



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, April 4, 2023 at 7:00 PM

Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the special called Planning and Zoning Commission meeting held on March 21, 2023.
- 4.2. Consideration and possible action on Village at Hutto Station Final Plat, 30.481 acres, more or less of land, located on the north side of CR138 and south of the Southeast Loop.
- 4.3. Consideration and possible action on Star Ranch Commercial Block C Lots 4-5 Final Plat, 3.155 acres, more or less of land located at the southwest corner of Star Ranch Blvd and SH130 frontage road.
- 4.4. Consideration and possible action to disapprove the proposed Hutto Crossing has 4 Section 18 Final Plat, 22.045 acres, more or less, of land, 34 lots, located north on Carl Stern Drive.
- 4.5. Consideration and possible action to disapprove the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one (1) amenity lot and one (1) park lot, located on County Road 132.
- 4.6. Consideration and possible action to disapprove the proposed Northtown Commons Block A, Lots 2 - 4 Final Plat, 2.684 acres, more or less, of land, three (3) commercial lots, located on FM 1660.

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the proposed Townwest Commons Section Eight Preliminary Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).
- 5.2. Consideration and possible action on Highlands of Hutto Final Plat, 12.71 acres, more or less of land located along Limmer Loop and the intersections of Westfield and Sherman Streets.

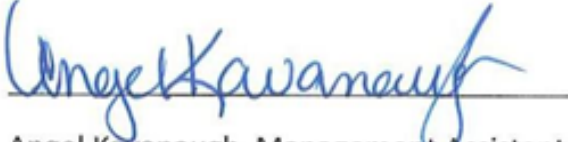
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the April 4, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 31, 2023 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the special called Planning and Zoning Commission meeting held on March 21, 2023.
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Special Called Planning and Zoning Meeting minutes 3.21.2023



City of Hutto

Minutes

**Planning and Zoning Commission
Tuesday, March 21, 2023 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission that were in attendance were: Rick Hudson, Bryan Lee, David Meyer, Susanna Boyer and Jim Morris. Kurt Schwerdtfeger and Jerica Lawyer were not in attendance.

Members of the City of Hutto Staff in attendance were: Ashley Bailey, Director Development Services and Angel Kavanaugh, Sr. Management Assistant

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on March 21, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

Justin Collins (Emory Crossing) spoke on item 5.1 would like assistance from staff and commissioners to reach out to Texdot to widen Limmer and Ed Schmidt

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as CTC at Emory Crossing Planned Unit Development (PUD), 56.3 acres, more or less, of land, located on Ed Schmidt Boulevard/CR119.

Ashley Bailey presented applicants' request to hold a public hearing and consider a recommendation to City Council for the Planned Unit Development (PUD) zoning ordinance request for the property known as CTC at Emory Crossing Planned Unit Development (PUD), 56.3 acres, more or less, of land, located on Ed Schmidt Boulevard/CR119. Amanda Brown also had a presentation and was available to answer questions from staff and Commissioners. The meeting was opened for a public hearing at 7:21 PM and closed at 7:21 PM. Vice chair Bryan Lee made a motion to accept 5.1 with the addition of adding a sidewalk to front or connectivity to Ed Schmidt,

the addition of 8 ft wooden or masonry fence to the north, adjacent to homes on Moose Road, and the 4 conditions from the Parks Advisory Board.

1. Mowing - maintain 10-15 feet on each side of the trailmow strip, bi-monthly March - October and monthly November - February

2. Maintenance- Warranty concrete work for a minimum of 1 year

3. Trees- plant approved trees and bubblers along the trail.

4. Easement- getting the necessary easements with RSI and Hutto Parke for trail access.

Seconded by Commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Nays

- 5.2. Consideration and possible action to disapprove the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.

Ashley Bailey presented to the Commissioners that this is a statutory denial agenda item, the applicant is not ready. Commissioner Susanna Boyer made a motion to disapprove the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop as recommended by staff, seconded by Commissioner Jim Morris. Motion to disapprove passed 5 Ayes to 0 Nays.

- 5.3. Hold a public hearing on the proposed Townwest Commons Section Eight Preliminary Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).

The public hearing opened at 8:05 PM and closed at 8:05 PM. No Action taken.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley just reiterated that Development services is really busy and that we will still have the April 4, and April 18 meetings to assist in limiting 4+ hour meetings.

7. ADJOURNMENT

The meeting was adjourned at 8:15 PM.

8. CERTIFICATION

I certify that this notice of the March 21, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 17, 2023 before 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on Village at Hutto Station Final Plat, 30.481 acres, more or less of land, located on the north side of CR138 and south of the Southeast Loop.
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed plat seeks to create a single, legal lot of approximately 29.261 acres and an approximate 1.220 acre right-of-way dedication along CR138. The property is currently zoned Planned Unit Development (PUD) for a multi-family use. The area surrounding the tract is developed as follows:

North: Southeast Loop ROW
South: CR138 ROW
East: Existing ETJ residence
West: Manville WSC and an existing church

SUMMARY OF REQUEST:

STAFF REVIEW:

The request is in compliance with both the PUD and the subdivision requirements and Staff recommends approval of the Final Plat.

FISCAL NOTES:

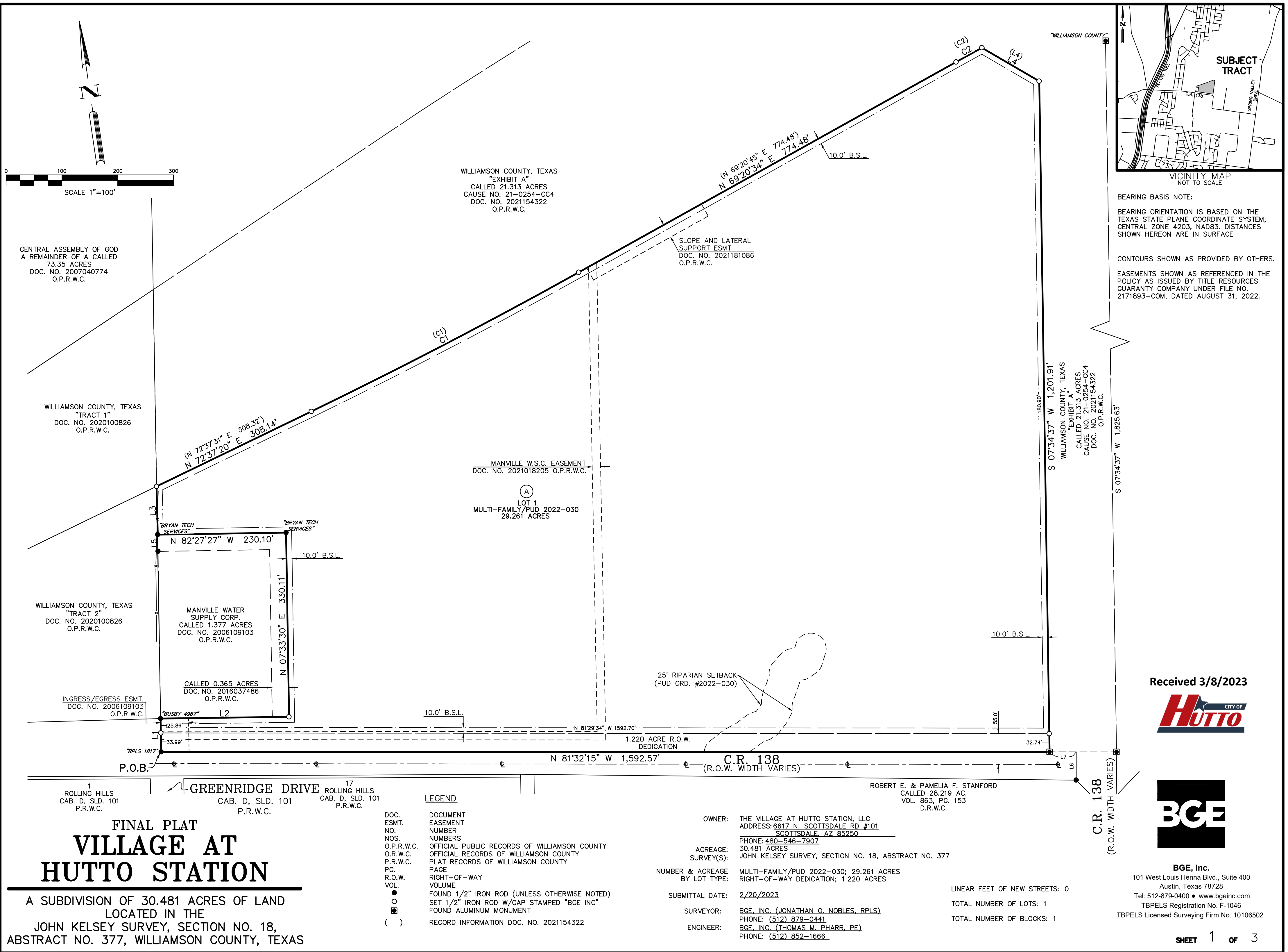
Not applicable to this item.

POLICY IMPLICATIONS:

Not applicable to this item.

ATTACHMENTS:

1. VAHST-FP-U1-Plat(3-8-23)



G:\TXC\Projects\Bull-By-Empire\10554-00-Village-At-Hutto-Station\SV\Qd-Finals\Drawings\Plat\10554-0022-Village-Hutto-Final-Plat.dwg, 3/7/2023 3:54 PM, Matthew Misak

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 30.595 ACRE TRACT AS CONVEYED TO THE VILLAGE AT HUTTO STATION, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022102673 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with cap stamped “RPLS 1817” found on the north right–of–way line of County Road 138 (right–of way width varies), being the southwest corner of the above described The Village At Hutto Station, LLC 30.595–acre tract for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing north right–of–way line of said County Road 138, N 07°22’52” E a distance of 59.84 feet to a 1/2–inch iron rod with cap stamped “BUSBY 4967” found at the southwest corner of a called 1.377 acre tract of land as conveyed to Manville Water Supply Corp. by General Warranty Deed (with easement for access) recorded in Document Number 2006109103 of the Official Public Records of Williamson County, being an exterior corner of said The Village At Hutto Station, LLC 30.595–acre tract, for a corner of the herein described tract;

THENCE, with the common line of said The Village At Hutto Station, LLC 30.595–acre tract, and said Manville Water Supply Corp 1.377–acre tract, S 82°18’51” E a distance of 230.29 feet to a 1/2–inch iron rod with cap stamped “BGE INC” set at the southeast corner of said Manville Water Supply Corp 1.377–acre tract and an interior corner of said The Village At Hutto Station, LLC 30.595–acre tract for an interior corner of the herein described tract;

THENCE, with the east line of said Manville Water Supply Corp 1.377–acre tract and a westerly line of said The Village At Hutto Station, LLC 30.595–acre tract, N 07°33’30” E a distance of 330.11 feet to a 1/2–inch iron rod with cap stamped “BRYAN TECH SERVICES” at the northeasterly corner of said Manville Water Supply Corp 1.377–acre tract and an interior corner of said The Village At Hutto Station, LLC 30.595–acre tract, for an interior corner of the herein described tract;

THENCE, with the common line of said Manville Water Supply Corp 1.377–acre tract and said The Village At Hutto Station, LLC 30.595–acre tract, N 82°27’27” W a distance of 230.10 feet to a 1/2–inch iron rod with cap stamped “BRYAN TECH SERVICES” found at the northwesterly corner of said Manville Water Supply Corp 1.377–acre tract, on the east line of a called 3.996 acre tract of land (Tract 2) as conveyed to Williamson County, Texas by Special Warranty Deed recorded in Document Number 2020100826 of the Official Public Records of Williamson County, Texas, and a northwesterly exterior corner of said The Village At Hutto Station, LLC 30.595–acre tract from which a 1/2–inch iron rod with cap stamped “RPLS 1817” found on the west line of said Manville Water Supply Corp 1.377–acre tract and the east line of said Williamson County, Texas 3.996–acre tract bears S 07°35’26” E a distance of 30.02 feet;

THENCE, with the west line of said The Village At Hutto Station, LLC 30.595–acre tract and the east line of said Williamson County, Texas 3.996–acre tract, N 07°05’14” E a distance of 86.47 feet to a 1/2–inch iron rod with cap stamped “BGE INC” set at the most northerly west corner of said The Village At Hutto Station, LLC 30.595–acre tract, and the northeast corner of said Williamson County, Texas 3.996–acre tract, and at the southwest corner of a called 21.313 acre tract of land (“Exhibit A”) as conveyed to Williamson County, Texas in Cause No. 21–0254–CC4 and recorded in Document Number 2021154322 of the Official Public Records of Williamson County, Texas, for the most northerly west corner of the herein described tract;

THENCE, with the common line of said The Village At Hutto Station, LLC 30.595–acre tract, and said Williamson County, Texas 21.313–acre tract, N 72°37’20” E a distance of 308.14 feet to a 1/2–inch iron rod with cap stamped “BGE INC” set at a point of curvature of a curve to the left;

THENCE, continuing with the common line of said The Village At Hutto Station, LLC 30.595–acre tract and said Williamson County, Texas 21.313–acre tract along said curve to the left an arc distance of 540.31 feet, having a radius of 9,440.00 feet, a central angle of 03°16’46” and a chord which bears N 70°58’57” E a distance of 540.24 feet to a 1/2–inch iron rod with cap stamped “BGE INC” set for corner;

THENCE, continuing with the common line of said The Village At Hutto Station, LLC 30.595–acre tract and said Williamson County, Texas 21.313–acre tract N 69°20’34” E a distance of 774.48 feet to a 1/2–inch iron rod with cap stamped “BGE INC” set at a point of curvature of a curve to the right;

THENCE, continuing with the common line of said The Village At Hutto Station, LLC 30.595–acre tract and said Williamson County, Texas 21.313–acre tract along said curve to the right an arc distance of 52.80 feet, having a radius of 4,565.00 feet, a central angle of 00°39’46” and a chord which bears S 69°40’27” E a distance of 52.80 feet to a 1/2–inch iron rod with cap stamped “BGE INC” set at an interior corner of said Williamson County, Texas 21.313–acre tract and the most northerly corner of said The Village At Hutto Station, LLC 30.595–acre tract for the most northerly corner of the herein described tract;

THENCE, continuing with the common line of said The Village At Hutto Station, LLC 30.595–acre tract and said Williamson County, Texas 21.313–acre tract S 51°17’18” E a distance of 118.93 feet to a 1/2–inch iron rod with cap stamped “BGE INC” set for the most easterly north corner of the herein described tract;

THENCE, with the east line of said The Village At Hutto Station, LLC 30.595–acre tract and a west line of said Williamson County, Texas 21.313–acre tract S 07°34’37” W a distance of 1,201.91 feet to a Type 2 TxDOT monument found on the north right–of–way line of C.R. 138, for the southeast corner of the herein described tract;

THENCE, with the north right–of–way line of said C.R. 138 and the south line of said The Village At Hutto Station, LLC 30.595–acre tract, N 81°32’15” W a distance of 1,592.57 feet to the POINT OF BEGINNING and containing 30.481 acres of land, more or less.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 07°22’52” E	59.84’
L2	S 82°18’51” E	230.29’
L3	N 07°05’14” E	86.47’
L4	S 51°17’18” E	118.93’
L5	S 07°35’26” W	30.02’
L6	S 08°28’08” W	50.43’
L7	N 81°32’03” W	47.84’

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L4)	(S 51°17’07” E)	(118.93’)

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	540.31’	9,440.00’	3°16’46”	N 70°58’57” E	540.24’
C2	52.80’	4,565.00’	0°39’46”	S 69°40’27” W	52.80’

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
(C1)	(540.31’)	(9,440.00’)	(3°16’46”)	(N 70°59’08” E)	(540.24’)
(C2)	(52.80’)	(4,565.00’)	(00°39’46”)	(N 69°40’38” E)	(52.80’)

FINAL PLAT
VILLAGE AT
HUTTO STATION

A SUBDIVISION OF 30.481 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, SECTION NO. 18,
ABSTRACT NO. 377, WILLIAMSON COUNTY, TEXAS

Received 3/8/2023



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TxC\Projects\Buitl-By-Emple\10554-00-Village-At-Hutto-Station\SV\04-Final Drawings\Plat\10554-0022-Village-Hutto-Final-Plat.dwg, 3/7/2023 3:54 PM, Matthew Mladik

STATE OF _____§
COUNTY OF _____§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE VILLAGE AT HUTTO STATION, LLC, BEING THE OWNER OF A CALLED 30.481 ACRE TRACT OF LAND OUT OF THE JAMES SHELTON SURVEY, A-560 AND THE NATHANIEL EDWARDS SURVEY, A-225, BOTH OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2022102673 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 30.481 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

THE VILLAGE AT HUTTO STATION

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

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

THE VILLAGE AT HUTTO STATION, LLC
6617 NORTH SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, ARIZONA 85250

GEOFFREY JACOBS, AUTHORIZED AGENT

STATE OF _____§
COUNTY OF _____§

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

NOTARY PUBLIC, STATE OF _____

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, THOMAS M. PHARR, 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.

THE CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS, THIS _____ DAY OF _____, 20_____.

THOMAS M. PHARR, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 140064
STATE OF TEXAS
BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
(512) 852-1666

DATE:

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JONATHAN O. NOBLES, REGISTERED PUBLIC SURVEYOR NO. 5777, 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 ARE TO BE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS, THIS ____ DAY OF _____, 20_____.

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PUBLIC SURVEYOR NO. 5777
STATE OF TEXAS
BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

DATE:

FINAL PLAT
**VILLAGE AT
HUTTO STATION**
A SUBDIVISION OF 30.481 ACRES OF LAND
LOCATED IN THE
JOHN KELSEY SURVEY, SECTION NO. 18,
ABSTRACT NO. 377, WILLIAMSON COUNTY, TEXAS

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE _____ DAY OF _____, 20_____.

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIRMAN

DATE

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988960
- 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 ORDINANCE #2022-030.
- A 10' M.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: MANVILLE WSC
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC.
- WATER WILL BE AVAILABLE THROUGH MANVILLE WSC AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. MANVILLE WSC ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVICE THIS SITE.
- 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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48491C0675F, 48491C0515F, AND 48491C0520F, ALL REVISED DECEMBER 20, 2019.
- 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.
- THIS FINAL PLAT CONFORMS TO THE CONCEPTUAL PLAN IN PLANNED UNIT DEVELOPMENT "VILLAGE AT HUTTO STATION", ORDINANCE #2022-030, AS APPROVED BY CITY COUNCIL ON MAY 5TH, 2022.
- 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.
- STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE SHALL HAVE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THE STREET.
- THE MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE IS 80% PER PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE #2022-030.
- TRANSPORTATION IMPACT FEE (TIF) SHALL BE DUE BASED ON ORDINANCE 2021-014.

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

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

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED ON THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE 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

Received 3/8/2023



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET 3 OF 3

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on Star Ranch Commercial Block C Lots 4-5 Final Plat, 3.155 acres, more or less of land located at the southwest corner of Star Ranch Blvd and SH130 frontage road.
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

This proposal consists of an approximate 3.155 acre tract of land, subdivided into two non-residential lots at the southwest corner of Star Ranch Blvd and the SH130 frontage road. The area surrounding the tract is also within the Star Ranch MUD District, thus no zoning is applied to the property. An existing rehabilitation center is southwest of the subject site and a collision repair use is south of the property, all in conformance with the approved Star Ranch Concept Plan.

SUMMARY OF REQUEST:

STAFF REVIEW:

As the item meets the requirements in the consent agreement and the subdivision regulations, Staff recommends approval.

FISCAL NOTES:

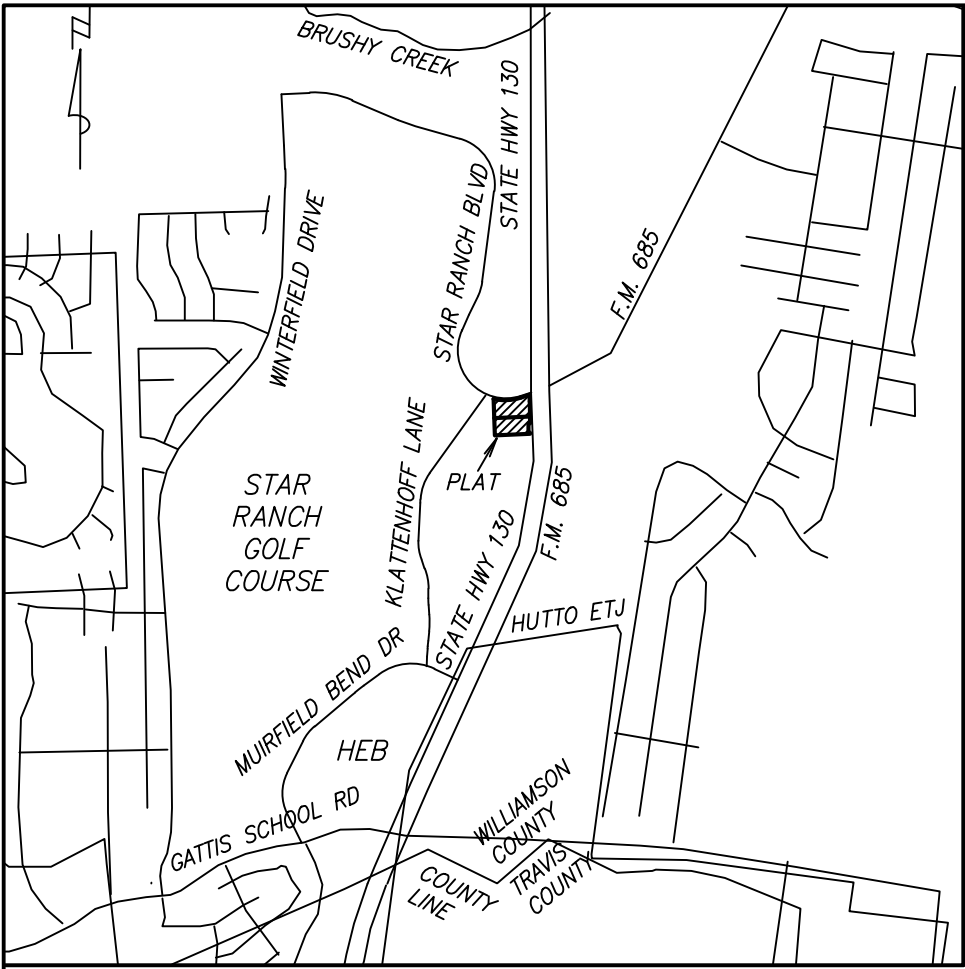
Not applicable with this item.

POLICY IMPLICATIONS:

Not applicable with this item.

ATTACHMENTS:

1. SRCBlkCLots4-5FP-U1-Plat(2-14-23)



LOCATION MAP
SCALE: 1" = 2000'

- LEGEND:**
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD FOUND WITH "RJ SURVEYING" CAP
 - ⊕ = UTILITY POLE
 - ← = DOWN GUY ANCHOR
 - OHE— = OVERHEAD ELECTRIC
 - WW © = MANHOLE WASTEWATER
 - ⊙ = BLOCK NAME
 - — — = BOUNDARY LINE
 - — — — — = ADJOINER LINE
 - - - - - = EASEMENT LINE
 - - - - - = BUILDING SETBACK LINE
 - - - - - = DRAINAGE FLOW LINE
 - 695'— = CONTOUR LINE
 - = SIDEWALK REQUIRED
 - BL = BUILDING SETBACK LINE
 - PUE = PUBLIC UTILITY EASEMENT
 - RCP = REINFORCED CONCRETE PIPE
 - RJS = RJ SURVEYING
 - POB = POINT OF BEGINNING
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

SITE DATA:

TOTAL PLAT AREA: 3.155 ACRES
LINEAR FEET OF NEW STREETS: 0
BLOCKS: 1
COMMERCIAL LOTS: 2

EASEMENT AND ENCUMBRANCE LIST:

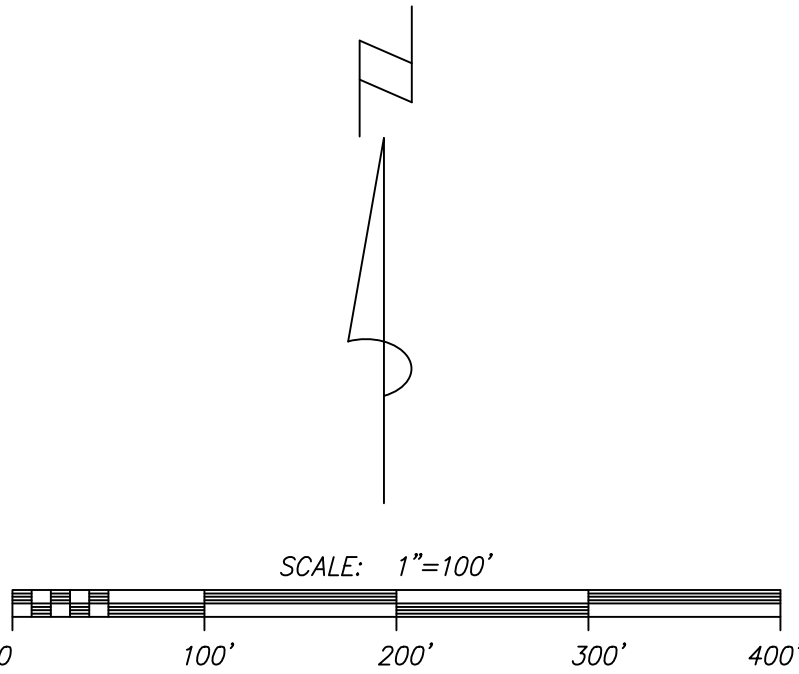
- 0.20 ACRE (TRACT 1) EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY LLC – DOCUMENT NO. 2008070942 OPRWC – AFFECTS THE SUBJECT PLAT. SHOWN ON PLAT.
- 0.613 ACRE WATER AND WASTEWATER UTILITY EASEMENT TO WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3 – DOCUMENT NO. 2018092889 OPRWC – AFFECTS THE SUBJECT PLAT. SHOWN ON PLAT.
- TEXAS POWER & LIGHT COMPANY EASEMENT – VOLUME 350/PAGE 196, DRWC – BLANKET EASEMENT. MAY AFFECT THE SUBJECT PLAT. NOT SHOWN ON PLAT.
- TEXAS POWER & LIGHT COMPANY EASEMENT – VOLUME 387/PAGE 526, DRWC – BLANKET EASEMENT. MAY AFFECT THE SUBJECT PLAT. NOT SHOWN ON PLAT.
- EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 – VOLUME 424/PAGE 551, DRWC – BLANKET EASEMENT. MAY AFFECT THE SUBJECT PLAT. NOT SHOWN ON PLAT.
- RIGHT-OF-WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION – VOLUME 581/PAGE 641 DRWC, ALSO RECORDED IN VOLUME 10258/PAGE 229 RPRTC – BLANKET EASEMENT. AFFECTS THE SUBJECT PLAT. 15' WIDE EASEMENT BEING CENTERED ON THE WATER LINE AS INSTALLED UNDERGROUND. UNABLE TO LOCATE.
- RIGHT-OF-WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION – VOLUME 5919/PAGE 1855, DRTC – BLANKET EASEMENT. AFFECTS THE SUBJECT PLAT. 15' WIDE EASEMENT BEING CENTERED ON THE WATER LINE AS INSTALLED UNDERGROUND. UNABLE TO LOCATE.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES EXECUTED BY AND BETWEEN THE STATE OF TEXAS, AND TIMMERMAN FAMILY LIMITED PARTNERSHIP – DOCUMENT NO. 2004050009, OPRWC – AFFECTS THE SUBJECT PLAT. SEE PLAT NOTE NO. 28.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES EXECUTED BY AND BETWEEN KAY RANCH LIMITED PARTNERSHIP, AND LONE STAR INFRASTRUCTURE, JV – DOCUMENT NO. 2004066027, OPRWC – AFFECTS THE SUBJECT PLAT. SEE PLAT NOTE NO. 29.
- DECLARATION OF EASEMENTS AND RESTRICTIONS – DOCUMENT NO. 2018092319, OPRWC – AFFECTS THE SUBJECT PLAT. NOT SHOWN ON PLAT.
- NOTICE OF WITHDRAWAL OF LAND – DOCUMENT NO. 2018092320, OPRWC – AFFECTS THE SUBJECT PLAT. NOT SHOWN ON PLAT.

STAR RANCH COMMERCIAL BLOCK C LOTS 4 AND 5

FINAL PLAT OF
WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71° 49' 09"E	95.17'
L2	S01° 58' 20"E	69.35'
L3	S01° 22' 24"E	157.32'
L4	S01° 17' 59"E	69.26'
L5	S89° 47' 12"W	17.82'
L6	S01° 02' 41"E	100.13'
L7	S89° 01' 17"E	14.91'
L8	S02° 03' 30"W	11.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	287.56'	540.00'	030°30'41"	N87°06'12"E	284.18'
C2	161.92'	540.00'	017°10'49"	N69°03'03"W	161.31'



LEGAL DESCRIPTION:

THAT PART OF THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 12.26 ACRE TRACT OF LAND CONVEYED TO TACK PARTNERS LLC BY DEED RECORDED IN DOCUMENT NO. 2019003653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH AN ALUMINUM "TEXAS DEPT OF TRAN" CAP FOUND ON THE EAST LINE OF SAID 12.26 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 130, BEING THE SOUTHWEST CORNER OF THAT 65.230 ACRE TRACT (PARCEL 118) DESCRIBED IN A POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES FOR STATE HIGHWAY 130 BY LONE STAR INFRASTRUCTURE, JV AND KAY RANCH LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004066027, OPRWC, BEING THE NORTHWEST CORNER OF THAT 3.936 ACRE TRACT DESCRIBED IN A POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES FOR STATE HIGHWAY 130 BY THE STATE OF TEXAS AND TIMMERMAN FAMILY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004050009, OPRWC;

THENCE WITH THE WEST LINE OF SAID 3.936 ACRE TRACT, BEING THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 130, SAME BEING THE EAST LINE OF SAID 12.26 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

- S01°22'24"E A DISTANCE OF 157.32 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND; (L3)
- S01°17'59"E A DISTANCE OF 69.26 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR A REENTRANT CORNER; (L4)
- S89°47'12"W A DISTANCE OF 17.82 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR AN EASTERLY CORNER OF THIS AND WESTERLY INTERIOR CORNER OF SAID R.O.W.; (L5)
- S01°02'41"E A DISTANCE OF 100.13 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR AN EASTERLY REENTRANT CORNER OF THIS AND A WESTERLY CORNER OF SAID R.O.W.; (L6)
- S89°01'17"E A DISTANCE OF 14.91 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR AN EASTERLY CORNER OF THIS AND A WESTERLY CORNER OF SAID R.O.W.; (L7)
- S02°03'30"W A DISTANCE OF 11.26 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET IN THE WEST LINE OF SAID R.O.W., FOR THE SOUTHEASTERLY MOST CORNER HEREOF; (L8)

THENCE ACROSS SAID 12.26 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- S87°36'22"W SEVERING SAID 12.26 ACRE TRACT, A DISTANCE OF 364.82 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP SET FOR THE SOUTHWEST CORNER HEREOF;
- N02°24'56"W A DISTANCE OF 379.02 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT ON THE SOUTH R.O.W. LINE OF STAR RANCH BOULEVARD (80-FOOT WIDE PER THE PLAT OF STAR RANCH COMMERCIAL LOT 1 BLOCK D RECORDED IN CABINET FF, SLIDES 199-202 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), FOR THE NORTHWEST CORNER HEREOF, FROM WHICH THE SOUTHEAST CORNER OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY N04°08'58"W A DISTANCE OF 1,915 FEET, FROM WHICH A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 12.26 ACRE TRACT BEARS NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC LENGTH OF 161.92 FEET, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 17°10'49" AND A CHORD BEARING N69°03'03"W, 161.31 FEET; (C2)

THENCE WITH THE SOUTH R.O.W. LINE OF SAID STAR RANCH BOULEVARD, SAME BEING THE NORTH LINE OF SAID 12.26 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 287.56 FEET, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 30°30'41" AND A CHORD BEARING N87°06'12"E, 284.18 FEET TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND; (C1)
- N71°49'09"E A DISTANCE OF 95.17 FEET (L1) TO A 1/2" IRON ROD WITH A YELLOW "RJ SURVEYING" CAP FOUND FOR THE NORTHEAST CORNER OF SAID 12.26 ACRE TRACT AND THE NORTHEAST CORNER HEREOF, ON THE WEST LINE OF SAID 65.230 ACRE TRACT, BEING THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 130, FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF SAID 65.230 ACRE TRACT AND THAT 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900, OPRWC BEARS THE FOLLOWING TWO COURSES: N01°58'20"W A DISTANCE OF 1,181.14 FEET AND N03°08'48"W A DISTANCE OF 1,352.96 FEET;

THENCE WITH THE EAST LINE OF SAID 12.26 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 65.230 ACRE TRACT AND THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 130, S01°58'20"E A DISTANCE OF 69.35 FEET TO THE SAID POINT OF BEGINNING. (L2)

CONTAINING 3.156 ACRES OF LAND, MORE OR LESS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00. ALL DISTANCES SHOWN HEREOF ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R494039, R435615 AND R449836.

SURVEY: N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675
DATE: SEPTEMBER 14 2022
SCALE: 1"=100'

Received 2/14/2023



OWNER/DEVELOPER:

TACK PARTNERS LLC
TIMOTHY TIMMERMAN, PRESIDENT
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

SHEET 1 OF 2 SHEETS

LP ENGINEERING

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-9784

RJ SURVEYING & ASSOCIATES, LLC

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

STAR RANCH COMMERCIAL BLOCK C LOTS 4 AND 5

FINAL PLAT OF

WILLIAMSON COUNTY, TEXAS

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE DEVELOPMENT AGREEMENT.
4. A 35' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO STATE HIGHWAY 130.
5. A 15' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO STAR RANCH BOULEVARD.
6. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
7. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
8. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
10. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE APPLICABLE DEVELOPMENT AGREEMENT.
11. SIDEWALKS SHALL BE CONSTRUCTED ON THE SUBDIVISION SIDE OF ALL STREETS BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. SIDEWALKS MUST BE INSTALLED ON BOTH SIDES OF ALL PUBLIC STREETS, EXCEPT LIMITED ACCESS HIGHWAYS AND LOOP LANES. SIDEWALKS MUST BE PLACED INSIDE THE PUBLIC RIGHT-OF-WAY AS CLOSE TO THE OUTER EDGE OF THE RIGHT-OF-WAY AS POSSIBLE, TO PROVIDE A TREE LAWN AT LEAST 5 FT. DEEP. SIDEWALKS MAY BE PLACED IN AN ACCESS EASEMENT ON PRIVATE PROPERTY, FOR A DEEPER TREE LAWN. SIDEWALKS MAY MEANDER TO AVOID TREES, UTILITY POLES AND BOXES, AND OTHER OBSTACLES; AND FOR AESTHETICS.
12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD 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.
14. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
15. THESE LOTS ARE RESTRICTED TO COMMERCIAL USE, UNLESS OTHERWISE INDICATED.
16. UTILITY PROVIDERS: WATER AND WASTEWATER – WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3; GAS – ATMOS; AND ELECTRIC – ONCOR.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, GENERALLY ACCEPTED ENGINEERING STANDARDS, AND THE DEVELOPMENT AGREEMENT.
18. NO PORTION OF THIS TRACT IS ENCREACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
19. THIS SUBDIVISION IS LOCATED WITHIN THE AREA ZONED GATEWAY OVERLAY DISTRICT (G).
20. THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3. DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
21. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF EASEMENTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER 2018092319 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE NOTICE OF WITHDRAWAL OF LAND RECORDED IN DOCUMENT NO. 2018092320 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS..
22. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
23. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
24. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR FLOOD EVENTS TO THE RATE OF DISCHARGE OF THE LAND IN ITS NATURAL STATE.
25. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
26. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
27. PER THE CONTROL OF ACCESS CLAUSE CONTAINED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES RECORDED IN DOCUMENT NO. 2004050009 OPRWC: A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS: ACCESS WILL BE PERMITTED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY OF THE FOREGOING PROPERTY DESCRIPTION. B. ACCESS TO AND FROM THE GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE DENIED AS FOLLOWS: ACCESS WILL NOT BE DENIED TO THE REMAINDER ABUTTING THE HIGHWAY FACILITY OF THE FOREGOING PROPERTY DESCRIPTION. C. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED.
28. PER THE CONTROL OF ACCESS CLAUSE CONTAINED IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES RECORDED IN DOCUMENT NO. 2004066027 OPRWC: A. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE SERVICE/ACCESS ROAD WILL BE PERMITTED AS FOLLOWS: ACCESS WILL BE PERMITTED TO THE WEST REMAINDER ABUTTING THE HIGHWAY FACILITY FROM THE BEGINNING OF CALL 1 TO A POINT LOCATED N03°09'00W, A DISTANCE OF 180 FEET FROM THE BEGINNING OF CALL 2, AND ALSO FROM A POINT LOCATED N03°09'00"W, A DISTANCE OF 1110 FEET FROM THE BEGINNING OF CALL 2, TO THE END OF CALL 4, OF THE FOREGOING PROPERTY DESCRIPTION. (ONLY PORTION ADJOINING THE SUBJECT PROPERTY SHOWN ON SURVEY) C. ACCESS TO AND FROM GRANTOR'S REMAINING PROPERTY TO THE MAIN TRAFFIC LANES OF THE HIGHWAY FACILITY WILL BE DENIED.
29. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOID12B-GRS80 NAD83. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
30. ALL ELEVATIONS SHOWN HEREON ARE BASED ON LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOID12B-GRS80 (NAVD '88).
31. ACCORDING TO THE WILLIAMSON CENTRAL APPRAISAL DISTRICT INFORMATION AVAILABLE FOR PROPERTY R494039, A PORTION OF THE SUBJECT TRACT LIES WITHIN THE BOUNDARIES OF THE WILLIAMSON COUNTY MUNICIPAL DISTRICT NO. 22.
32. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE APPLICABLE DEVELOPMENT AGREEMENT, AS AMENDED.
33. CONTOURS DERIVED FROM TEXAS NATURAL RESOURCES INFORMATION SYTEM (TNRS) DATA.
34. EMERGENCY ACCESS EASEMENTS SHALL BE DEFINED BY THE LOCAL FIRE CODE AS AMENDED. EMERGENCY ACCESS EASEMENTS SHALL NOT BE DIVIDED BY LOT LINES.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

WE, TACK PARTNERS LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019003653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 FOREVER DEDICATE TO THE CITY OF HUTTO AND WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS STAR RANCH COMMERCIAL BLOCK C LOTS 4 AND 5.

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

TACK PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
TIMOTHY TIMMERMAN, PRESIDENT
TACK PARTNERS LLC
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TIMMERMAN, 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 THE _____DAY OF _____, 20____ A.D.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

I, KARL E. ATKINS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4618, 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.

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

BY: _____
KARL E. ATKINS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4618
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 10015400

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

I, SINYALE WOODS, 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 ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

SINYALE WOODS DATE
LICENSED PROFESSIONAL ENGINEER No. 146219
STATE OF TEXAS

LP ENGINEERING
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793
FIRM NO. 9784

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

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

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

MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____.

RICHARD HUDSON, CHAIR DATE

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE

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

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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 _____, 20____ A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED THIS THE DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

Received 2/14/2023



BY: _____
DEPUTY

DATE: SEPTEMBER 14, 2022

LP ENGINEERING 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817	
RJ SURVEYING & ASSOCIATES, LLC 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817	F-9784

F-10015400

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Hutto Crossing has 4 Section 18 Final Plat, 22.045 acres, more or less, of land, 34 lots, located north on Carl Stern Drive.
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The proposed Hutto Crossing Phase 4 Section 18 Final Plat consists of thirty-four lots located on Carl Stern Drive, generally north of Carl Stern Drive and west of Chris Kelley Boulevard. The current zoning on the property is Planned Unit Development (PUD), with the proposed use being single-family attached. This property is surrounded by PUD to the east, west and south and Industrial to the north of US 79.

SUMMARY OF REQUEST:

STAFF REVIEW:

The application was reviewed to ensure consistency with the development standards of the Planned Unit Development (PUD) and the Unified Development Code (UDC) and staff has determined that the request does not comply with the PUD or UDC. The comments and submitted plans are attached to this item.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Hutto Crossing Ph. 4 Sec. 18 FP Comments

[illegible]

[illegible]

FINAL PLAT OF HUTTO CROSSING PHASE 4 SECTION 18

STATE OF _____ |
COUNTY OF _____ |

Line shown on plat
schematic and up to 8
feet at 17,207 square

JOSEPH SHAW CHAMBERLAIN, LLC, 2010 HEDGES DESCRIBED IN A DEED RECORDED IN
VOLUME NO. 100,000 OF THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND
STATE THAT THERE ARE NO LIES, TRUTHS AND NO OTHER SURVIVORS (IT HAS BEEN
OF SAID TRACTS AS SHOWN HEREIN, AND NO OTHER COUSINS TO ALL PLAT POST REQUIREMENTS
HEREIN, AND NO OTHER COUSINS TO ALL PLAT POST REQUIREMENTS
AND PUBLIC PLACES SHOWN HEREIN FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY SEEM
APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4 SECTION 18"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

JOSEPH SHAW CHAMBERLAIN, LLC

BY: _____
ITS: _____

JOSEPH SHAW CHAMBERLAIN, LLC
1000 SANTA MONICA BLVD, STE 100
LOS ANGELES, CA 90024

STATE OF _____ |
COUNTY OF _____ |

OR _____, BEFORE ME _____, PERSONALLY APPEARED

WHO PRONED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON WHOSE NAME IS SUBMITTED TO THE PUBLIC RECORDS AND ACKNOWLEDGED TO BE THAT HE
SIGNED THE SAME IN HIS CAPACITY AND THAT HE IS SIGNING ON THE INSTRUMENT, THE
PERSON, OR THE EIGHTH UPON BEHALF OF WHICH THE PERSON ACTED, CANNOT BE THE INSTRUMENT.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2023. A.S.

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY _____
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS |
COUNTY OF WILLIAMSON |

I, JOSEPH SHAW CHAMBERLAIN, LLC, 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 GROUNDS OF THE PROPERTY
LOCALLY DESCRIBED HEREIN, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAP OF
IMPROVEMENTS, TRAILER LOTS, LOTS OR BONES IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND
THAT THE SURVEYING INSTRUMENTS (SOUNDING) ARE, OR WERE, PLACED UNDER MY SUPERVISION IN ACCORDANCE
WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS BY HAND AND SEAL AT HUTTO, TEXAS COUNTY, TEXAS, THIS 26TH DAY OF FEBRUARY,
2023.

Provisionary: This document shall not be recorded for any purpose and shall not be used or relied on or used
upon as a final survey document.

JOSEPH SHAW CHAMBERLAIN, LLC
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
EARLY LAND SURVEYING, LLC
P.O. BOX 8088
AUSTIN, TX 78768
PHONE NO. 512-444-1111

STATE OF TEXAS |
COUNTY OF WILLIAMSON |

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE
MAP, COMMUNITY PANEL NO. 4849-100-01, DATED DECEMBER 30, 2018, FOR WILLIAMSON COUNTY, TEXAS.

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

TO CERTIFY WHICH, WITNESS BY HAND AND SEAL AT HUTTO, TEXAS COUNTY, TEXAS, THIS

3rd DAY OF FEBRUARY, 2023

George W. Martin

GEORGE W. MARTIN, PE
REGISTERED PROFESSIONAL ENGINEER NO. 89071
STATE OF TEXAS
KITCHEN TABLE CIVIL SOLUTIONS
8005 E CAPITAL OF TX HWY STE 210
AUSTIN, TX 78721
512-756-7474



CITY DEVELOPMENT SERVICES
THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO ON THIS THE _____ DAY OF
_____, 2023.

ADULT BRILEY
ADULT BRILEY
DEVELOPMENT SERVICES DEPARTMENT

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE _____ DAY OF
_____, 2023.

RECORDS FEE: \$100

GENERAL NOTES:

1. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE PUB. REQUIREMENTS.
2. WATER AND WASTEWATER SHALL BE AVAILABLE THROUGHOUT THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND
WASTEWATER SYSTEMS ARE INSTALLED TO THE LOT. THE CITY OF HUTTO ASSUMES NO OBLIGATION FOR INSTALLING ANY
WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS LOT.
3. UTILITY PROVIDERS FOR THIS DEVELOPMENT AND WATER CITY OF HUTTO, WASTEWATER CITY OF HUTTO, ELECTRIC, SLOAN
4. CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE
THIS LOT.
5. DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE MICROCLIMATE IMPACT
OF PROPOSED HUTTO CROSSING DEVELOPMENT LOCUS UPPER BRUSHY CREEK WOOD WATERSHED WGA", DATED
NOVEMBER 10, 2012 AND ADDENDUM DATED JANUARY 18, 2014.
6. A PORTION OF THIS TRACT IS DISCLOSED BY SPECIAL FLOOD HAZARD AREAS FURNISHED BY THE 1% ANNUAL CHANCE
FLOODPLAIN AS DETERMINED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP FLOOD INSURANCE
DATE MAP (COMMUNITY PANEL # PLUD 0-19-04-18-7A, ECHO DATE DECEMBER 26, 2018, FOR WILLIAMSON COUNTY,
TEXAS.
7. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY _____ WASTEWATER EXISTENCE
UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
8. BUILDING SETBACKS SHALL CONFORM TO PUB. REQUIREMENTS AS AMENDED MARCH 15, 2018.
9. THE LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER
UTILITIES.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND ADJACENT TO THE SUBDIVISION.
11. STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.3 OF THE PUB. REQUIREMENTS AND SHALL BE MAINTAINED
BY THE HOMEOWNER'S ASSOCIATION.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE ROAD ELEVATIONS SHALL BE NOT AT LEAST ONE (1)
FOOT ABOVE THE SUBDIVISION DRAINAGE 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.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE HUTTO CROSSING PLANNING UNIT DEVELOPMENT (PUD) PLAN,
CITY OF HUTTO CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. ALL EXISTING OR PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE HUTTO CROSSING PUD AND THE CITY OF HUTTO USE.
16. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT
LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
17. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
18. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG AND ADJACENT TO _____ FEET SIDE
PROPERTY.
19. ALL LOTS IN THIS SUBDIVISION ARE RESPECTED TO SHALL-FAMILY ATTACHED (SFA) UNLESS OTHERWISE INDICATED.
20. THE MAXIMUM VEHICLE CLEARANCE IS DEFINED BY THE PUD AGREEMENT AS AMENDED MARCH 15, 2018.
21. LOT 17, BLOCK 66 IS RESTRICTED TO GREENBELT, OPEN SPACE, OR PRIVATE PARKLAND. THIS LOT WILL BE OWNED AND
MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
22. CROWNED WARE SHALL BE 24 FEET WIDE AND LESS THAN 32 FEET WIDE ARE REQUIRED TO HAVE FIRE LAKE SIGNAGE POSTED
ON THE SIDE OF THE STREET.
23. LOT 17, BLOCK 66 IS HEREBY DEDICATED AS A DRAINAGE EASEMENT AND P.U.E.

Please add a note stating TIF will
be due based on Ordinance
2022-014

STATE OF TEXAS |
COUNTY OF WILLIAMSON |

I, MARTIN E. ROYER, CLERK OF THE COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING
RECORDING IS WITHIN THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____
DAY OF _____, 2023. A.S. AT _____ O'CLOCK, _____ A.M. AND DULY RECORDED THIS THE _____ DAY OF _____,
2023. A.S. AT _____ O'CLOCK, _____ A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

MARTIN E. ROYER, CLERK OF COUNTY CLERK
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 3/8/2023



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 8088
AUSTIN, TX 78768
512-444-1111
TOLL FREE NO. 1-877-444-1111

PROJECT NO.:
1043-001
COMMISSION NO.:
043-001-PL-24-018
PLAT DATE:
2/21/23
PLAT SCALE:
1" = 100'
DRAWN BY:
MARK B. JOE
SHEET:
04 OF 04

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one (1) amenity lot and one (1) park lot, located on County Road 132.
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 1 Final Plat consists of eighty-six (86) residential lots, one (1) amenity lot and one (1) park lot located on County Road 132, generally located north of County Road 132 and west of County Road 133. The current zoning on this property is Single Family (SF-1). This property is surrounded by Single Family (SF-1) to the north and west, Extraterritorial Jurisdiction (ETJ) to the south and Extraterritorial Jurisdiction (ETJ) with a Development Agreement to the east.

SUMMARY OF REQUEST:

STAFF REVIEW:

This application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request does not comply with the UDC. The comments and submitted plans are attached to this item.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Lidell Walker Ph. 1 FP Comments

LEGAL DESCRIPTION

FIELD NOTES FOR A 25.134 ACRE TRACT OF LAND OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 106.918 ACRE TRACT OF LAND AND THE CALLED 65.281 ACRE TRACT OF LAND, BOTH CONVEYED TO WWV NORTH HUTTO, LLC BY GENERAL WARRANTY DEEDS WITH VENDOR'S LEIN RECORDED IN DOCUMENT NUMBERS 202103063 AND 202103064, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 25.134 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of County Road 132 (corridor with right-of-way, no deed of record found) at the southeast corner of the above described WWV North Hutto 106.918-acre tract, and the southeast corner of the remaining portion of a called 105.75 acre tract of land as conveyed to Charles Martin Walker and Grace E. Walker by Warranty Deed recorded in Volume 40A, Page 331 of the Deed Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132 and the south line of said WWV North Hutto 106.918 acre tract, N 82°44'12" W a distance of 567.72 feet to a 1/2-inch iron rod found at the southeast corner of said WWV North Hutto 106.918 acre tract and at the southeast corner of said WWV North Hutto 65.281 acre tract, for an angle point of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132 and the south line of said WWV North Hutto 65.281 acre tract, N 82°44'12" W a distance of 406.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" found at the northeast corner of a fifteen (15) foot right-of-way tract as delineated by plat of RIVER CROSSING SUBDIVISION PHASE THREE, a subdivision as recorded in Cabinet 12, Sheet 249-252 of the Plat Records of Williamson County, Texas, at an angle point of said WWV North Hutto 65.281 acre tract, for an angle point of the herein described tract;

THENCE, partially with the north right-of-way line of said County Road 132 and partially with the north line of said RIVER CROSSING SUBDIVISION PHASE THREE and the south line of said WWV North Hutto 65.281 acre tract, N 82°44'12" W a distance of 10.50 feet, then a 1/2-inch iron rod with a cap stamped "BGE INC" found at the northeast corner of Lot 11, Block 2 of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 10.50 feet, then a 1/2-inch iron rod with a cap stamped "BGE INC" found at the common north corner of Lot 8 and Lot 10, Block 2 of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 233.17 feet, and continuing on for a total distance of 524.9 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the southeast corner of said WWV North Hutto 65.281 acre tract, and at the southeast corner of MUSTANG CREEK, PHASE 1, a subdivision as recorded in Document Number 202011349 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, then said a 1/2-inch iron rod found on the north line of said RIVER CROSSING SUBDIVISION PHASE THREE subdivision bears N 82°44'12" W a distance of 653.49 feet;

THENCE, departing the north line of said RIVER CROSSING SUBDIVISION PHASE THREE with the west line of said WWV North Hutto 65.281-acre tract and the east line of said MUSTANG CREEK, PHASE 1, N 21°54'47" W a distance of 44.90 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of Lot 107 of MUSTANG CREEK, PHASE 8, a subdivision as recorded in Document Number 2022081902 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract;

THENCE, departing the west line of said Lot 107, over and across said WWV North Hutto 65.281-acre tract, N 82°27'12" E a distance of 258.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

THENCE, continuing over and across said WWV North Hutto 65.281-acre tract, S 83°08'58" E a distance of 513.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior angle point;

THENCE, over and across said WWV North Hutto 65.281-acre tract and said WWV North Hutto 106.918-acre tract, N 83°07'34" E a distance of 65.85 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

THENCE, continuing over and across said WWV North Hutto 106.918-acre tract, N 69°52'12" E a distance of 90.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

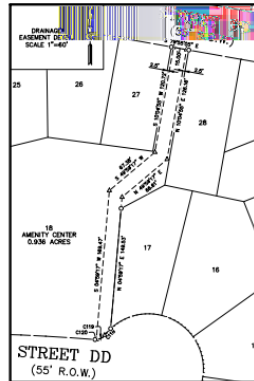
THENCE, continuing over and across said WWV North Hutto 106.918-acre tract, N 82°22'10" E a distance of 302.57 feet to a 1/2-inch iron rod with cap stamped "BGE INC" at a point of curvature of a curve to the right;

THENCE, continuing over and across said WWV North Hutto 106.918-acre tract along said curve to the right, on arc distance of 3.86 feet, having a radius of 12.20 feet, a central angle of 17°42'45" and a chord which bears N 89°42'27" W a distance of 3.85 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set;

THENCE, continuing over and across said WWV North Hutto 106.918-acre tract, S 79°50'05" E a distance of 258.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said WWV North Hutto 106.918-acre tract, N 89°52'41" E a distance of 126.23 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the east line of said WWV North Hutto 106.918-acre tract and the west line of said Walker 105.75-acre tract for the northeast corner of the herein described tract;

THENCE, with the common line of said WWV North Hutto 106.918-acre tract and said Walker 105.75-acre tract, S 21°37'44" E a distance of 805.50 feet to the southwest corner and POINT OF BEGINNING and containing 25.134 acres of land, more or less.



FINAL PLAT LIDELL WALKER PHASE 1

A SUBDIVISION OF 25.134 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693
WILLIAMSON COUNTY, TEXAS

Received 2/7/2023



BGE, Inc.
7339 San Pablo Ave., Suite 203
San Antonio, TX 78216
Tel. 210-581-5022 • www.bgeinc.com
TBPPLS Registration No. F-1046
TBPPLS Licensed Surveying Firm No. 10106502

SHEET 3 of 4

Page 24 of 37

AGENDA ITEM REPORT

4.6.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Northtown Commons Block A, Lots 2 - 4 Final Plat, 2.684 acres, more or less, of land, three (3) commercial lots, located on FM 1660.
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The proposed Northtown Commons Block A, Lots 2 - 4 Final Plat, consists of three (3) commercial lots, located on FM 1660, generally at the northeast corner of FM 1660 and Limmer Loop. The current zoning on the property is Planned Unit Development (PUD). The property is surrounded by Planned Unit Development (PUD) to the north, east and south and ETJ with a Development Agreement to the west.

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with the development standards of the Planned Unit Development (PUD) and the Unified Development Code (UDC) and staff has determined that the request does not comply with the PUD or UDC. The comments and submitted plans are attached to this item.

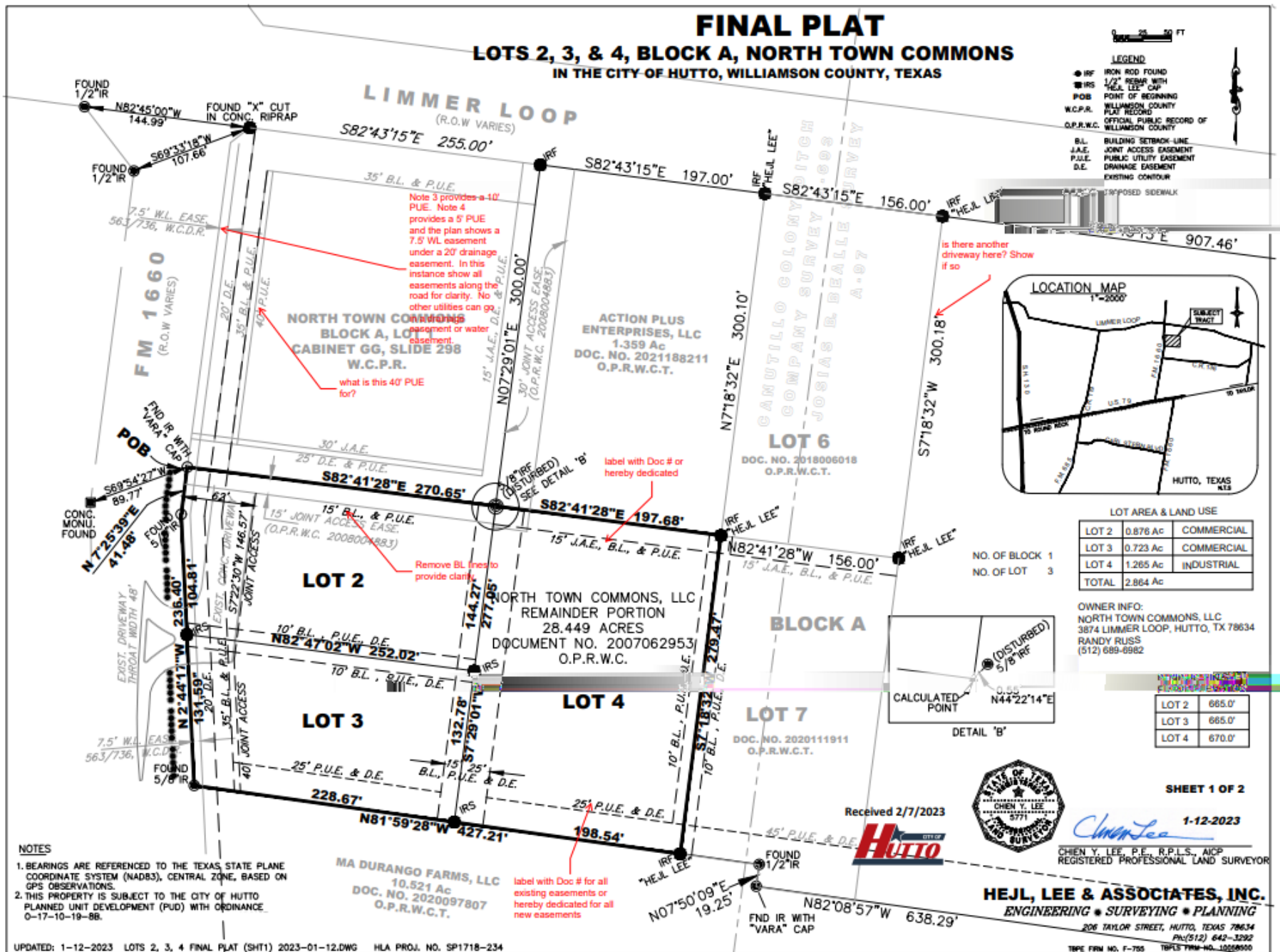
STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Northtown Commons Blk A Lots 2-4 FP



FIELD NOTES

BEING 2.864 ACRE TRACT OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 IN WILLIAMSON COUNTY, TEXAS. SAID 2.865 ACRE TRACT OF LAND BEING OUT OF THE REMAINDER OF A CALLED 28.449 ACRE TRACT OF LAND RECORDED IN THE NAME OF NORTH TOWN COMMONS, LLC IN DOCUMENT NUMBER (DOC. NO.) 2007062953 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 2.864 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS);

BEGINNING AT AN IRON ROD FOUND WITH "VARA" CAP ON THE EAST LINE OF FARM-TO-MARKET ROAD (FM) 1660 FOR THE NORTHWEST CORNER SAID 28.449 ACRE REMAINDER TRACT, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, NORTH TOWN COMMONS AS RECORDED IN CABINET GG, SLIDE 298 OF WILLIAMSON COUNTY PLAT RECORDS (W.C.P.R.) OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A CONCRETE MONUMENT FOUND ON THE WEST LINE OF SAID FM 1660, BEARS S 69°54'27" W AND A DISTANCE OF 89.77 FEET; BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 82°41'28" E, TRAVELING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, AND THE NORTH LINE OF SAID 28.449 ACRE REMAINDER TRACT, A DISTANCE OF 270.65 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A; FROM WHICH A 5/8" DISTURBED IRON ROD FOUND, BEARS N 44°22'14" E AND A DISTANCE OF 0.55 FEET;

THENCE, S 82°41'28" E, TRAVELING ALONG THE SOUTH LINE OF A 1.359 ACRE TRACT OF LAND CONVEYED TO ACTION PLUS ENTERPRISES, LLC AS RECORDED IN DOC. NO. 2021188211 OF O.P.R.W.C.T., A DISTANCE OF 197.68 FEET TO AN IRON ROD FOUND WITH "HEJL LEE" CAP FOR THE SOUTHEAST CORNER OF SAID 1.359 ACRE TRACT, BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK A OF NORTH TOWN COMMONS SUBDIVISION, AS RECORDED IN DOC. NO. 2018006018 OF O.P.R.W.C.T.; ALSO BEING THE NORTHWEST CORNER OF LOT 7, BLOCK A OF NORTH TOWN COMMONS SUBDIVISION, AS RECORDED IN DOC. NO. 2020111911 OF O.P.R.W.C.T.; ALSO BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 7°18'32" W, TRAVELING ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 279.47 FEET TO AN IRON ROD FOUND WITH "HEJL LEE" CAP FOR THE SOUTHWEST CORNER OF SAID LOT 7, BEING ON THE NORTH LINE OF A 10.521 ACRE TRACT CONVEYED TO MA DURANGO FARMS, LLC AS RECORDED IN DOC. NO. 2020097807 OF O.P.R.W.C.T.; ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 81°59'28" W, TRAVELING ALONG THE NORTH LINE OF SAID 10.521 ACRE TRACT AND THE SOUTH LINE OF SAID 28.449 ACRE REMAINDER TRACT, A DISTANCE OF 427.21 FEET TO A 5/8" IRON ROD FOUND ON THE EAST LINE OF SAID FM 1660, BEING THE SOUTHWEST CORNER OF SAID 28.449 ACRE REMAINDER TRACT; ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 2°44'17" W, TRAVELING ALONG THE EAST LINE OF SAID FM 1660 AND THE WEST LINE OF SAID 28.449 ACRE REMAINDER TRACT, A DISTANCE OF 236.40 FEET TO A 5/8" IRON ROD FOUND, FOR AN ANGLE POINT OF HEREIN DESCRIBED TRACT;

THENCE, N 7°25'39" E, CONTINUING TRAVELING ALONG THE EAST LINE OF SAID FM 1660 AND THE WEST LINE OF SAID 28.449 ACRE REMAINDER TRACT, A DISTANCE OF 41.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.864 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

Chen Y. Lee 1-12-2023

CHEN Y. LEE, P.E., R.P.L.S., AICP
LICENSED PROFESSIONAL LAND SURVEYOR
HEJL, LEE & ASSOCIATES, INC.
206 TAYLOR STREET, HUTTO, TX 78634
(512) 642-3292



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 WITH CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED, OR WITH THE APPROVED PUD.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER.
- 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, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 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, AND ELECTRIC: ONCOR.
- NO PORTION OF THE AREA OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0520F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- 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-INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS. EACH LOT SHALL BE RESPONSIBLE FOR PROVIDING ITS ON-SITE STORM WATER DETENTION FLOOD TO REGULATE STORM WATER BEFORE DISCHARGE OFF-SITE.
- THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING REGULATIONS:
● PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE NO. 0-17-10-19-BB.
● RESTRICTIVE COVENANTS AS RECORDED IN DOC. 2008004882 OF OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, DATED 1-17-2008.
- BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85%.
- ALL COMMON WATER, WASTEWATER, DRIVEWAY, AND DRAINAGE FACILITIES LOCATED WITHIN THIS SUBDIVISION SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION TO BE RECORDED IN SEPARATE INSTRUMENT.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS ZONED AS PUD. THIS PLAT CONFIRMS TO THE CONCEPTUAL PLAN IN PLANNED DEVELOPMENT UNIT DEVELOPMENT "NORTH TOWN COMMONS" AS APPROVED BY CITY COUNCIL BY ORDINANCE 0-17-10-19-BB.

UPDATE AFTER
PUD APPROVAL

UPDATE AFTER
PUD APPROVAL

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, CHEN Y. LEE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, 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 FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

Chen Y. Lee 1-12-2023

CHEN Y. LEE, P.E., R.P.L.S., AICP
REGISTERED PROFESSIONAL LAND SURVEYOR
HEJL, LEE & ASSOCIATES, INC.
206 TAYLOR STREET, HUTTO, TX 78634
(512) 642-3292



STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2023, A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED THIS ____ DAY OF _____, 2023, A.D., AT ____ O'CLOCK ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____.

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

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

BY: _____
DEPUTY

FINAL PLAT FOR LOTS 2, 3, & 4, BLOCK A NORTH TOWN COMMONS

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

COUNTY OF WILLIAMSON
STATE OF TEXAS

KNOW ALL MAN BY THESE PRESENTS:

WE, BOB CASTLE, WILLIAM RANDALL RUSS, AND KYLE RADAR, OWNERS OF NORTH TOWN COMMONS, LLC, OWNS THE REMAINDER OF 28.449 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2007062953 OF OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY SUBDIVIDE PORTION OUT OF SAID REMAINDER OF 28.449 ACRE TRACT TO BE KNOWN AS LOTS 2, 3, & 4, BLOCK A, NORTH TOWN COMMONS

AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2023, A.D.

BOB CASTLE WILLIAM RANDALL RUSS KYLE RADAR
STATE OF TEXAS
COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 2023 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 2023 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 2023 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES: _____

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION ON THE ____ DAY OF _____, 2023 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

RICHARD HUDSON DATE ASHLEY BAILEY DATE
CHAIR DEVELOPMENT SERVICES DIRECTOR

SHEET 2 OF 2

HEJL, LEE & ASSOCIATES, INC.

ENGINEERING • SURVEYING • PLANNING
206 TAYLOR STREET, HUTTO, TX 78634
PH. (512) 642-3292
TYPE FIRM NO. F-755 TRPLS FIRM NO. 10058500

CHEN
1-12-2023 H&A PROJECT SP1718-1234

LOTS 2, 3, 4 FINAL PLAT (SHT 2) 2023-01-12.DWG

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Townwest Commons Section Eight Preliminary Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The property is zoned Planned Unit Development (PUD) with an underlying B-2 designation. This proposed Preliminary Plat encompasses the remaining approximate 46.65 acres within the PUD district. As proposed, this is the first of two steps in creating a single, legal lot for development.

WEST: Alliance Blvd. and Light Industrial
NORTH: General Commercial (B-2)
EAST: General Commercial (B-2)
SOUTH: US 79 and General Commercial (B-2)

The Public Hearing was held during the March 21 Planning and Zoning Commission. No opposition or support for the request was provided.

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the Preliminary Plat with the condition that the drainage plan will be finalized prior to Final Plat approval.

FISCAL NOTES:

None with this item.

POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. TWCSec8-Prelim-U1-Plat(3-15-23)

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

We, A-S 64 CR 119-HWY 79, L.P., a Texas limited partnership, sole owner of the certain tract of land shown hereon and described in deeds recorded in Williamson County Clerk's File Nos. 2007026602 and 2007069943 of the Official Records of Williamson County, Texas, and do hereby state that all lien holders of the certain tract are shown hereon, 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 TOWNWEST COMMONS SECTION EIGHT.

IN TESTIMONY WHEREOF THE, A-S 64 CR 119-HWY 79, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Member-Manager of A-S 64, L.C., a Texas limited liability company, its general partner, thereunto authorized, this ____ day of _____, 2023.

A-S 64 CR 119-HWY 79, L.P.,
a Texas limited partnership

By: A-S 64, L.C.,
a Texas limited liability company,
its general partner

By: Steven D. Alvis, Member-Manager

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

Before me, the undersigned authority, on this day personally appeared Steven D. Alvis, Member-Manager of A-S 64, L.C., general partner of A-S 64 CR 119-HWY 79, L.P., a Texas limited partnership, 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 ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

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

I, Brian Nesvadba, Registered Professional Land Surveyor No. 5776 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 December 20, 2022.

TO CERTIFY WHICH, WITNESS my hand and seal at the City of Stafford, Fort Bend County, Texas, this ____ day of _____, 2023.

Brian Nesvadba
Registered Professional Land Surveyor, State of Texas No. 5776
Address: 12718 Century Drive, Stafford, TX 77477
Telephone: 281-491-2525

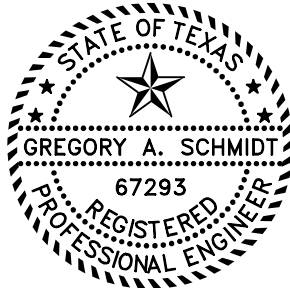


STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON:

I, Gregory A. Schmidt, 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 Stafford, Fort Bend County, Texas, this ____ day of _____, 2023.

Gregory A. Schmidt
Registered Professional Engineer, State of Texas No. 67293
Address: 12718 Century Drive, Stafford, TX 77477
Telephone: 281-491-2525



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, AS AMENDED.
- A 10 FOOT P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5 FOOT P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3 FOOT P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 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 FOOT 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 ENERGY
- UTILITY NOTES:
A. WITHIN CCN
* 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.
- FLOOD PLAIN NOTES:
A. ULTIMATE FLOOD PLAIN
I. "NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN
B. EXISTING FLOOD PLAIN
I. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491-C-0515 F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS."
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE THE PROPERTY OWNER'S ASSOCIATION.
- THE PRIVATE WASTEWATER LINES WILL BE MAINTAINED BY THE PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.
- THIS SUBDIVISION IS ZONED IN THE TOWNWEST COMMONS PLANNED UNIT DEVELOPMENT (PUD) IN ORDINANCE NO. 06-020-00.
- THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT IS 85%.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF RESTRICTIONS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NOS. 2002081259, 2007026606, 2007069946, 2011014847, AND 2013025290.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NOS. 2007026593, 2007026594, 2007026598, 2007026599, 2007069947, 2011014841, AND 2007026606.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD '83) USING NGS C.O.R.S. COORDINATES ARE SURFACE VALUES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.99988630155.

We, JP Morgan Chase Bank, N.A., Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2012007750 of the Official Public Records of Williamson County, Texas, 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 the City of Hutto may deem appropriate. This subdivision is to be known as TOWNWEST COMMONS SECTION EIGHT.

This ____ day of _____, 2023.

By: _____

By: _____
(Print Name and Title)

STATE OF TEXAS:
COUNTY OF _____:

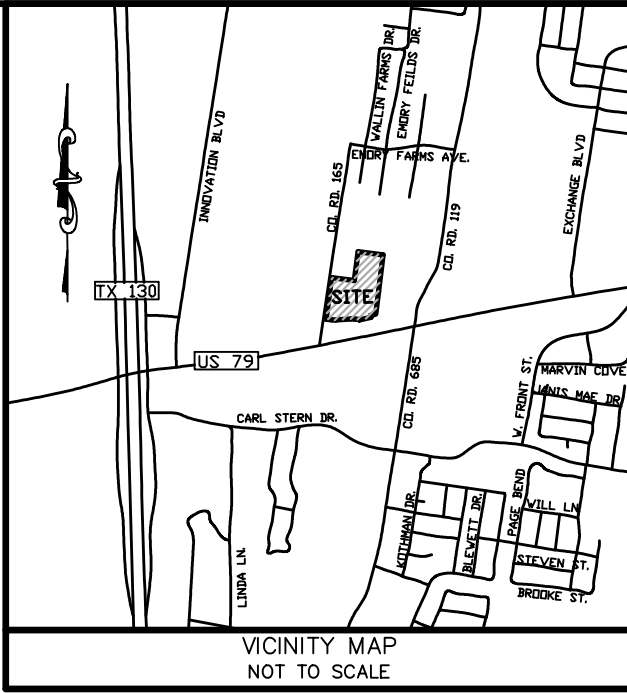
BEFORE ME, the undersigned authority, on this day personally appeared _____,

_____ of JP Morgan Chase Bank, N.A., 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 _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____ Notary



This plat was approved for recording by the Planning and Zoning Commission Chair on the ____ day of _____, 2023.

(Planning and Zoning
Commission Chair Signature)

Date

This subdivision is located within the of the City of Hutto, this the ____ day of _____, 2023.

Ashley Bailey, AICP
Development Services Director

Date

Received 3/15/2023



PRELIMINARY PLAT OF
TOWNWEST COMMONS
SECTION EIGHT

A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND
BEING IN THE NATHANIEL EDWARDS SURVEY,
ABSTRACT NO. 225,
CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK

~ OWNER ~

A-S 64 CR 119-HWY 79, L.P.,

A TEXAS LIMITED PARTNERSHIP

8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~



ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive

Stafford, Texas 77477

281.491.2525

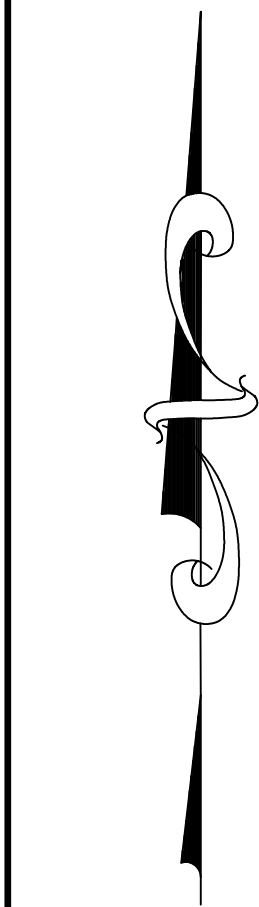
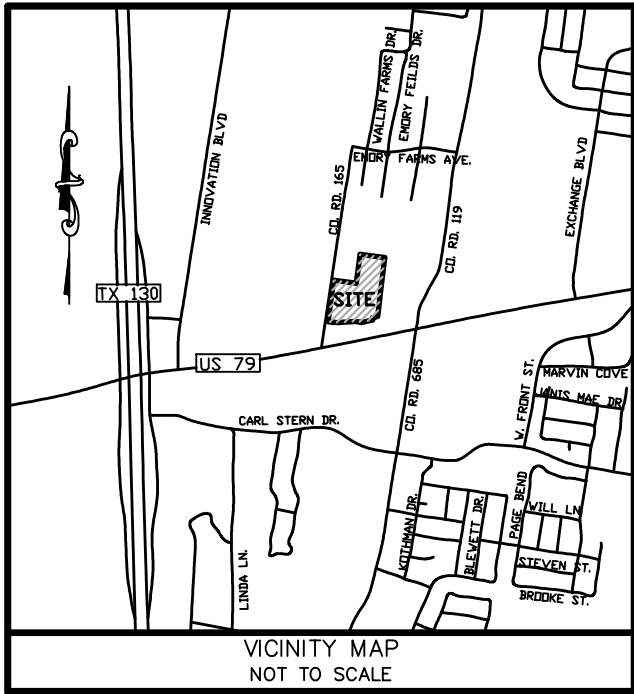
www.mckimcreed.com

TBPELS Firm Registration No. 10177600

Job No. 1513-4 / 08530-0002

MARCH 14, 2023

SHEET 1 OF 3



COUNTY ROAD 165
(ALLIANCE BOULEVARD)
(WIDTH VARIES)
(DOC. NO. 2019035180; W.C.P.R.)

U.S. HIGHWAY 79
(WIDTH VARIES)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	60.59'	60.49'	N 88°11'30" W	11°34'18"
C2	335.00'	67.66'	67.54'	N 88°11'30" W	11°34'18"

LINE	BEARING	DISTANCE
L1	S 77°21'26" W	90.01'
L2	S 12°39'25" E	36.01'
L3	S 77°19'57" W	190.04'
L4	N 12°35'18" W	5.40'
L5	N 82°24'21" W	74.68'
L6	S 86°01'21" W	246.61'
L7	N 82°24'21" W	92.89'

BENCHMARK:
"BM #1" IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119.
ELEVATION=658.84'

TBM B:
MAG NAIL W/SHINER IN CURB AT NORTHWEST CORNER OF SONIC TRACT, AS SHOWN.
ELEVATION=659.56'

TBM C:
BOX CUT ON EAST SIDE OF LIGHT STANDARD AT THE SOUTHWEST CORNER OF SONIC TRACT, AS SHOWN.
ELEVATION=660.57'

TBM D:
BOX CUT ON NORTH SIDE OF LIGHT STANDARD AT THE NORTHEAST CORNER OF SONIC TRACT, AS SHOWN.
ELEVATION=660.88'

TBM E:
BOX CUT ON TYPE 'C' INLET LOCATED ALONG EAST PROPERTY LINE OF THIS TRACT, AS SHOWN.
ELEVATION=662.93'

TBM I:
BOX CUT ON INLET LOCATED ALONG THE WEST PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=663.90'

TBM 11:
60D NAIL IN ASPHALT LOCATED ALONG EAST PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=662.48'

TBM 17:
CUT "X" IN CONCRETE DRIVE LOCATED ALONG THE SOUTH PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=656.97'

TBM 18:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE SOUTHWEST CORNER OF TRACT, AS SHOWN.
ELEVATION=657.72'

TBM 19:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE NORTHEAST CORNER OF TRACT, AS SHOWN.
ELEVATION=663.91'

TBM 20:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN.
ELEVATION=661.82'

TOWNWEST COMMONS SUBDIVISION,
SECTION ONE
(CABINET W, SLIDE 148; W.C.P.R.)

TOWNWEST COMMONS
SECTION SEVEN
(DOC. NO. 2019035180; W.C.P.R.)

**PRELIMINARY PLAT OF
TOWNWEST COMMONS
SECTION EIGHT**
A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND
BEING IN THE NATHANIEL EDWARDS SURVEY,
ABSTRACT NO. 225,
CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK
~ OWNER ~
A-S 64 CR 119-HWY 79, L.P.,
A TEXAS LIMITED PARTNERSHIP
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~
MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

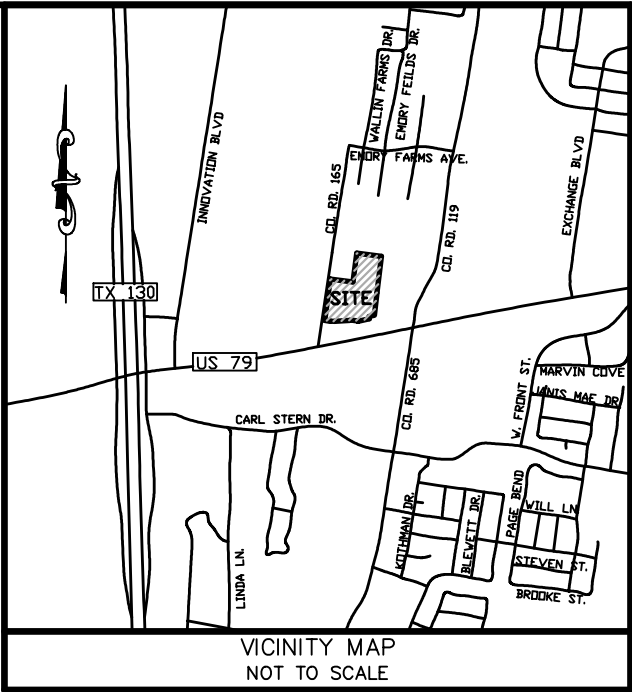
Job No. 1513-4 / 08530-0002

MARCH 14, 2023

Received 3/15/2023



SHEET 2 OF 3



A FIELD NOTE DESCRIPTION OF A 15.7215 ACRE TRACT OF LAND IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS; SAID 15.7215 ACRE TRACT BEING A PORTION OF AN 11.460 ACRE TRACT OF LAND CONVEYED TO A-S 64 CR 119-HWY 79, L.P., AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602, AND BEING THE REMAINDER OF A 10.840 ACRE TRACT OF LAND CONVEYED TO A-S 64 CR 119-HWY 79, L.P., AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2007069943; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES-AND-BOUNDS AS FOLLOWS WITH THE BEARINGS BEING BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83) PER GPS OBSERVATIONS USING NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS:

BEGINNING AT A CUT "X" SET IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 165 (ALLIANCE BOULEVARD) (WIDTH VARIES) FOR THE NORTHWEST CORNER OF TOWNWEST COMMONS SECTION SEVEN, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2019035180 OF THE WILLIAMSON COUNTY PLAT RECORDS AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 07° 35' 39" EAST - 394.10 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 AND WITH THE WEST LINE OF SAID 11.460 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE, NORTH 07° 32' 19" EAST - 286.65 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165, WITH THE WEST LINE OF SAID 11.460 ACRE TRACT, AND WITH THE WEST LINE OF SAID 10.840 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, TOWNWEST COMMONS SECTION SIX FINAL PLAT, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2013105095 OF THE WILLIAMSON COUNTY PLAT RECORDS AND FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 82° 27' 41" EAST - 371.87 FEET WITH THE SOUTH LINE OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT TO A CUT "X" SET IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 07° 32' 19" EAST - 474.58 FEET WITH THE EAST LINE OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET IN THE SOUTH LINE OF A 3.569 ACRE TRACT OF LAND CONVEYED TO THE CITY OF HUTTO, TEXAS, AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2013025291 AND IN THE NORTH LINE OF SAID 10.840 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR A NORTHWEST CORNER OF THIS TRACT; FROM WHICH A CUT "X" SET IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 FOR THE NORTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR THE SOUTHWEST CORNER OF SAID 3.569 ACRE TRACT BEARS NORTH 82° 22' 41" WEST -371.87 FEET;

THENCE, SOUTH 82° 22' 41" EAST - 406.69 FEET WITH THE SOUTH LINE OF SAID 3.569 ACRE TRACT AND WITH THE NORTH LINE OF SAID 10.840 ACRE TRACT TO A MAG NAIL FOUND IN THE WEST LINE OF LOT 1, BLOCK A, TOWNWEST COMMONS SECTION FOUR, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDE 291 OF THE WILLIAMSON COUNTY PLAT RECORDS FOR THE NORTHEAST CORNER OF SAID 10.840 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 3.569 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS TRACT; FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "T.E.A.M." SET FOR THE NORTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION FOUR BEARS NORTH 06° 57' 06" EAST -199.83 FEET;

THENCE, SOUTH 06° 57' 06" WEST - 597.83 FEET (CALLED SOUTH 06° 57' 50" WEST - 597.71 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007069943) WITH THE WEST LINE OF SAID TOWNWEST COMMONS SECTION FOUR AND WITH THE EAST LINE OF SAID 10.840 ACRE TRACT TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHAPPARAL" FOUND FOR THE NORTHWEST CORNER OF LOT 2, TOWNWEST COMMONS SECTION 5, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET EE, SLIDE 130 OF THE WILLIAMSON COUNTY PLAT RECORDS, FOR THE SOUTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION FOUR, FOR THE SOUTHEAST CORNER OF SAID 10.840 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR AN ANGLE POINT OF THIS TRACT; FROM WHICH A MAG NAIL WITH SHINER STAMPED "CHAPPARAL" FOUND BEARS SOUTH 83° 18' 56" EAST - 275.25 FEET;

THENCE, SOUTH 06° 56' 55" WEST - 369.70 FEET (CALLED SOUTH 06° 56' 52" WEST - 369.64 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH WEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH THE EAST LINE OF SAID 11.460 ACRE TRACT TO CUT "X" FOUND FOR AN INTERIOR CORNER OF SAID TOWNWEST COMMONS SECTION 5, FOR A SOUTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 77° 21' 26" WEST - 90.01 FEET (CALLED SOUTH 77° 20' 38" WEST - 89.97 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH A NORTHWEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH A SOUTHEAST LINE OF SAID 11.460 ACRE TRACT TO A MAG NAIL FOUND FOR A WEST CORNER OF SAID TOWNWEST COMMONS SECTION 5, FOR AN INTERIOR CORNER OF SAID 11.460 ACRE TRACT, AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 12° 39' 25" EAST - 36.01 FEET (CALLED SOUTH 12° 39' 22" EAST - 36.00 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH A SOUTHWEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH A NORTHEAST LINE OF SAID 11.460 ACRE TRACT TO A MAG NAIL WITH SHINER STAMPED "CHAPPARRAL" FOUND FOR THE NORTH CORNER OF LOT D, BLOCK 1, TOWNWEST COMMONS SUBDIVISION SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET W, SLIDE 148 OF THE WILLIAMSON COUNTY PLAT RECORDS, FOR A SOUTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHEAST CORNER OF THIS TRACT; FROM WHICH A TXDOT DISC FOUND BEARS SOUTH 12° 41' 27" EAST - 209.64 FEET;

THENCE, SOUTH 77° 19' 57" WEST - 190.04 FEET WITH THE NORTHWEST LINE OF SAID LOT D, TOWNWEST COMMONS SUBDIVISION SECTION ONE AND WITH A SOUTHEAST LINE OF SAID 11.460 ACRE TRACT TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE NORTHEAST LINE OF SAID TOWNWEST COMMONS SECTION SEVEN FOR THE WEST CORNER OF SAID LOT D, TOWNWEST COMMONS SUBDIVISION SECTION ONE, FOR A SOUTHWEST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHWEST CORNER OF THIS TRACT; FROM WHICH A 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND BEARS SOUTH 12° 35' 18" EAST -209.83 FEET;

THENCE, NORTH 12° 35' 18" WEST - 5.40 FEET WITH THE NORTHEAST LINE OF SAID TOWNWEST COMMONS SECTION SEVEN TO CUT "X" SET IN CONCRETE FOR THE NORTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SEVEN AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 82° 24' 21" WEST - 74.68 FEET WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN TO A CUT "X" SET IN CONCRETE FOR A POINT-OF-CURVATURE OF CURVE TO THE LEFT;

THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 11° 34' 18", A LENGTH OF 60.59 FEET, AND A CHORD BEARING NORTH 88° 11' 30" WEST - 60.49 FEET TO A CUT "V" SET IN CONCRETE FOR A POINT-OF-TANGENCY;

THENCE, SOUTH 86° 01' 21" WEST WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN, AT DISTANCE OF 187.50 FEET PASS A 1/2-INCH IRON ROD WITH CAP STAMPED "DIAMOND" FOUND FOR THE NORTHEAST CORNER OF LOT A AND FOR THE NORTHWEST CORNER OF LOT B OF SAID TOWNWEST COMMONS SECTION SEVEN AND CONTINUING WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN FOR A TOTAL DISTANCE OF 246.61 FEET TO A MAG NAIL FOUND FOR A POINT-OF-CURVATURE OF A CURVE TO THE RIGHT;

THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 11° 34' 18", A LENGTH OF 67.66 FEET, AND A CHORD BEARING NORTH 88° 11' 30" WEST - 67.54 FEET TO A MAG NAIL FOUND FOR A POINT-OF-TANGENCY;

THENCE, NORTH 82° 24' 21" WEST WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN, AT A DISTANCE OF 76.69 FEET PASS A MAG NAIL FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 165 (WIDTH VARIES), ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2019035180 OF THE WILLIAMSON COUNTY PLAT RECORDS FOR THE NORTHWEST CORNER OF SAID LOT B AND CONTINUING WITH A JOG IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 FOR A TOTAL DISTANCE OF 92.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.7215 ACRES OF LAND.

PRELIMINARY PLAT OF
TOWNWEST COMMONS
SECTION EIGHT
A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND
BEING IN THE NATHANIEL EDWARDS SURVEY,
ABSTRACT NO. 225,
CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS
1 LOT 1 BLOCK

~ OWNER ~
A-S 64 CR 119-HWY 79, L.P.,
A TEXAS LIMITED PARTNERSHIP
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~
MCKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

Received 3/15/2023



Job No. 1513-4 / 08530-0002

MARCH 14, 2023

SHEET 3 OF 3

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on Highlands of Hutto Final Plat, 12.71 acres, more or less of land located along Limmer Loop and the intersections of Westfield and Sherman Streets.
Meeting: Tuesday, April 4, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The requested Final Plat will create two lots along Limmer Loop, just south of the Hutto Town Square subdivision. The surrounding land uses are as follows:

North: Hutto Town Square Subdivision (SF-1, Single-Family)
South: Limmer Loop ROW and Cottonwood Creek Elementary
East: Existing Church
West: Westfield Street ROW and undeveloped lot (Zoned B-2, General Commercial)

SUMMARY OF REQUEST:

All conditions of approval of the Preliminary Plat were satisfied with the submittal of the Final Plat.

STAFF REVIEW:

Staff recommends approval of the Final Plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. HighlandsOfHuttoFP-U2-Plat(3-22-23)

OWNERS: LALANDE HOLDINGS, LLC
HARI PULLAKHANDAM
P.O. BOX 158
ROUND ROCK, TX 78680

ACREAGE: 12.712 ACRES

ACREAGE BY LOT TYPE: COMMERCIAL: 12.71 ACRES

SURVEYOR: DONNIE BOERNER SURVEYING COMPANY, L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PHONE (830) 377-2492
DONALD DEAN BOERNER, R.P.L.S.

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: COMMERCIAL: 3
(BY TYPE)

LINEAR FEET OF NEW STREETS: N/A

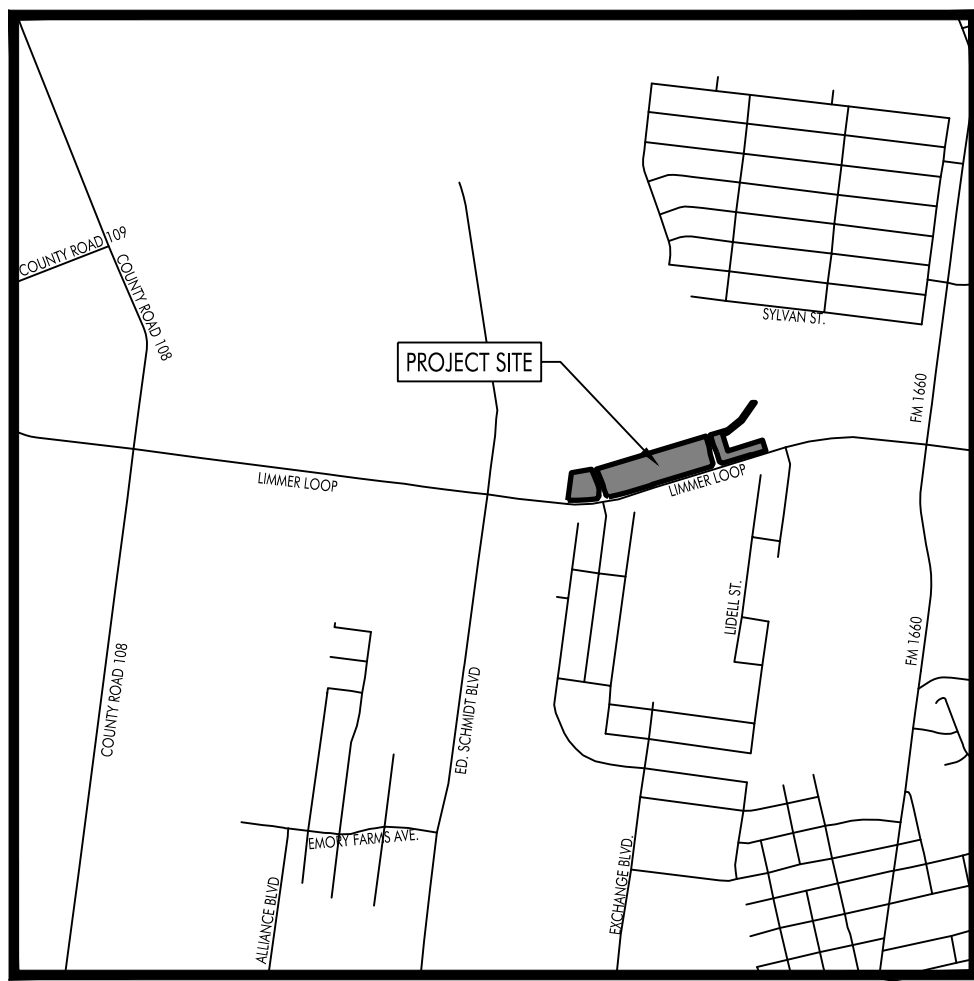
SUBMITTAL DATE: 01/09/23

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 2/7/2023

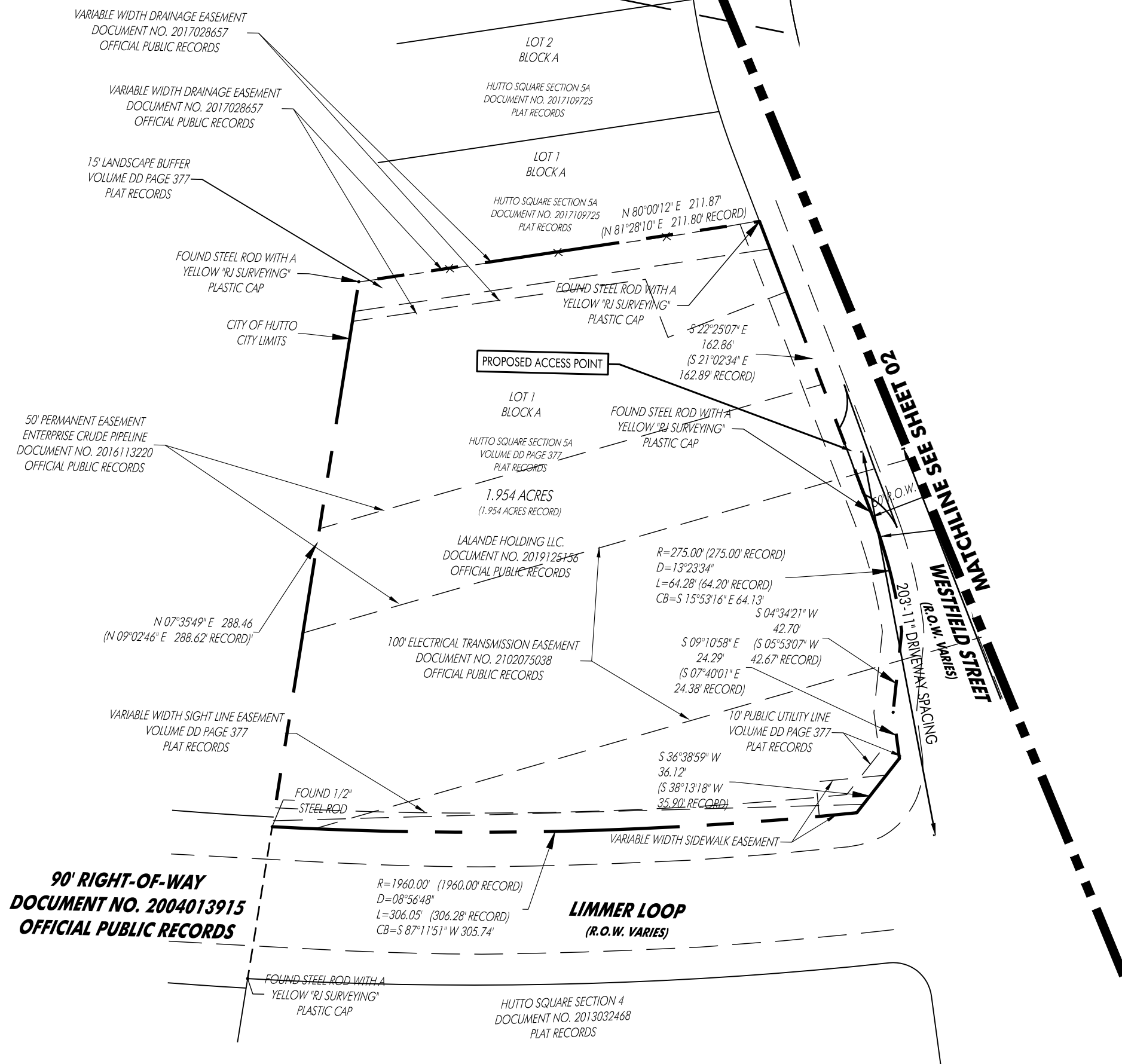
BENCHMARKS: BM #1: SET NAIL IN CURB
ELEV: 690.81'
BM #2: SET NAIL IN CURB
ELEV: 689.66'

PATENT SURVEY: JAMES SHELTON SURVEY, ABSTRACT #225
NATHANIEL EDWARDS SURVEY #21, ABSTRACT #225
JAMES SHELTON SURVEY, ABSTRACT #560
JOHN DYKES SURVEY, ABSTRACT #186

ENGINEER: HAGOOD ENGINEERING ASSOCIATES, INC
900 E MAIN STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
TERRY R. HAGOOD, P.E.

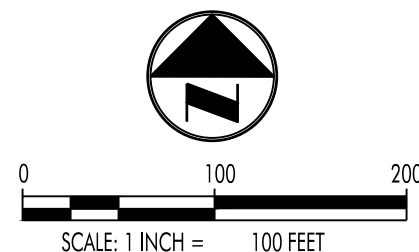


VICINITY MAP
1" = 2000'



LEGEND

- IRON ROD FOUND/SET
- MONUMENT FOUND
- BENCHMARK LOCATION
- P.R.W.C.
- O.P.R.W.C.
- O.R.W.C.
- PLAT RECORDS OF WILLIAMSON COUNTY
- OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
- OFFICIAL RECORDS OF WILLIAMSON COUNTY
- PROPERTY BOUNDARY



Received 3/22/2023



FINAL PLAT OF HIGHLANDS OF HUTTO



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
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TBPE Registration No. F-12709
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SHEET
FP1
01 OF 05

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	200.54	1,960.00	S 76° 12' 58" W	200.45'
C2	75.90	321.60	N 15° 51' 58" W	75.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 22° 25' 33" W	144.95'
L2	N 73° 15' 58" E	1,187.81'
L3	S 16° 44' 24" E	114.87'
L4	S 9° 34' 23" E	80.71'
L5	S 16° 45' 47" E	99.86'
L6	S 28° 19' 09" W	35.45'
L7	S 73° 15' 44" W	643.34'
L8	S 73° 14' 25" W	270.25'
L9	N 55° 00' 38" W	35.89'
L10	N 9° 42' 50" W	24.46'
L11	N 22° 22' 47" W	42.51'

OWNERS: LALANDE HOLDINGS, LLC
HARI PULLAKHANDAM
P.O. BOX 158
ROUND ROCK, TX 78680

ACREAGE: 12.712 ACRES

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NUMBER OF BLOCKS: 1

NUMBER OF LOTS: COMMERCIAL: 3
(BY TYPE)

LINEAR FEET OF NEW STREETS: N/A

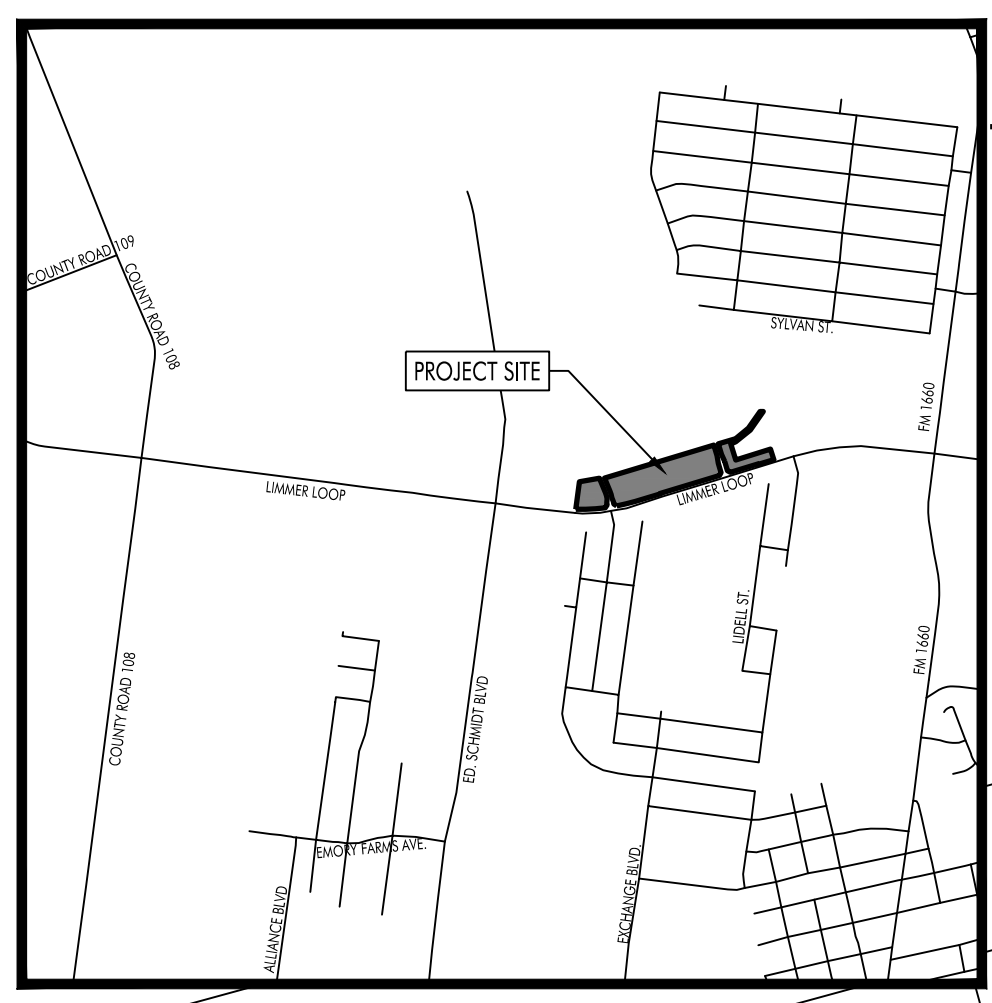
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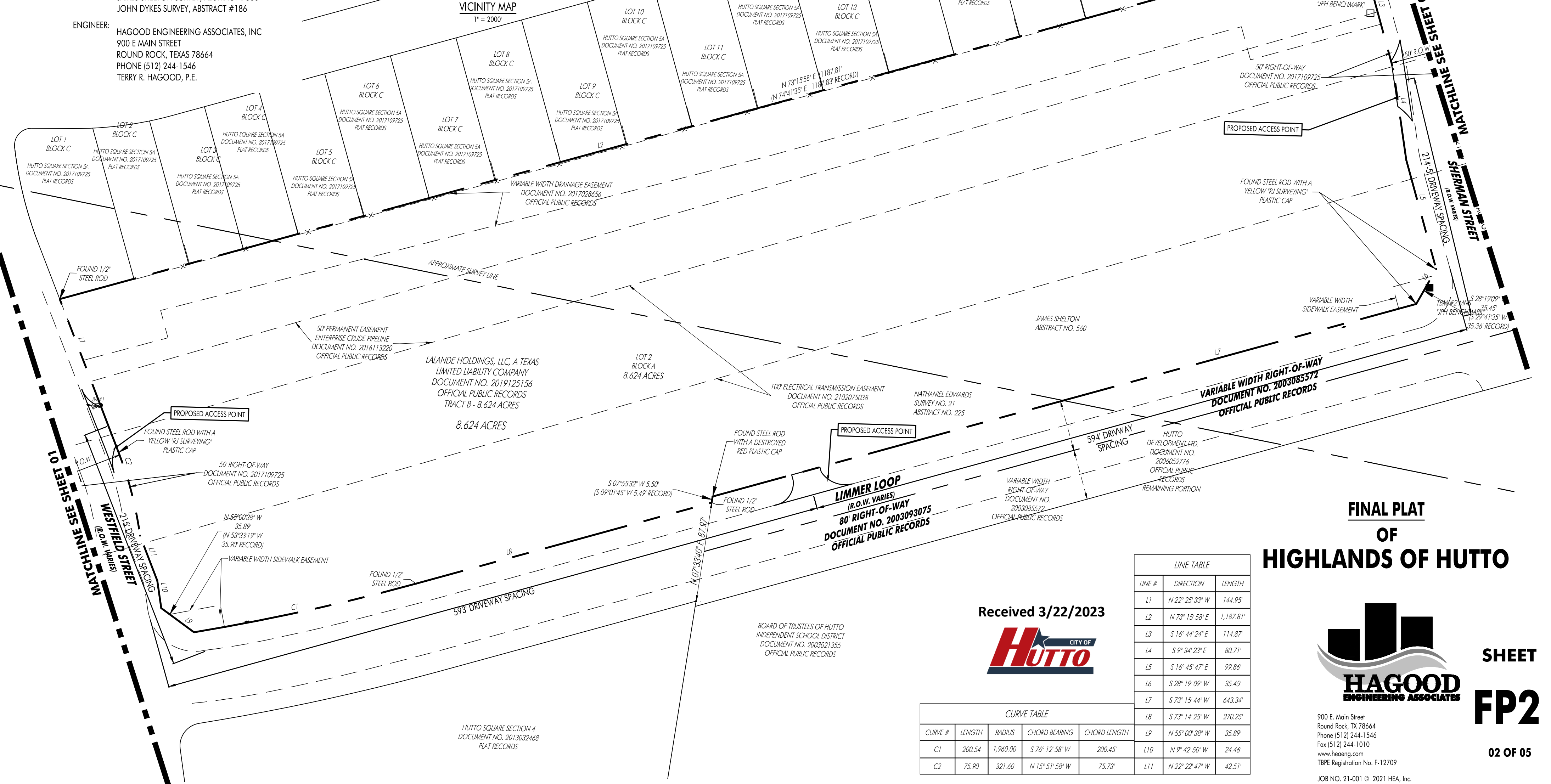
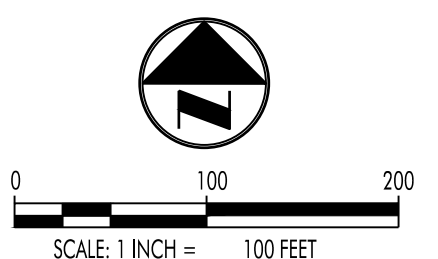
PATENT SURVEY: JAMES SHELTON SURVEY, ABSTRACT #225
NATHANIEL EDWARDS SURVEY #21, ABSTRACT #225
JAMES SHELTON SURVEY, ABSTRACT #560
JOHN DYKES SURVEY, ABSTRACT #186

ENGINEER: HAGOOD ENGINEERING ASSOCIATES, INC
900 E MAIN STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 244-1546
TERRY R. HAGOOD, P.E.



LEGEND

- ○ IRON ROD FOUND/SET
- MONUMENT FOUND
- BENCHMARK LOCATION
- P.R.W.C.
- - - O.P.R.W.C.
- - - O.R.W.C.
- - - PLAT RECORDS OF WILLIAMSON COUNTY
- - - OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
- - - OFFICIAL RECORDS OF WILLIAMSON COUNTY
- - - PROPERTY BOUNDARY



FINAL PLAT OF HIGHLANDS OF HUTTO



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SHEET
FP2
02 OF 05

Received 3/22/2023



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	200.54	1,960.00	S 76° 12' 58" W	200.45'
C2	75.90	321.60	N 15° 51' 58" W	75.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 22° 25' 33" W	144.95'
L2	N 73° 15' 58" E	1,187.81'
L3	S 16° 44' 24" E	114.87'
L4	S 9° 34' 23" E	80.71'
L5	S 16° 45' 47" E	99.86'
L6	S 28° 19' 09" W	35.45'
L7	S 73° 15' 44" W	643.34'
L8	S 73° 14' 25" W	270.25'
L9	N 55° 00' 38" W	35.89'
L10	N 9° 42' 50" W	24.46'
L11	N 22° 22' 47" W	42.51'

Mar 22 2023 1:42pm Z:\HEA\HEA Projects\Projects 21-00012-001 Hutto Square\CAD Files\Civil\FP21-001.FP1.dwg

OWNERS: LALANDE HOLDINGS, LLC
HARI PULLAKHANDAM
P.O. BOX 158
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NUMBER OF BLOCKS: 1

NUMBER OF LOTS: COMMERCIAL: 3
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LINEAR FEET OF NEW STREETS: N/A

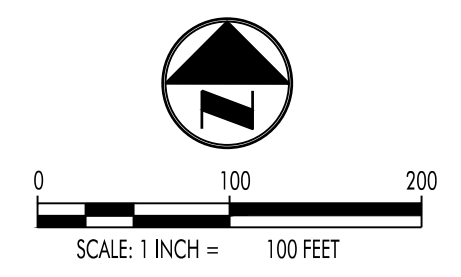
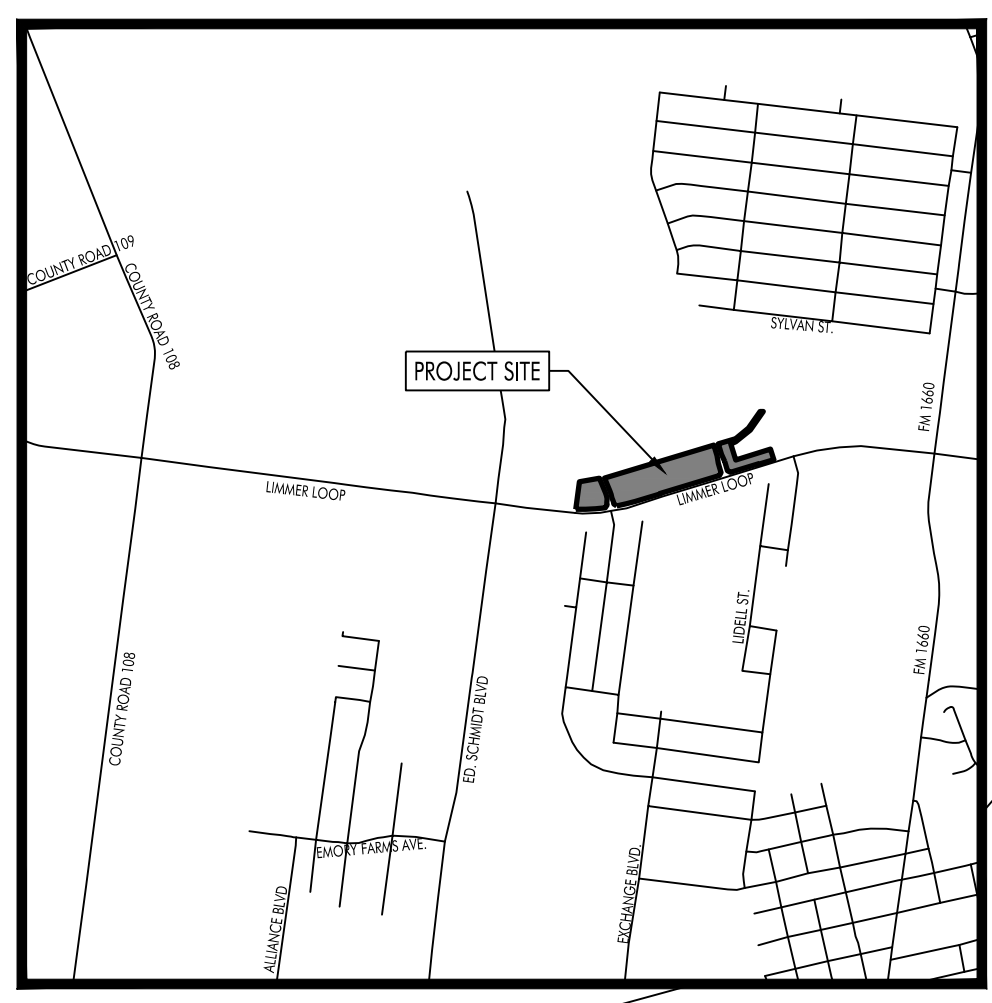
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DATE OF PLANNING AND ZONING COMMISSION REVIEW: 2/7/2023

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NATHANIEL EDWARDS SURVEY #21, ABSTRACT #225
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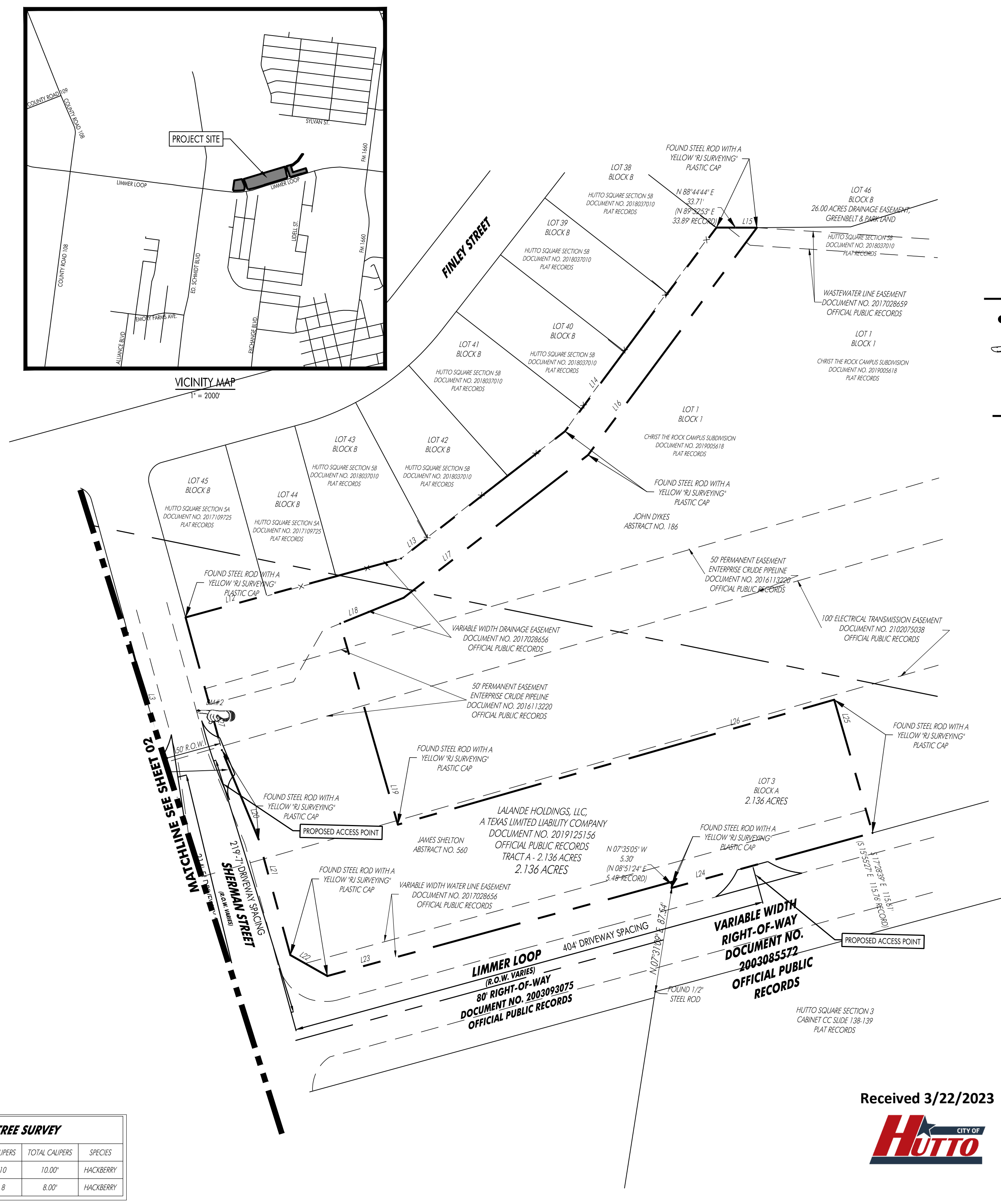


LEGEND

● ○ IRON ROD FOUND/SET
■ MONUMENT FOUND
[Hand icon] BENCHMARK LOCATION
P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
O.P.R.W.C. OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
- - - - - PROPERTY BOUNDARY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	N 73° 16' 21" E	186.39'
L13	N 50° 44' 32" E	173.04'
L14	N 35° 11' 24" E	211.80'
L15	N 88° 44' 44" E	33.71'
L16	S 35° 09' 00" W	236.15'
L17	S 50° 49' 04" W	194.59'
L18	S 66° 25' 04" W	57.21'
L19	S 17° 27' 12" E	174.51'
L20	N 23° 50' 13" W	80.68'
L21	N 16° 44' 46" W	100.01'
L22	N 61° 54' 28" W	35.42'
L23	S 73° 16' 44" W	298.52'
L24	S 73° 15' 03" W	173.81'
L25	S 17° 28' 39" E	115.61'
L26	N 72° 35' 42" E	378.56'
L27	N 16° 42' 41" W	114.77'

TREE SURVEY			
TREE NUMBER	CAULPERS	TOTAL CAULPERS	SPECIES
5	10	10.00"	HACKBERRY
6	8	8.00"	HACKBERRY



**FINAL PLAT
OF
HIGHLANDS OF HUTTO**



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**SHEET
FP3
03 OF 05**

DESCRIPTION OF THREE TRACTS OF LAND TOTALING 12.714 ACRES SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 255 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT 164.266 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2001071798 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING A PORTION OF THE REMAINDER OF THAT 164.266 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2006052776 OPRWC, CORRECTED IN DOCUMENT NO 2012006874 OPRWD, BEING A PORTION OF THE REMAINDER OF THAT 115.663 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2001071787 OPRWC, ALSO BEING ALL OF LOT 1A OF HUTTO SQUARE SECTION 5 COMMERCIAL LOT 1A ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 377 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A [LOT 3] - 2.136 ACRES

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP (80-FOOT WIDE AT THIS POINT), BEING THE NORTH LINE OF THAT 1.1624 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2003091486 OPRWC, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF CHRST THE ROCK CAMPUS, ACCORDING TO THE MAP OR PLAT THEREOF IN DOCUMENT NO. 2019005618 OPRWC, BEING ALSO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AND SAID 1.1624 ACRE TRACT AND ACROSS SAID 164.266 ACRE TRACT, S74°41'35"W A DISTANCE OF 173.83 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID 164.266 ACRE TRACT, BEING THE EAST LINE OF SAID 60.91 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 1.1624 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 164.266 ACRE TRACT, BEING THE EAST LINE OF SAID 60.91 ACRE TRACT, N08°51'24"E A DISTANCE OF 5.48 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AND ACROSS SAID 60.91 ACRE TRACT, S74°41'35"W A DISTANCE OF 298.60 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SHERMAN STREET (VARIABLE-WIDTH RIGHT-OF-WAY) ACCORDING TO THE MAP OR PLAT THEREOF OF HUTTO SQUARE SECTION 5A RECORDED IN DOCUMENT NO. 2017109725 OPRWC;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SHERMAN STREET AND ACROSS SAID 60.91 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. N60°18'25"W A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD FOUND;
2. N15°18'25"W A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET;
3. N22°25'55"W A DISTANCE OF 80.62 FEET TO A 1/2" IRON ROD SET;
4. N15°18'25"W A DISTANCE OF 115.00 FEET TO A CONCRETE FENCE POST FOUND ON THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A;

THENCE ACROSS SAID 60.91 ACRE TRACT, ALONG THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A, ALONG THE SOUTH LINE OF HUTTO SQUARE SECTION 5B ACCORDING THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2018037010 OPRWC THE FOLLOWING FOUR (4) COURSES:

1. N74°41'35"E A DISTANCE OF 186.32 FEET TO A 1/2" IRON ROD SET;
2. N36°34'42"E A DISTANCE OF 212.25 FEET TO A 1/2" IRON ROD FOUND;
3. N36°34'42"E A DISTANCE OF 212.25 FEET TO A 1/2" IRON ROD FOUND;
4. N89°32'53"E A DISTANCE OF 33.89 FEET TO AN ANGLE POINT ON THE NORTH LINE OF LOT 1, BLOCK 1 OF SAID CHRIST THE ROCK CAMPUS, FROM WHICH A FOUND 1/2" IRON ROD BEARS S38°44'04"W A DISTANCE OF 0.34 FEET;

THENCE ALONG THE NORTH AND WEST LINE OF LOT 1, BLOCK 1 OF SAID CHRST THE ROCK CAMPUS, ACROSS SAID 60.91 ACRE TRACT, ACROSS SAID 164.266 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. S36°37'00"W A DISTANCE OF 236.0 FEET TO AN ANGLE POINT OF SAID LOT 1, BLOCK 1, FROM WHICH A FOUND 1/2" IRON ROD BEARS S16°07'56"W A DISTANCE OF 0.48 FEET;
2. S52°09'00"W A DISTANCE OF 195.00 FEET TO A 1/2" IRON ROD SET;
3. S67°51'33"W A DISTANCE OF 57.09 FEET TO A 1/2" IRON ROD FOUND;
4. S15°55'18"E A DISTANCE OF 174.31 FEET TO A 1/2" IRON ROD FOUND;
5. N74°04'02"E, PASSING AT A DISTANCE OF 257.72 FEET THE EAST LINE OF SAID 60.91 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 378.97 FEET TO A 1/2" IRON ROD FOUND;
6. S15°55'27"E A DISTANCE OF 115.76 FEET TO THE SAID POINT OF BEGGINING.

CONTAINING 2.136 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R325408 AND R442969.

TRACT B [LOT 2]- 8.624

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF WAY LINE OF SAID LIMMER LOOP (VARIABLE-WIDTH RIGHT-OF-WAY), BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID SHERMAN STREET, ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ACROSS SAID 60.91 ACRE TRACT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP, S74°41'35"W A DISTANCE OF 643.53 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AT THE NORTHEAST CORNER OF THAT 1.6466 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2003093075 OPRWC;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP AND SAID 1.6466 ACRE TRACT AND ACROSS SAID 115.663 ACRE TRACT, S74°41'35"W, A DISTANCE OF 270.21 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

THENCE WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 200.57 FEET, HAVING A RADIUS OF 1,960.00 FEET, A CENTRAL ANGLE OF 05°51'47", AND A CHORD BEARING S77°37'29"W A DISTANCE OF 200.48 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF WESTFIELD STREET (VARIABLE-WIDTH RIGHT-OF-WAY) ACCORDING TO THE MAP OR PLAT THEREOF OF SAID HUTTO SQUARE SECTION 5A;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WESTFIELD STREET AND ACROSS SAID 115.663 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. N53°33'19"W A DISTANCE OF 35.90 FEET TO A 1/2" IRON ROD FOUND;
2. N07°40'01"W A DISTANCE OF 24.38 FEET TO A 1/2" IRON ROD FOUND;
3. N21°13'09"W A DISTANCE OF 42.67 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT
4. NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 75.87 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 13°22'34", AND A CHORD BEARING N14°21'18"W A DISTANCE OF 75.70 FEET TO A 1/2" IRON ROD FOUND;
5. N21°02'34"W A DISTANCE OF 144.98 FEET TO A CONCRETE FENCE POST FOUND ON THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A;

THENCE ALONG THE SOUTH LINE OF SAID HUTTO SQUARE SECTION 5A, ACROSS SAID 115.663 ACRE TRACT AND ACROSS SAID 60.91 ACRE TRACT, N74°41'35"E, PASSING AT A DISTANCE OF 654.03 FEET THE EAST LINE OF SAID 115.663 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1,187.83 TO A CHAIN-LINK FENCE POST FOUND ON THE WEST LINE OF SAID SHERMAN STREET;

THENCE ALONG THE WEST LINE OF SAID SHERMAN STEET AND ACROSS SAID 60.91 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. S15°18'25"E A DISTANCE OF 115.00 FEET TO A 1/2" IRON ROD FOUND;
2. S08°10'55"E A DISTANCE OF 80.62 FEET TO A 1/2" IRON ROD FOUND;
3. S15°18'25"E A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND;
4. S29°41'35"W A DISTANCE OF 35.36 FEET TO THE SAID POINT OF BEGGINING

CONTAINING 8.624 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R325406, R325407 AND R442971.

TRACT C [LOT 1] - 1.954 ACRES

ALL OF LOT 1A OF HUTTO SQUARE SECTION 5 COMMERCIAL LOT 1A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE 377 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CONTAINING 1.954 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R492987.

NOTES:

1. NO BUILDING , FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO
2. BUILDING SETBACKS' LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES. FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER 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 UDC REQUIREMENTS.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
9. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
10. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE JONAH MUNICIPAL DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE.
11. 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.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH SUD
WASTEWATER: JONAH SUD
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE) ATMOS
13. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0520F, EFFECTIVE DATE OF 12/20/2019.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
19. THIS SUBDIVISION WILL BE ZONED: B-2 - GENERAL COMMERCIAL.
20. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 70%.
21. TRANSPORTATION IMPACT FEE WILL BE DUE BASED ON ORDINANCE 2021-014

FINAL PLAT
OF
HIGHLANDS OF HUTTO

Received 3/22/2023



900 E. Main Street
Round Rock, TX 78664
Phone (512) 244-1546
Fax (512) 244-1010
www.hagoeng.com
TBPE Registration No. F-12709

JOB NO. 21-001 © 2021 HEA, Inc.

SHEET

FP4

04 OF 05

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ____ DAY OF _____, 20__.

RICHARD HUDSON, CHAIR

DATE _____

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, AICP, DIRECTOR

DATE _____

OWNER

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {
I, LALANDE HOLDINGS, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019125156 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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 HIGHLANDS OF HUTTO.

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

HARI PULLAKHANDAM
LALANDE HOLDINGS, LLC.
P.O. BOX 158, ROUND ROCK, TEXAS. 78680

STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

SURVEYOR

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

I, DONALD DEAN BOERNER, REGISTERED PUBLIC SURVEYOR, NO. 5207, 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 02/21/2021.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, TEXAS, THIS ____ DAY OF _____, 20____.

DONALD DEAN BOERNER
REGISTERED PUBLIC SURVEYOR NO. 5207
STATE OF TEXAS
228 HOLIDAY ROAD, COMFORT, TEXAS. 78013
(839) 377-2492

SEAL

ENGINEER

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

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

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

TERRY HAGOOD
REGISTERED PROFESSIONAL ENGINEER NO. 52960
STATE OF TEXAS
900 E. MAIN STREET, ROUND ROCK, TX. 78664
(512) 244-1546

COUNTY CLERK

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

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

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

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

BY: _____, DEPUTY

FINAL PLAT OF HIGHLANDS OF HUTTO



SHEET

FP5

05 OF 05

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Received 3/22/2023

