



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, May 2, 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

- 2.1. Jim Morris
- Bryan Lee
- Jerika Lawyer
- Kurt Schwerdtfeger
- David Meyer
- Rick Hudson
- Susanna Boyer

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on March 7, 2023.
- 4.2. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on April 4, 2023.
- 4.3. Consideration and possible action on the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the proposed Townwest Commons Section Eight Final Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).

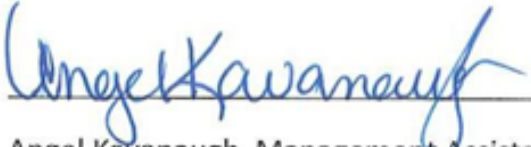
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the May 2, 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 April 28, 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 for the regular scheduled Planning and Zoning Commission meeting held on March 7, 2023.
Meeting: Tuesday, May 2, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning meeting minutes 3.7.2023



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, March 7, 2023 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, David Meyer, Jerica Lawyer, Jim Morris, Susanna Boyer, Kurt Schwerdtfeger and Bryan Lee.

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

3. PUBLIC COMMENT

Mark Lyons spoke about autistic adults and the need for Supportive Housing.

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes of the regular scheduled Planning and Zoning meeting held on January 3, 2023.

A motion was made by Commissioner Jerica Lawyer to approve the meeting minutes of the regular scheduled Planning and Zoning meeting held on January 3, 2023. with one correction, seconded by Commissioner Susanna Boyer, Motion passed 7 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 7, 2023.

A motion was made to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 7, 2023, as written, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the proposed Hutto Crossing Phase 4, Section 17 Final Plat, 0.571 acres, more or less, of land, located northwest of Carl Stern Drive and Chris Kelley Blvd.

Agenda item 4.3 was pulled from consent to ask a few questions. A motion was made by Commissioner Susanna Boyer to approve the proposed Hutto Crossing Phase 4, Section 17 Final Plat, 0.571 acres, more or less, of land, located northwest of Carl Stern Drive and Chris Kelley Blvd as written, seconded by Vice Chair Bryan Lee. Motion passed 7 Ayes to 0 Nays.

- 4.4. Consideration and possible action on Bell Yard Schmidt's Creek Final Plat, 22.736 acres, more or less, of land, one single-family, for-rent residential lot, located off of Ed Schmidt Blvd. and future Live Oak extension.

item 4.4 was pulled from consent to clear up a few questions. A motion was made by Vice Chair Bryan Lee to approve Bell Yard Schmidt's Creek Final Plat, 22.736 acres, more or less, of land, one single-family, for-rent residential lot, located off of Ed

Schmidt Blvd. and future Live Oak extension with the correction of a typo and that the TIA will be finalized and approved prior to final plat recordation, seconded by commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley updated commission that we would have a special called P&Z meeting on March 21 and another on April 18- for the Evo Development

6. ADJOURNMENT

The meeting was adjourned at 7:31 PM.

7. CERTIFICATION

I certify that this notice of the March 7, 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 3, 2023 at 5:00 P.M.

Planning and Zoning Commission Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on April 4, 2023.
Meeting: Tuesday, May 2, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission minutes 4.4.2023



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, April 4, 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

Jim Morris-Y
Bryan Lee-Y
Jerika Lawyer-N
Kurt Schwerdtfeger-N
David Meyer-Y
Rick Hudson -Y
Susanna Boyer-Y

Ashley Bailey -Development Services Director

3. PUBLIC COMMENT

No 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.
Pulled from Consent add "and to the west w/Emory Crossing Blvd connection near the sidewalk" near the Ed Schmidt comment. Vice Chair Bryan Lee made a motion with correction, seconded by Commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Nays
- 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.
Commissioner Susanna Boyer made a motion to accept consent items 4.2, 4.4, 4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays
- 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.
A motion was made by Vice Chair Bryan Lee to approve 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, with the recommendation that a corner clip is installed, Withdrawl Typo, Commissioner David Meyer Recused, Seconded by Commissioner Susanna Boyer. 4 Ayes to 0 Nays

- 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.
Commissioner Susanna Boyer made a motion to accept consent items 4.2,4.4,4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays
- 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.
Commissioner Susanna Boyer made a motion to accept consent items 4.2,4.4,4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays
- 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.
Commissioner Susanna Boyer made a motion to accept consent items 4.2,4.4,4.5 and 4.6 as presented, seconded by Commissioner David Meyer. Motion passed 5 Ayes to 0 Nays.

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).
Ashley presented the applicant's request 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). Commissioner Jim Morris made a motion to approve 5.1 with the condition that the drainage plan per Atla 14 is approved prior to final, seconded by Commissioner Susanna Boyer. Motion passed 5 Ayes to 0 Nays.
- 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.
Ashley Bailey presented applicant's request 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,Commissioner Susanna Boyer made a motion to accept 5.2 with the condition that Ashley would get signal warrant information, seconded by Vice Chair Bryan Lee. Motion passed 5 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley updated the commissioners that the RFQ for the UDC went out and was published last Friday.

7. ADJOURNMENT

Meeting adjourned at 8:47 PM

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.

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed SJS Final Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.
Meeting: Tuesday, May 2, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed SJS Final Plat consists of five commercial lots located on Limmer Loop, generally at the northwest corner of Limmer Loop and Ed Schmidt Blvd. The current zoning on the property is B-2 (commercial). This property is surrounded by SF-1 to the north, SF-1 and B-2 to the south, ETJ with a Development Agreement to the east and SF-1 to the west.

SUMMARY OF REQUEST:

STAFF REVIEW:

The proposed Final Plat is in compliance with the applicable subdivision regulations with the condition the drainage report will be updated to reflect comments prior to Final Plat Recordation.

FISCAL NOTES:

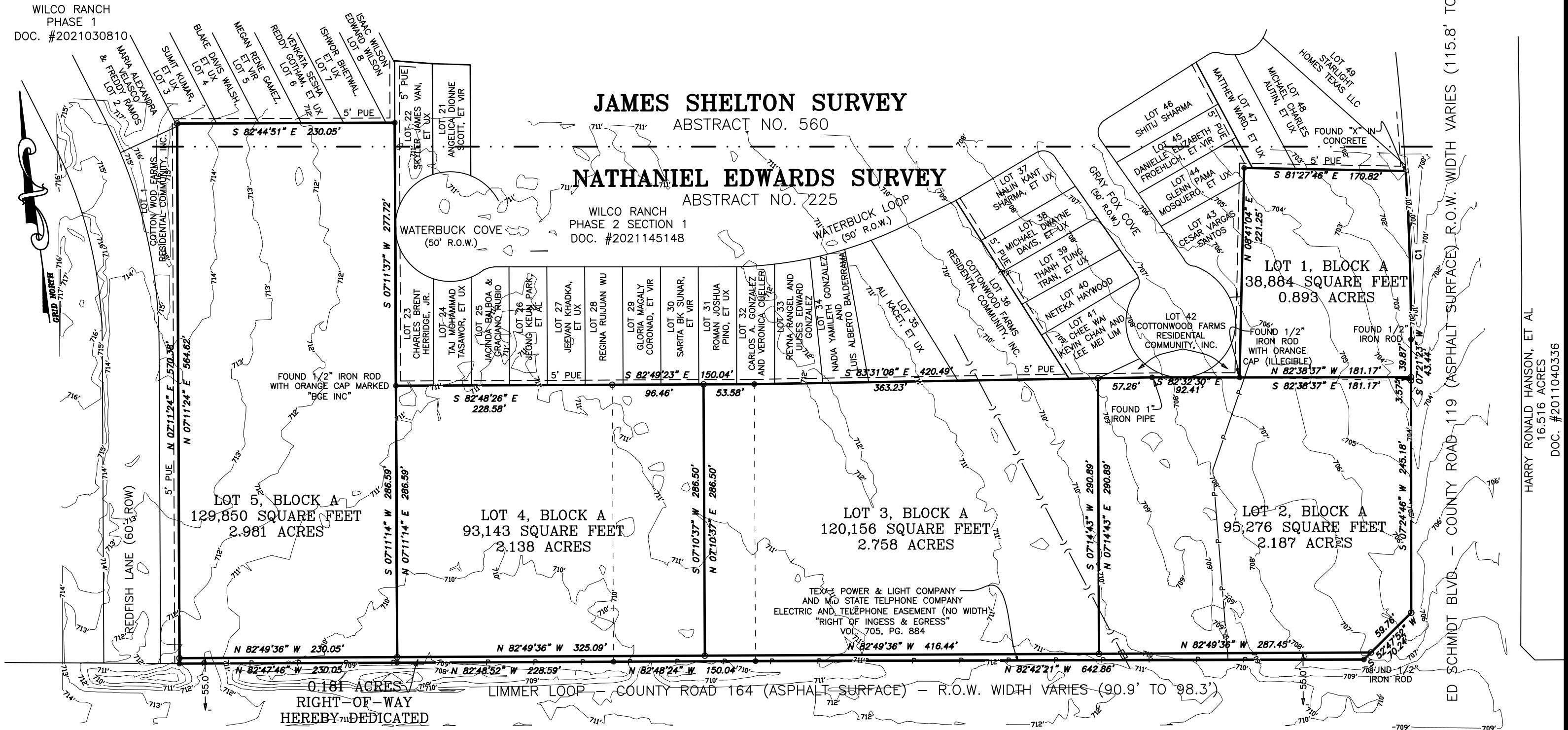
POLICY IMPLICATIONS:

ATTACHMENTS:

1. SJSSubdivFP-U1-Plat(4-11-23)

FINAL PLAT
SJS SUBDIVISION

CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS



LOT 1, BLOCK H
EMORY FARMS CHURCH TRACT
DOC. #2006070692

LOT 2, BLOCK H
EMORY FARMS
CHURCH TRACT
DOC. #2006070692

LOT 1, BLOCK A
LIMMER LOOP COMMERCIAL
DOC. #2017093030

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2840.00'	177.90'	177.87'	S 05°39'43" W	3°35'21"

VICINITY MAP
SCALE: 1"=2000'

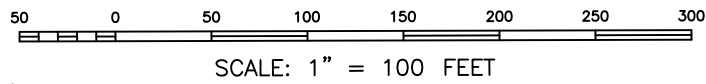


Received 4/11/2023



OWNER: SJS INVESTMENTS AND HOLDING LLC
ACREAGE: 11.138 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560
NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 5
SURVEYOR: TRIAD SURVEYING, INC.
P.O. BOX 1489
ROCKDALE, TX 76567
PROJECT DATUM: NORTH AMERICAN DATUM OF 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4202)
UNITS: US SURVEY FEET

- LEGEND**
- - 1/2" IRON ROD FOUND WITH PINK CAP MARKED "TLS" (UNLESS OTHERWISE NOTED)
 - - - EXISTING LOT LINE
 - - - UNDERGROUND PIPELINE
 - - - OVERHEAD POWERLINE
 - - - ORIGINAL SURVEY (ABSTRACT) LINE
 - - 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"



FIELD NOTE DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, AND A PART OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, BEING ALL OF A CALLED 0.900 ACRE TRACT CONVEYED FROM KIMBERLY GAIL DUGGER, ET VIR TO SIS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020, RECORDED IN DOCUMENT NUMBER 20200108297 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 4.685 ACRE TRACT (TRACT I) AND ALL OF A CALLED 1.535 ACRE TRACT (TRACT II) CONVEYED FROM LINDA ANDERSON WAHRMUND, TRUSTE OF THE WAHRMUND LIVING TRUST UNDER TRUST AGREEMENT DATED DECEMBER 16, 2016 TO SIS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 4, 2020, RECORDED IN DOCUMENT NUMBER 20200108485 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 1.007 ACRE TRACT (TRACT I) AND ALL OF A CALLED 30.012 ACRE TRACT (TRACT II) CONVEYED FROM KENNETH A. WAHRMUND, ET UX TO SIS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 4, 2020, RECORDED IN DOCUMENT NUMBER 20200108485 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY AND CORRECTED IN DOCUMENT NUMBER 2020119517 OF THE SAID OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" ON THE NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP (COUNTY ROAD 164), AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE WILCO RANCH, PHASE 1 IN DOCUMENT NUMBER 2021030810, FOR THE COMMON SOUTHWEST CORNER OF THE SAID 3.012 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINES BETWEEN THE SAID WILCO RANCH, PHASE 1, AND THE SAID 3.012 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N07°11'24"E - 570.38' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" FOR THE COMMON NORTHWEST CORNER OF THE SAID 3.012 ACRE TRACT AND OF THIS TRACT;
S82°44'51"E - 230.05' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" ON THE WEST LINE OF WILCO RANCH, PHASE 2, SECTION 1 RECORDED IN DOCUMENT NUMBER 2021145148, AT THE MOST NORTHERLY SOUTHEAST CORNER OF THE SAID WILCO RANCH, PHASE 1, AT THE NORTHEAST CORNER OF THE SAID 3.012 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 3.012 ACRE TRACT, THE SAID 1.535 ACRE TRACT, THE SAID 1.007 ACRE TRACT, THE SAID 4.685 ACRE TRACT AND THE SAID 0.900 ACRE TRACT, RESPECTIVELY, AND THE SAID WILCO RANCH, PHASE 2, SECTION 1 FOR THE FOLLOWING COURSES AND DISTANCES:

S07°11'37"W - 277.72' TO A FOUND 1/2" IRON ROD WITH ORANGE PLASTIC CAP MARKED "BGE INC" AT THE NORTHWEST CORNER OF THE SAID 1.535 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S82°48'26"E - 228.58' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTHEAST CORNER OF THE SAID 1.535 ACRE TRACT, AT THE NORTHWEST CORNER OF THE SAID 1.007 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S82°49'23"E - 150.04' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE NORTHEAST CORNER OF THE SAID 1.007 ACRE TRACT, AT THE NORTHWEST CORNER OF THE SAID 4.685 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
S83°31'08"E - 420.49' TO A FOUND 1" IRON PIPE FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;
S82°32'30"E - 92.41' TO A FOUND 1/2" IRON ROD WITH AN ILLEGIBLE ORANGE PLASTIC CAP AT THE SOUTHWEST CORNER OF THE SAID 0.900 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
N08°41'04"E - 221.25' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE NORTHWEST CORNER OF THE SAID 0.900 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
S81°27'46"E - 170.82' TO A FOUND "X" MARKED IN CONCRETE ON THE WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD (COUNTY ROAD 119), AT THE SOUTHEAST CORNER OF THE SAID WILCO RANCH, PHASE 2, SECTION 1, FOR THE COMMON NORTHEAST CORNER OF THE SAID 0.900 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 0.900 ACRE TRACT AND THE SAID 4.685 ACRE TRACT, RESPECTIVELY, AND THE SAID WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD FOR THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 177.90', A RADIUS OF 2840.00', A CHORD BEARING OF S05°39'43"W AND A CHORD LENGTH OF 177.87' TO A FOUND 1/2" IRON ROD FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 0.900 ACRE TRACT AND OF THIS TRACT;
S07°21'23"W - 43.45' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE SOUTHEAST CORNER OF THE SAID 0.900 ACRE TRACT, AT THE NORTHEAST CORNER OF THE SAID 4.685 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
S07°24'46"W - 245.18' TO A FOUND 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" FOR A COMMON EXTERIOR ELL CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;
S52°47'52"W - 70.24' TO A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE SAID WEST RIGHT-OF-WAY LINE OF ED SCHMIDT BOULEVARD AND THE SAID NORTH RIGHT-OF-WAY LINE OF LIMMER LOOP, FOR THE COMMON SOUTHEAST CORNER OF THE SAID 4.685 ACRE TRACT AND OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THE SAID 4.685 ACRE TRACT, THE SAID 1.007 ACRE TRACT, THE SAID 1.535 ACRE TRACT AND THE SAID 3.012 ACRE TRACT, RESPECTIVELY, AND THE SAID LIMMER LOOP FOR THE FOLLOWING COURSES AND DISTANCES:

N82°42'21"W - 642.86' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 4.685 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 1.007 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
N82°48'24"W - 150.04' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 1.007 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 1.535 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;
N82°48'52"W - 228.59' TO A FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP MARKED "TLS" AT THE SOUTHWEST CORNER OF THE SAID 1.535 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID 3.012 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;
N82°47'46"W - 230.05' TO THE **POINT OF BEGINNING** CONTAINING WITHIN THESE METES AND BOUNDS 11.138 ACRES OF LAND.



SHEET 1 OF 2
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

FINAL PLAT
SJS SUBDIVISION
11.138 ACRES
JAMES SHELTON SURVEY, A-560
NATHANIEL EDWARDS SURVEY, A-225
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

Completion Date: 8/1/22 Drawn by: BL
Scale: 1"=100' Surveyed by: BL/JA
PROJECT NO. S20-228 Checked by: BL

HARRY RONALD HANSON, ET AL
16.516 ACRES
DOC. #2011040336

FINAL PLAT
SJS SUBDIVISION

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

I, DALJIT SINGH, MANAGING MEMBER OF SJS INVESTMENTS AND HOLDING LLC, IS THE OWNER OF AN 11.138 ACRE TRACT BEING A CONGLOMERATION OF ALL OF A CALLED 8.900 ACRE TRACT CONVEYED FROM KIMBERLY GAIL DUGGER, ET VIR TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108297 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 4.685 ACRE TRACT (TRACT 1) CONVEYED FROM LINDA ANDERSON WAHRMUND, TRUSTEE OF THE WAHRMUND LIVING TRUST UNDER TRUST AGREEMENT DATED DECEMBER 16, 2016 TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 1.535 ACRE TRACT (TRACT 2) CONVEYED FROM LINDA ANDERSON WAHRMUND, TRUSTEE OF THE WAHRMUND LIVING TRUST UNDER TRUST AGREEMENT DATED DECEMBER 16, 2016 TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, ALL OF A CALLED 1.007 ACRE TRACT (TRACT I) CONVEYED FROM KENNETH A. WAHRMUND, ET UX TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY AND CORRECTED IN DOCUMENT NO. 2020119517 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND ALL OF A CALLED 3.012 ACRE TRACT (TRACT II) CONVEYED FROM KENNETH A. WAHRMUND, ET UX TO SJS INVESTMENTS AND HOLDING LLC BY DEED DATED SEPTEMBER 9, 2020 RECORDED IN DOCUMENT NO. 2020108485 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY AND CORRECTED IN DOCUMENT NO. 2020119517 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID 11.138 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "SJS SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

DALJIT SINGH – MANAGER
FOR: SJS INVESTMENTS AND HOLDING LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 2_____,
PERSONALLY APPEARED DALJIT SINGH, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE
FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

DATE NOTARY COMMISSION EXPIRES _____

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE TITLE COMMITMENTS.
2. THE FOLLOWING EASEMENT GRANTS THE RIGHT OF "INGRESS & EGRESS" TO A PORTION OF THE SHOWN 4.685 ACRE TRACT:
 - A) ONCOR ELECTRIC DELIVERY COMPANY - DOC. # 2011015116
3. THE FOLLOWING EASEMENTS GRANT THE RIGHT OF "INGRESS & EGRESS" TO ALL TRACTS SHOWN:
 - A) TEXAS POWER & LIGHT COMPANY - 394/368
 - B) TEXAS POWER & LIGHT COMPANY - 435/627
 - C) TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS - 550/334
 - D) TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS - 558/093
4. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS AND GRANT THE RIGHT OF "INGRESS & EGRESS" TO ALL TRACTS SHOWN:
 - A) LONE STAR GAS COMPANY - 239/031
 - B) JONAH WATER SUPPLY CORP. - 563/519
 - C) JONAH WATER SUPPLY CORP. - 641/106
5. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
6. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
7. A 10' PUE IS DEDICATED ON EACH SIDE OF ALL SIDE AND REAR LOT LINES.
8. A 5' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
9. A 3' PUE IS HEREBY DEDICATED EACH SIDE OF ALL INTERIOR LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
10. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH UDC, AS AMENDED.
14. WATER SERVICE SHALL BE PROVIDED BY JONAH SUD 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.
15. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH SUD, WASTEWATER: CITY OF HUTTO, AND ELECTRIC: ONCOR.
16. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48491C0520E, EFFECTIVE DATED 9/26/2008.
17. 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.
18. THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT IS 80%.
19. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
20. 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.
21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
22. THIS SUBDIVISION IS ZONED B-2.
23. TIF WILL BE DUE BASED UPON ORDINANCE 2021-014

OWNER: SJS INVESTMENTS AND HOLDING LLC
ACREAGE: 11.138 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560
NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 5
SURVEYOR: TRIAD SURVEYING, INC.
P.O. BOX 1489
ROCKDALE, TX 76567
PROJECT DATUM: NORTH AMERICAN DATUM OF 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4202)
UNITS: US SURVEY FEET

WE, FIRST TEXAS BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SJS SUBDIVISION, IN INSTRUMENT OF RECORD IN WILLIAMSON COUNTY CLERK'S FILE NO. 2020108487, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT LIEN AND WE HEREBY CONFIRM AND THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIS THE _____ DAY OF _____, 20_____, A.D.

BY: _____ BY: _____

BY: _____ BY: _____
(PRINT NAME AND TITLE) (PRINT NAME AND TITLE)

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 2_____
PERSONALLY APPEARED _____, _____ AND _____

_____, OF FIRST TEXAS BANK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANKING ASSOCIATION.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

DATE NOTARY COMMISSION EXPIRES _____

STATE OF TEXAS §
 §KNOW ALL MEN BY THESE PRESENTS
COUNTY OF MILAM §

1. BRADLEY LIPSCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF HUTTO, TEXAS AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD (AS DISCLOSED BY A TITLE POLICY PREPARED IN CONJUNCTION WITH THE MOST RECENT CONVEYANCE OF THESE TRACTS) HAVE BEEN SHOWN OR NOTED HEREON.

BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS

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

I, NICHOLAS SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS

<u>ENGINEER:</u>	<u>SURVEYOR:</u>	<u>OWNER:</u>
NICHOLAS SANDLIN	BRADY LIPSCOMB	SJS INVESTMENTS AND HOLDING, LLC
SANDLIN SERVICES, LLC	TRIAD SURVEYING, INC.	2509 SYCAMORE FIG BEND
TBPELS #21356	TBPELS #10007900	LEANDER, TX 78641
11500 TX-29	528 CR 325	
LIBERTY HILL, TX 78642	ROCKDALE, TX 76567	

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

PLANNING AND ZONING CHAIR	DATE
RICHARD HUDSON	

DEVELOPMENT SERVICES DIRECTOR DATE
ASHLEY BAILEY

Received 4/11/2023



	SHEET 2 OF 2	
	SURVEYING, INC.	
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567		
<u>FINAL PLAT</u> <u>S/S SUBDIVISION</u> 11.138 ACRES JAMES SHELTON SURVEY, A-560 NATHANIEL EDWARDS SURVEY, A-225 CITY OF HUTTO WILLIAMSON COUNTY, TEXAS		
Completion Date: 8/1/22	Drawn by: BL	
Scale: N/A	Surveyed by: BL/JA	
PROJECT NO. S20-228	Checked by: BL	

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Townwest Commons Section Eight Final Plat, 15.7215 acres, more or less, of land, one commercial lot, located on Alliance Boulevard at US 79 (West).
Meeting: Tuesday, May 2, 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 Final Plat encompasses the remaining approximate 15.7215 acres within the PUD district. As proposed, this Final Plat will create 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)

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the Final Plat with the condition that all proposed easements will be shown on the face of the schematic prior to plat recordation.

FISCAL NOTES:

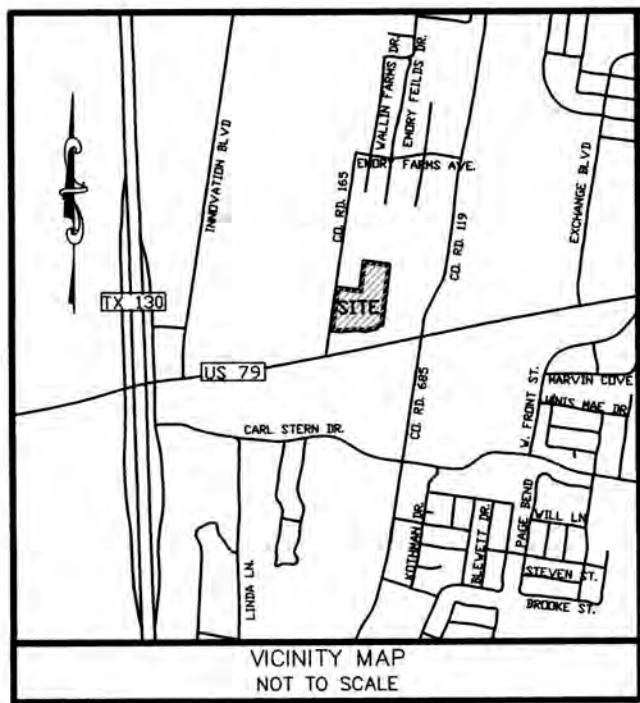
None with this item.

POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. TWCSec8FP-U1-Plat(4-25-23)



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

U.S. HIGHWAY 79
(WIDTH VARIES)



04/25/2023

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'

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"

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

TBM B:
BOX CUT ON EAST SIDE OF LIGHT STANDARD AT THE
SOUTHWEST CORNER OF SONIC TRACT, AS SHOWN.
ELEVATION=659.56'

TBM C:
BOX CUT ON NORTH SIDE OF LIGHT STANDARD AT THE
NORTHEAST 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:
MAG 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'

EMORY FARMS
SECTION ONE
(CABINET CC, SLIDE 134; W.C.P.R.)

BLOCK (A)

70' TXU ELECTRIC DELIVERY CO.
ELECTRIC EASEMENT
(W.C.C.F. NO. 2007026596)

CITY OF HUTTO, TEXAS
3.569 ACRES
(W.C.C.F. NO. 2013025291)

TOWNWEST COMMONS
SECTION SIX FINAL PLAT
(DOC. NO. 2013105095; W.C.P.R.)

BLOCK (A)

LOT 1
15.7215 ACRES
(684,828 SQ. FT.)

BLOCK (A)

TOWNWEST COMMONS
SECTION THREE
(CABINET CC, SLIDE 157; W.C.P.R.)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

DOC.	- DOCUMENT
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
NO.	- NUMBER
P. D. B.	- POINT OF BEGINNING
R. D. W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
TBM	- TEMPORARY BENCHMARK
W. C. C. F.	- WILLIAMSON COUNTY CLERK'S FILE
W. C. P. R.	- WILLIAMSON COUNTY PLAT RECORDS
W/	- WITH

TOWNWEST COMMONS
SECTION FOUR
(CABINET CC, SLIDE 291; W.C.P.R.)

BLOCK (A)

NATHANIEL EDWARDS
SURVEY
ABSTRACT NO. 225

TOWNWEST COMMONS
SECTION 5
(CABINET EE, SLIDE 130; W.C.P.R.)

TOWNWEST COMMONS
SECTION 5
(CABINET EE, SLIDE 130; W.C.P.R.)

FINAL 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 / DEVELOPER ~

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

~ ENGINEER ~

ALJ LINDSEY

18635 N Eldridge Parkway, Suite 200

Tomball, Texas 77377

PHONE: 281.301.5955

~ SURVEYOR ~

MCKIM & CREED

ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive

Stafford, Texas 77477

281.491.2525

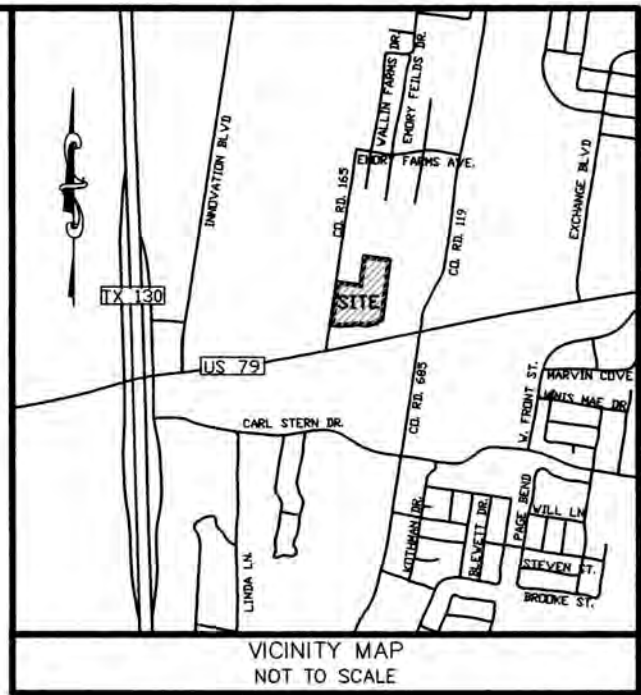
www.mckimcreed.com

TBPELS Firm Registration No. 10177600

Job No. 08499-00036

APRIL 24, 2023

SHEET 1 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 SOUTHWEST 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 "CHAPARRAL" 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.

**FINAL 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 / DEVELOPER ~

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

~ ENGINEER ~

ALJ LINDSEY

**18635 N Eldridge Parkway, Suite 200
Tomball, Texas 77377**

PHONE: 281.301.5955

~ 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. 08499-00036

APRIL 24, 2023



04/25/2023

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; do hereby state that all lien holders of the certain tract are shown hereon, do hereby subdivide said tract as shown hereon, 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 HARRIS:

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

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 he/she 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 FORT BEND:

I, Robert Chris Kelly, Registered Professional Land Surveyor No. 6833 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 January 13, 2023.

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

Robert Chris Kelly
Registered Professional Land Surveyor, State of Texas No. 6833
Address: 12718 Century Drive, Stafford, TX 77477
Telephone: 281-491-2525



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND:

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 in the City of 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



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

Richard Hudson
Planning and Zoning Commission Chairman Date

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

Ashley Bailey, AICP
Development Services Director Date

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 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 Document No. _____.

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

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

By: Deputy

FINAL 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



04/25/2023

1 LOT 1 BLOCK

~ OWNER / DEVELOPER ~

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

~ ENGINEER ~

ALJ LINDSEY

18635 N Eldridge Parkway, Suite 200
Tomball, Texas 77377
PHONE: 281.301.5955

~ 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. 08499-00036

APRIL 24, 2023

SHEET 3 OF 3

NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- 3) A 10-FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET-SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- 4) A 5-FOOT WIDE 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-FOOT WIDE 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, AS AMENDED.
- 8) SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 9) TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 10) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-FOOT PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 11) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY
- 12) 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.
- 13) 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.
- 14) 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.
- 15) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 16) 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.
- 17) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 18) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE THE PROPERTY OWNER'S ASSOCIATION.
- 19) THE PRIVATE WASTEWATER LINES WILL BE MAINTAINED BY THE PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.
- 20) THIS SUBDIVISION IS ZONED IN THE TOWNWEST COMMONS PLANNED UNIT DEVELOPMENT (PUD) IN ORDINANCE NO. 06-020-00.
- 21) THE MAXIMUM IMPERVIOUS COVER PER NON-RESIDENTIAL LOT IS 85%.
- 22) TRAFFIC IMPACT FEES WILL BE DUE BASED ON ORDINANCE 2021-014.
- 23) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NOS. 2002081259, 2007026606, 2007026598, 2007026599, 2007026607, 2007069946, 2007069947, 2008005954, 2011014841, 2011014843, 2011014847, AND 2013025290.
- 24) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD '83) USING NGS C.O.R.S. COORDINATES WHICH ARE SURFACE VALUES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.99988630155.