Roadway, being the southeast corner of Lot 14, Block "K", Creek Bend, Section Two; a subdivision of record in Document Number 2003111865 of the Official Public Records of Williamson County, Texas and being the southerly terminus of a line described by metes and bounds in that certain Boundary Agreement between Larry W. Beran and wife, Sharon A. Beran ("Owner One") and Helmer Dahl and wife Kathryn Dahl ("Owner Two") of record in Volume 2481, Page 376 of the Official Records of Williamson County, Texas ;

THENCE continue North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract, as defined per said Boundary Agreement and the east line of said Lot 14, Block "K", Creek Bend, Section Two, passing at a distance of 120.15 feet (record: 119.97 feet) a 1/2" rebar found with cap, stamped "LENZ & ASSOC." for the northeast corner of Lot 14, Block "K", Creek Bend, Section Two and being the southeast corner of the area designated as right-of-way for Mossy Rock Drive (50' R.O.W.) and continuing along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of the right-of-way of said Mossy Rock Drive, passing at an additional distance of 49.77 feet (record: 50.00') a 1/2" rebar found with cap, stamped "G&R SURVEYING" for the northeast corner of the area designated as right-of-way for Mossy Rock Drive, being the southeast corner of Lot 1, Block "G", Creek Bend, Section Two and continuing 120.30 feet further (record: 120.00 feet) to an iron pipe found for the northeast corner of said Lot 1, Block "G", Creek Bend, Section Two, being the southeast corner of Lot 12, Block "G", Creek Bend Section Two and continuing for a total distance of 558.30 feet (record: 558.24 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC" for an angle point in the west line of the 167.375 acre tract, being the northeast corner of said Lot 12, Block "G" Creek Bend, Section Two;

THENCE North 30°05'39" West (record: North 27°55'00" West), along the west line of the 167.375 acre tract as defined per Boundary Agreement and the northeast line of Lot 12, Block "G", Creek Bend, Section Two, the east line of the area designated as right-of-way for Carl Stern Drive (R.O.W. varies) and the east line of Lot 28, Block "B", Creek Bend, Section Five; a subdivision of record in Document Number 2007058323 of the Official Public Records of Williamson County, Texas a distance of 499.67 feet (record: 499.67 feet) to a 1/2" rebar set with plastic cap, stamped

“BASELINE, INC.” for an angle point in the east line of said Lot 28, Block “B”, Creek Bend, Section five;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east and north lines of said Lot 28, Block “B”, Creek Bend, Section Five the following nine (9) courses:

1. North 01°41'29" East a distance of 187.78 feet (record: North 03°20'20" East a distance of 187.09 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
2. North 06°15'17" East a distance of 175.60 feet (record: North 08°22'30" East a distance of 175.60 feet) to a 1/2" rebar found;
3. North 18°52'13" West a distance of 226.12 feet (record: North 16°45'00" West a distance of 226.20 feet) to a 1/2" rebar found;
4. North 05°31'43" West a distance of 296.90 feet (record: North 03°28'00" West a distance of 297.08 feet) to a 1/2" rebar found for the northeast corner of Lot 28, Block “B”, Creek Bend, Section Five;
5. North 58°02'33" West a distance of 73.65 feet (record: North 55°58'50" West a distance of 73.65 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
6. North 62°13'27" West a distance of 172.45 feet (record: North 60°30'40" West a distance of 173.13 feet) to a 1/2" rebar found with cap, stamped “M MEADOWS RPLS 1966”;
7. North 62°02'37" West a distance of 132.71 feet (record: North 59°45'00" West a distance of 132.69 feet) to a 1/2" rebar found;
8. North 60°06'13" West a distance of 94.63 feet (record: North 57°59'40" West a distance of 94.64 feet) to a 1/2" rebar found;
9. North 46°10'55" West a distance of 133.46 feet (record: North 44°31'00" West a distance of 133.67 feet) to a 1/2" rebar found for the northwest corner of Lot 28, Block “B”, Creek Bend, Section Five, being an angle point in the east line of Lot 16, Block “B”, Creek Bend Section Four; a subdivision of record in Document Number 2005093870 of the Official Public Records of Williamson County, Texas ;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of said Lot 16, Block “B”, Creek Bend, Section Four the following two (2) courses:

1. North 10°27'56" West a distance of 73.65 feet (record: North 08°14'40" West a distance of 73.46 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
2. North 36°23'16" West a distance of 4.89 feet (record: North 34°10'00" West a distance of 4.89 feet) to a 1/2" rebar found for the northerly terminus of the line described by metes and bounds per the Boundary Agreement, being the northeast corner of Lot 16, Block “B”, Creek Bend, Section Four and being the southeast corner of Lot 21, Block “B”, Creekside Estates Section One; a subdivision of record in Document Number 199984644 of the Official Public Records of Williamson County, Texas;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of said Lot 21 and Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 19°34'16" West a distance of 73.44 feet (record: North 17°13'45" West a distance of 73.44 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 12°18'31" West a distance of 120.00 feet (record: North 09°58'00" West a distance of 120.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being an angle point in the east line of said Lot 22, Block "B", Creekside Estates Section One;

THENCE North 60°41'53" East (record: North 63°00'00" East), along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One a distance of 95.67 feet (record: 96.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 23°05'09" East a distance of 95.15 feet (record: North 25°11'00" East a distance of 95.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 07°20'43" East a distance of 701.65 feet (record: North 09°32'15" East a distance of 701.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates, Section One;

THENCE continue along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One and the east line of the 60.738 acre tract the following two (2) courses:

1. North 59°29'47" West a distance of 79.15 feet (record: North 57°18'15" West a distance of 79.15 feet) to a 1/2" rebar found;
2. North 02°11'55" East a distance of 69.50 feet (record: North 04°14'00" East a distance of 69.18 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and being the southwest corner of a 14.463 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2010009249 of the Official Public Records of Williamson County, Texas;

THENCE North 44°58'10" East (record: North 47°06'45" East), along the west line of the 167.375 acre tract, the south line of said 14.463 acre tract and the south line of the remainder of a 15.52 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Volume 875, Page 443 of the Deed Records of Williamson County, Texas a distance of 678.63 feet (record: 678.63 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being the southeast corner of said remainder of a 15.52 acre tract;

THENCE continue along the west line of the 167.375 acre tract and the east and north lines of the remainder of a 15.52 acre tract the following three (3) courses:

1. North 17°07'13" East a distance of 35.11 feet (record: North 19°29'15" East a distance of 35.39 feet) to a 1/2" rebar found;
2. North 03°27'42" West a distance of 217.99 feet (record: North 01°17'45" West a distance of 218.23 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the remainder of a 15.52 acre tract;
3. North 77°02'29" West a distance of 66.00 feet (record: North 74°51'00" West a distance of 66.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract, and being the southeast corner of said 4.46 acre tract;

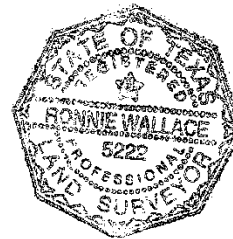
THENCE North 06°32'01" East (record: North 08°43'30" East), along the west line of the 167.375 acre tract and the east line of the 4.46 tract a distance of 890.76 feet (record: 891.12 feet) to the POINT OF BEGINNING.

This tract contains 167.39 acres of land, more or less, out of the William Gatlin Survey, Abstract Number 271 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

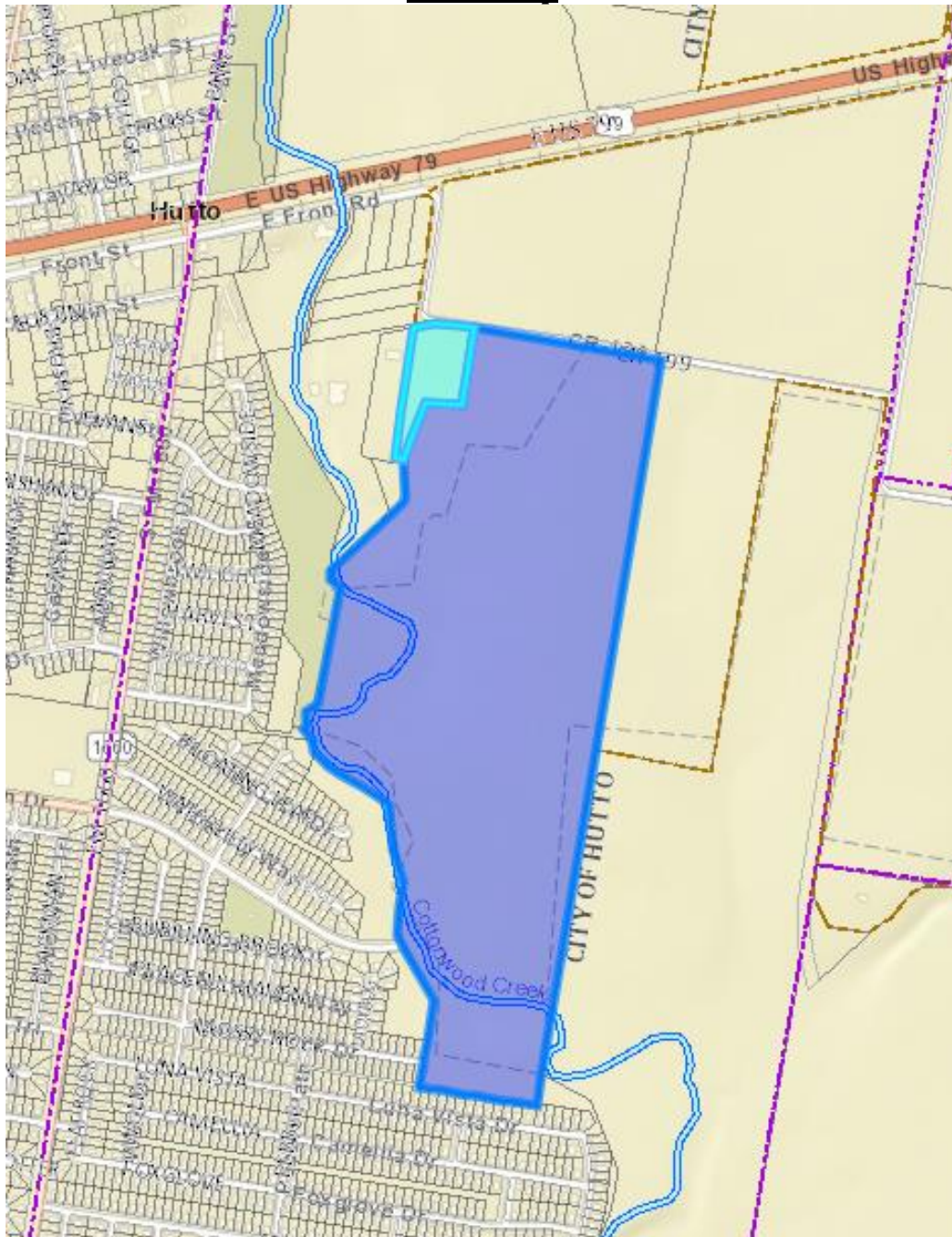
Ronnie Wallace 17 June 2016
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222

File: S:\Projects\Hutto East\Docs\Fieldnotes\Boundary Neal_fn.doc



Appendix C

Parcel Map



**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 10A. **AGENDA DATE:** November 15, 2018

PRESENTED BY: City Attorney

ITEM:

Consideration and possible action on a resolution consenting to the issuance of certain bonds issued by the Public Finance Authority and authorizing the execution of a Continuing Disclosure Agreement relating to said bonds; and containing other matters related thereto. (City Attorney)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

On June 7, 2018, the City Council of the City of Hutto, Texas passed and approved Resolution No. R-18-06-07-9A authorizing the creation of the Cross Creek Public Improvement District (PID) pursuant to Chapter 372, Texas Local Government Code, as amended.

The property contains approximately 167.39 acres planned for residential development including the associated rights of way, landscaping, and infrastructure necessary to provide roadways (i.e. Carl Stern Bridge and Road Improvements) and water and wastewater utilities to the Property.

The City desires to construct and finance the Authorized Improvements. The Public Finance Authority ("PFA") is authorized pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, commonly known as the "Joint Exercise of Powers Law" (the "PFA Act"), and the terms of an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the "Joint Exercise Agreement"), to issue revenue bonds in accordance with the PFA Act for the purpose of financing various types of projects within or outside of the State of Wisconsin.

The City created the River Creek Development Corporation (the Corporation"). The City and the Corporation wish to enter into a Interlocal Agreement for the purchase and sale of the Authorized Improvements pursuant Chapter 372.023(a) of the PID Act.

In order to construct and finance the Project, the Corporation and Authority will enter into a Loan Agreement. The Authority has been requested to issue bonds in one or more series (the "Bonds") to provide some or all of the financing of the Authorized Improvements.

The City, on its own behalf or through the Corporation, has decided not to issue bonds at this time and prefers that the Authority issue the Bonds, and the Authority has agreed to issue the Bonds on behalf of and as agent of the City for the purpose of paying the costs of and completion of the Project for the benefit of the City.

BUDGETARY AND FINANCIAL SUMMARY:

The City hereby approves of and directs the Authority to issue Bonds on behalf of the City. The City approves of the Bonds to be issued by the Authority for the purpose of paying the costs of and completion of the Project for the benefit of the City.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

City Attorney has reviewed the Resolution.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

SUPPORTING MATERIAL:

1. [Resolution Authorizing Bond Issuance PFA Delegation Cross Creek](#)

A RESOLUTION OF THE CITY OF HUTTO, TEXAS CONSENTING TO THE ISSUANCE OF CERTAIN BONDS ISSUED BY THE PUBLIC FINANCE AUTHORITY AND AUTHORIZING THE EXECUTION OF CONTINUING DISCLOSURE AGREEMENT RELATING TO SAID BONDS; AND CONTAINING OTHER MATTERS RELATED THERETO

RECITALS

WHEREAS, on June 7, 2018, the City Council of the City of Hutto, Texas (the “City”) passed and approved Resolution No. R-18-06-07-9A authorizing the creation of the Cross Creek Public Improvement District (the “District”) pursuant to Chapter 372, Texas Local Government Code, as amended (the “PID Act”); and

WHEREAS, the District was created, in part, to undertake and finance the certain Authorized Improvements as defined in the District Service and Assessment Plan and Assessment Roll to be approved by the City Council of the City, as amended from time to time (the “Service and Assessment Plan”); and

WHEREAS, the City desires to construct and finance the Authorized Improvements (the “Project”); and

WHEREAS, the Public Finance Authority (the “Authority”) is authorized pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, commonly known as the “Joint Exercise of Powers Law” (the “PFA Act”), and the terms of an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the “Joint Exercise Agreement”), to issue revenue bonds in accordance with the PFA Act for the purpose of financing various types of projects within or outside of the State of Wisconsin; and

WHEREAS, the City created the River Creek Development Corporation (the Corporation”); and

WHEREAS, the City and the Corporation shall enter into a Interlocal Agreement for the purchase and sale of the Authorized Improvements (the “Project”) pursuant Chapter 372.023(a) of the PID Act (the “Interlocal Agreement”); and

WHEREAS, in order to construct and finance the Project, the Corporation and Authority will enter into a Loan Agreement;

WHEREAS, the Authority has been requested to issue bonds in one or more series (the “Bonds”) to provide some or all of the financing of the Authorized Improvements; and

WHEREAS, the City, on its own behalf or through the Corporation, has decided not to issue bonds at this time and prefers that the Authority issue the Bonds; and

WHEREAS, the Authority has agreed to issue the Bonds on behalf of and as agent of the City; and

WHEREAS, Section 66.0304(11)(a) of the Wisconsin Statutes provides that the Authority may not issue bonds to finance a capital improvement project in any state or territory of the

United States unless a political subdivision within whose boundaries the project is to be located has approved the financing of the project, and the City desires to provide such approval; and

WHEREAS, compliance by the City with Section 66.0304(11)(a) of the Wisconsin Statutes does not constitute an endorsement of the Bonds or the Project, or a commitment by the City, or any other governmental body, to provide any other approvals that may be required in connection with the Project, or an undertaking of any responsibility of any kind with respect to the Bonds.

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

Section 1. Recitals Incorporated. The findings, determinations and actions described in the recitals of this Resolution are true and correct, and are hereby incorporated and adopted as part of this Resolution for all purposes.

Section 2. Approval of Public Finance Authority. The City hereby approves of and directs the Authority to issue the Bonds on behalf of the City. The City approves of the Bonds to be issued by the Authority for the purpose of paying the costs of and completion of the Project for the benefit of the City.

Section 3. Actions Related to the Bonds. The City Manager is hereby authorized and directed to facilitate the closing of the Bonds and to take any actions necessary to the closing of the Bonds on behalf of the City consistent with the Service and Assessment Plan and Installment Sales Contract.

Section 4. Notice. 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 5. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

PASSED AND ADOPTED on first and final reading this November 15, 2018.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor
City of Hutto, Texas

Attest:

Lisa L. Brown, City Secretary
City of Hutto, Texas

(SEAL)

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 11A. **AGENDA DATE:** November 15, 2018

PRESENTED BY: Lisa Brown, City Secretary

ITEM:

Consideration of and possible appointments to City Boards and Commissions, including the Economic Development Corporations.
(Lisa Brown)

STRATEGIC GUIDE POLICY: Quality of Life & Services

ITEM BACKGROUND:

On July 7, 2018, the City Council approved Ordinance 0-18-07-05-8B that changed the terms of service of the boards, commissions and corporation members to be realigned to match those of the council places and terms. Beginning July 1, 2018 new terms will expire on June 30, of the corresponding Council Member term. Transition to new terms for current board and commission members can be reappointed to the new terms based on the new expiration terms, or new appointments can be recommended during a council meeting in July. All current board and commission members have been assigned Place numbers to coincide with existing council members. On June 20, 2018, the Council re-appointed all seated board members to terms aligned with the corresponding member term

There are several seats on the boards and commissions that were created as a result of the ordinance in July that need to be filled. Additionally, there are some board and commission members who have been reappointed that do not wish to continue past the expiration of their original term and intend to resign their position at that time.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable

STAFF RECOMMENDATION:

Not applicable.

SUPPORTING MATERIAL:

1. [Board Spreadsheet](#)

Boards and Commissions Master Transition

Council Member Place 1	Scott Rose	May-20
Council Member Place 2	Tom Hines	May-21
Council Member Place 3	Nate Killough	May-19
Council Member Place 4	Tim Jordan	May-20
Council Member Place 5	Patti Turner	May-21
Council Member Place 6	Terri Grimm	May-19
Mayor (Place 7)	Doug Gaul	May-19

* Newly Appointed
 * Re-appointed
 * Vacant
 ** Plans to resign Dec 2018

All Boards and Commissions terms Realigned for appointment in June
Terms Run 7/1 to 6/30 unless otherwise indicated

Last update: **11/9/2018**

Planning & Zoning Commission								
Meets: 1st Tuesday @ 7:00pm of each month in the City Council Chamber								
2 yr Terms Per Charter								
Liaison - Ashley Lumpkin								
Approved					Current	Proposed	Phone	Email Address
20-Sep	Place 1	Davey	Robinson	Vice-Chair	Dec-19	June-20	512-635-0169	davey.robinson@austin.rr.com
20-Sep	Place 2	Kristen	Harrington	Commissioner	Dec-18	June-20	510-857-6028	kristenh2011@gmail.com
20-Sep	Place 3	Jessica	Romigh	Chair	Dec-19	June-19	512-906-9453	jessicaromigh@gmail.com
20-Sep	Place 4	Michael	Orman	Commissioner	Dec-18	June-20	512-636-8521	MikeOrmanPBC@orman.us
2-Aug	Place 5	Richard	Hudson	Commissioner	Dec-18	June-20	562-841-2145	sfchudson@gmail.com
20-Sep	Place 6	Tony	Wertz	Commissioner	Dec-19	June-19	512-785-3242	awertz1952@yahoo.com
2-Aug	Place 7	Lori	Ortiz	Commissioner	Dec-18	June-19	512-203-6813	lori.ortiz@austin.rr.com
Parks Advisory Board								
Meets: 2nd Wednesday @ 7:00pm of each month in the City Council Chamber								
Liaison - Shane Mize								
Approved					Current	Proposed		
20-Sep	Place 1	Katie	Weiss	Member	Dec-18	June-20	512-619-7099	katieweiss95@gmail.com
20-Sep	Place 2	Michael	Orman	Member	Dec-20	June-21	512-636-8521	MikeOrmanPBC@orman.us
20-Sep	Place 3	Dana	Lively	Member	Dec-20	June-19	713-824-7337	danaklively@gmail.com
20-Sep	Place 4	Troy	McMillin	Member	Dec-19	June-20	512-925-4866	troycmilllin@yahoo.com
20-Sep	Place 5	Kelly	Gaydos	Chair	Dec-20	June-21	512-658-4033	kelly_gaydos@yahoo.com
6-Sep	Place 6	Rose	McMillin	Member	Dec-20	June-19	512-656-8486	rosemcmilllin@yahoo.com
2-Aug	Place 7	Perry	Savard	Vice Chair	Dec-19	June-19	512-560-1133	pmsstreetglide@gmail.com
Library Advisory Board								
Meets: Quarterly @ 6:00pm of each month in the City Council Chamber								
Liaison - Eliska Padilla								
Approved					Current	Proposed		
20-Sep	Place 1	David	Westbrook	Member	Dec-20	June-20	602-300-0735	dianboase@gmail.com
20-Sep	Place 2	Dwight	Baker	Chair	Dec-20	June-21	713-585-3713	baker1640@sbcglobal.net
20-Sep	Place 3	Tara	Chappell	Vice Chair	Dec-20	June-19	512-914-2011	tchappell08@gmail.com
20-Sep	Place 4	Kathi	Shilling	Member	Dec-20	June-20	214-676-4565	kshilling873@gmail.com
20-Sep	Place 5	Camille	Baptiste	Member	Dec-18	June-21	512-576-7556	camillebabtiste08@gmail.com
6-Sep	Place 6	Patricia	Elsasser	Member	Dec-20	June-19	512-317-0306	elsasserpatricia@yahoo.com
1-Nov	Place 7	Lori	Ortiz	Member		June-19	512-203-6813	lori.ortiz@austin.rr.com
Zoning Board of Adjustments								
Meets: 4th Wednesday @ 7:00pm of each month in the City Council Chamber								
Liaison - Ashby Grundman								
Approved					Current	Proposed		
20-Sep	Place 1	Pedro	Perez	Chairman	Dec-18	June-20	512-587-9183	ppjrqp@msn.com
20-Sep	Place 2	Thomas	McGowan	Member	Dec-20	June-21	512-516-3968	tmmcgowan@yahoo.com
20-Sep	Place 3	Randal	Clark	Member	Dec-20	June-19	512-876-3277	texas30@gmail.com
	Place 4	Vacant		Member	Dec-20	June-20		
	Place 5	Vacant		Member		June-21		
6-Sep	Place 6	Maureen	Rooker	Member	Dec-19	June-19	512-789-2210	MaureenRooker@remax.net
2-Aug	Place 7	Dana	Lively	Member	Dec-20	June-19	713-824-7337	danaklively@gmail.com

Historic Preservation Commission								
Meets: 4th Tuesday @ 6:00pm of each month in the City Council Chamber								
Liaison - John Bynum								
Approved					Current	Proposed		
	Place 1	Vacant		Commissioner	Dec-18	June-20		
2-Aug	Place 2	Mary	Belton	Commissioner	Dec-18	June-21	951-218-3235	meb2745@gmail.com
20-Sep	Place 3	Curtis	Orton	Commissioner	Dec-18	June-19	512-689-8759	curtisorton3@gmail.com
20-Sep	Place 4	Robert	Lykins	Commissioner	Dec-19	June-20	512-788-3978	rlykins4066@yahoo.com
	Place 5	Vacant		Commissioner	Dec-19	June-21		
19-Jul	Place 6	Travis	Allen	Commissioner		June-19	512-740-4831	travallenman@yahoo.com
19-Jul	Place 7	Jonathan	Wagner	Commissioner		June-19	737-218-2700	engineerwithabeer@gmail.com
Building and Standards Commission								
Meets: As Needed in the City Council Chamber								
Liaison - Bryan Surgi								
Approved					Current	Proposed		
	Place 1	Vacant			Dec-19	June-20		
20-Sep	Place 2	Olinda	Ramirez	Commissioner	Dec-19	June-21	972-974-7712	olinda.ramirez1982@gmail.com
2-Aug	Place 3	Kendrick	Whittington	Commissioner		June-19	512-426-9688	kendrick@nexlegacyconstruction.com
20-Sep	Place 4	Troy	McMillin	Vice Chair	Dec-18	June-20	512-925-4866	troycmcmillin@yahoo.com
20-Sep	Place 5	Tom	Brown	Commissioner	Dec-18	June-21	256-473-3128	tjandsjbrown@att.net
16-Aug	Place 6	Maureen	Rooker	Commissioner	Dec-18	June-19	512-789-2210	MaureenRooker@remax.net
20-Sep	Place 7	Richard	Hudson	Commissioner	Dec-19	June-19	552-841-2145	sfchudson@gmail.com
Ethics Review Commission								
Meets: As Needed in the City Council Chamber (at least once a year)								
Liaison - Lisa Brown								
Approved					Current	Proposed		
20-Sep	Place 1	Craig	Cargill	Member	Dec-19	June-20	512-638-3214	craig.cargill@gmail.com
20-Sep	Place 2	Lori	Brown-Duncan	Member	Dec-19	June-21	512-426-9380	loribd216@aol.com
20-Sep	Place 3	Larry	Straughn	Vice Chair	Dec-19	June-19	512-876-1590	olin.straughn@huttoisd.net
20-Sep	Place 4	Russell	Daniel	Chair	Dec-19	June-20	512-626-7873	russelldaniel7@gmail.com
20-Sep	Place 5	Dana	Lively	Member	Dec-19	June-21	713-824-7337	danaklively@gmail.com
2-Aug	Place 6	April	Willis	Member		June-19	817-996-8197	aprilacm@gmail.com
	Place 7	Vacant		Member		June-19		
Economic Development Corporation								
Meets: 1st Monday @ 6:00pm of each month in the City Council Chamber								
Liaison - Jessica Bullock								
Approved					Current	Proposed		
20-Sep	Place 1	Nelson	Nagle	Treasurer	Oct-19	June-20	512-426-2025	nelson.nagle@huttotx.gov
5-Jul	Place 2	Tim	Jordan	Member	Oct-19	June-21	512-943-1508	Tim.Jordan@huttotx.gov
20-Sep	Place 3	Dan	Thornton	Vic Chair/Sec'y	Oct-19	June-19	512-529-4213	dan.thornton@huttotx.gov
20-Sep	Place 4	Jason	Wirth	Chair	Oct-19	June-20	512-698-9580	jason.wirth@huttotx.gov
20-Sep	Place 5	Scott	Feller	Member	Oct-19	June-21	512-992-5602	scott.feller@huttotx.gov
20-Sep	Place 6	Greg	Braun	Member	Oct-19	June-19	512-299-0188	greg.braun@huttotx.gov
19-Jul	Place 7	Steve	Harris	Member	Oct-19	June-19	254-498-2224	Steven.Harris@huttotx.gov