



**CITY OF HUTTO, TEXAS
REGULAR CITY COUNCIL MEETING
THURSDAY, APRIL 19, 2018 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
401 WEST FRONT STREET**

CITY COUNCIL

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

AMENDED AGENDA

1. **CALL SESSION TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **CITY COUNCIL COMMENTS**

5A. General Comments from City Council

6. **PUBLIC COMMENT**

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

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

7. **CONSENT AGENDA ITEMS:**

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

- 7A. Consideration and possible action on the meeting minutes for the March 10, 2018 Council Work Session, March 29, 2018 Special Called Council Meeting, and the April 5, 2018 Regular City Council Meeting. (Lisa Brown)
- 7B. Consideration and possible action on a resolution approving the proposed WCESD3 Swindoll Station Subdivision Final Plat, 3.355 acres, more or less, of land, one commercial lot, located at FM 1660 South and Swindoll Lane. (Ashley Lumpkin)
- 7C. Consideration and possible action on a resolution approving the proposed Singh Subdivision Preliminary Plat, 6.06 acres, more or less, of land, one commercial lot, located within Hutto's extraterritorial jurisdiction (ETJ) on Mager Lane at CR 136. (Ashley Lumpkin)
- 7D. Consideration and possible action on a resolution approving the proposed Star Ranch Commercial Block C Lot 8 Final Plat, 2.67 acres, more or less, of land, one commercial lot, located within Hutto's extraterritorial jurisdiction at the southwest intersection of Star Ranch Boulevard and SH-130. (Ashley Lumpkin)
- 7E. Consideration and possible action on a resolution approving the proposed Star Ranch Commercial Block C Lots 2-8 Preliminary Plat, 12.26 acres, more or less, of land, seven commercial lots, located within Hutto's extraterritorial jurisdiction on Star Ranch Boulevard at Klattenhoff Lane. (Ashley Lumpkin)
- 7F. Consideration and possible action on a resolution approving the proposed Star Ranch Commercial Lot 1 Block A Final Plat, 1.855 acres, more or less, of land, one non-residential lot, located within Hutto's extraterritorial jurisdiction near the northwest intersection of Gattis School Road and Muirfield Bend Drive, more generally located west of SH-130. (Ashley Lumpkin)
- 7G. Consideration and possible action on a resolution approving the proposed Star Ranch Section 7 Phase 6 Final Plat, 23.278 acres, more or less, of land, 91 single family lots, located within Hutto's extraterritorial jurisdiction on Winterfield Drive at Elm Park Street. (Ashley Lumpkin)
- 7H. Consideration and possible action on a resolution approving the proposed Co-Op District Preliminary Plat, 28.9926 acres, more or less, of land, seven non-residential lots, located on US 79 West. (Ashley Lumpkin)
- 7I. Consideration and possible action on a resolution approving the proposed Co-Op District Final Plat, 28.9926 acres, more or less, of land, seven non-residential lots, located on US 79 West.(Ashley Lumpkin)
- 7J. Consideration and possible action on a resolution authorizing the City Manager to purchase a F350 CrewCab truck with Knapheide Service Body from Silsbee Ford. (David Mason)

REGULAR AGENDA ITEMS

8. **ORDINANCES:**

- 8A. Consideration of a public hearing and possible action on the first reading of an ordinance approving the zoning change for the property known as the Cross Creek PUD, 167.39 acres, more or less, of land, located on CR 199, from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)
- 8B. Consideration and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02.092 Library Advisory Board, Composition; terms of members. (Lisa Brown)
- 8C. Consideration and possible action on the second and final reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02, Section 2.02.122; Chapter 8, Article 8.04, Sections 8.04.105 and 8.04.108; and Chapter 16, Article 16.01, Sections 16.01.001 and 16.03.001. (Ashley Lumpkin)

9. **RESOLUTIONS:**

- 9A. Consideration and possible action on a resolution authorizing the City manager to prepare a Municipal Service Plan for the proposed annexation of the Pollard Tracts, 65.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. (Ashley Lumpkin)
- 9B. Consideration and possible action concerning Hutto Public Library policy and procedures. (Eliska Padilla)
- 9C. Resolution for continued participation in the Oncor Steering Committee and for payment of the annual membership. (Anthony Emadi)
- 9D. Consideration and possible action ratifying the mailing notice for the creation of the Public Improvement District for the Co-Op District. (Helen Ramirez)

10. **CITY MANAGER COMMENTS:**

- 10A. Presentation of March and second quarter financial statements and investment report. (Anthony Emadi)
- 10B. Community Development Block Grant (CDBG) application submittal. (Jessica Bullock)

11. **EXECUTIVE SESSION:**

- 11A. Executive Session, as authorized by Texas Government Code, Section 551.071, regarding consulting with an Attorney, and Section 551.087, economic development negotiations related to the Co-Op District, Carmel Creek and Project Butterfly.

12. **ACTION RELATIVE TO EXECUTIVE SESSION:**

- 12A. Consideration and possible action relating to the Co-Op District and/or Project Butterfly.

13. **ADJOURNMENT**

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

CERTIFICATION

I certify that this notice of the April 19, 2018 Hutto City Council meeting was posted on the City Hall bulletin board of the City of Hutto on April 16, 2018 at _____.

Original Agenda Signed

Lisa Brown, City Secretary

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



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

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

CALL SESSION TO ORDER

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

ROLL CALL

The mayor called the roll.

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

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the United States and Texas flags were lead by Mayor Gaul.

PROCLAMATIONS

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

Official Proclamation

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

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

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

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

Now, Therefore, I, DOUG GAUL, MAYOR, of the City of Hutto, do hereby
proclaim the April 7, 2018 as

"GREAT HUTTO CLEANUP DAY"

in Hutto, and encourage all citizens and organizations to partner with Keep Hutto Beautiful to be involved in the Great Hutto Cleanup and help keep the Hutto Community a clean and beautiful place to live, work and play.

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

Official Proclamation

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

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

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

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

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

“CHILD ABUSE AWARENESS AND PREVENTION MONTH”

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

CITY COUNCIL COMMENTS

There were no comments by the council.

PUBLIC COMMENTS

There were no comments from the public.

CONSENT AGENDA ITEMS

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

Motion: Council Member Hines made a motion to approve the minutes. Councilmember Killough seconded the motion.

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

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

Motion: Council Member Hines made a motion to approve the minutes. Councilmember Killough seconded the motion.

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

REGULAR AGENDA ITEMS:

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

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

- 9B. Consideration of a public hearing and possible action on the first reading of an ordinance approving the Planned Unit Development (PUD) zoning ordinance

amendment for the Hutto Crossings PUD, 465.00 acres, more or less, of land, located at the southwest corner of Chris Kelley Boulevard and US 79 West.

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

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

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Lucio Valdez
	Absent	Councilmember Nathan Killough
	Nays	None

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

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

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

Motion: Councilmember Jordan made a motion to dispense with the second reading of the ordinance. Councilmember Valdez seconded the motion.

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose
--------------	------	--

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

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

9E. Consideration and possible action on the first reading of an ordinance regarding the proposed annexation of the Overton-Wolter Tracts, 181.33 acres, more or less, of land, out of the John Dykes Survey, Abstract No. 186, located on the east side of CR 11 9, adjacent to the northeast boundary of the Hutto-parke Subdivision. (Carolyn Horner)

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Hines Councilmember Scott Rose Councilmember Terri Grimm
--------------	------	---

	Councilmember Tim Jordan
	Councilmember Nathan Killough
	Councilmember Lucio Valdez
Nays	None

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

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul
		Mayor Pro-tem Hines
		Councilmember Scott Rose
		Councilmember Terri Grimm
		Councilmember Tim Jordan
		Councilmember Nathan Killough
		Councilmember Terri Grimm
	Nays	None

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul
		Mayor Pro-tem Hines
		Councilmember Scott Rose
		Councilmember Terri Grimm
		Councilmember Tim Jordan
		Councilmember Terri Grimm
	Absent:	Councilmember Nathan Killough
Nays	None	

Action: The motion carried with 6 ayes and 0 nays.

RESOLUTIONS:

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

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

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

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

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

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

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

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

CITY MANAGER COMMENTS

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

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

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

Anthony Emadi, CFO, presented the monthly Budget Line Items

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

Anthony Emadi, CFO, presented the February Financial Statements.

The meeting was recessed at 7:55p.m. for an Executive Session.

EXECUTIVE SESSION

- 12A. Executive Session, as authorized by Texas Government Code, Section 551.071, regarding consulting with an Attorney, and Section 551.087, economic development negotiations related to the Co-Op District and Project Butterfly.

The Council returned from Executive Session and the meeting was reconvened at 9:49 p.m.

ACTION RELATIVE TO EXECUTIVE SESSION

- 13A. Consideration and possible action relating to the Co-Op District and/or Project Butterfly.

No action was taken in Executive Session.

ADJOURNMENT

With no other business to conduct, the meeting was adjourned at 9:50 p.m.

CITY OF HUTTO

Doug Gaul, Mayor

APPROVED

Lisa L. Brown, City Secretary



**CITY COUNCIL
MEETING MINUTES
MARCH 29, 2018**

The Hutto City Council met in a special called session on Thursday, March 29, 2018, in the Hutto City Council Chamber, 401 W. Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

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

ROLL CALL

The mayor called the roll.

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

Members of staff that were present were Odis Jones, City Manager, Helen Ramirez, Assistant City Manager, Anthony Emadi, Chief Financial Officer, and Lisa Brown, City Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the United States and Texas flags were lead by Mayor Gaul.

CITY COUNCIL COMMENTS

There were no comments from the council.

REGULAR AGENDA ITEMS

RESOLUTION:

- 11A. Consideration and possible action on a resolution concerning the 2016-2017 Comprehensive Annual Financial Reports and Audit.

Anthony Emadi, Chief Financial Officer, made the staff presentation. Mr. Emadi highlighted the City's net revenue increased \$5.1 million, total capital assets increased by approximately \$13.74 million, with the City investing \$7.5 million. The City's outside capital contributions revenue was up over the prior year by approximately \$2.1 million with \$838,407 due to an increase in property taxes, and \$748,329 due to an increase in sales tax. The TMRS retirement plan has stayed strong at 86.04% funded. The total net position at year end was approximately \$82.438 million with the vast majority or approximately \$73 million representing net investments in capital assts. Mr. Emadi outlined the audit process, the final audit recommendations, and the results, which the City received an unmodified report.

Motion: Council Member Hines made a motion to approve the resolution concerning the

2016-2017 Comprehensive Annual Financial Reports and Audit. Councilmember Jordan seconded the motion.

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan
	Absent	Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

Action: The motion carried with 5 ayes, 0 nays 2 absent.

OTHER BUSINESS:

11A. Consideration and possible action on appointments to the Library Advisory Board, Historic Preservation Commission and the Economic Development Corporation Board.

Motion: Council Member Grimm made a motion to appoint Patricia Elassar and Kathi Shilling to the Library Advisory Board. Councilmember Hines seconded the motion.

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Tom Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan
	Absent	Councilmember Nathan Killough Councilmember Lucio Valdez
	Nays	None

Action: The motion carried with 5 ayes, 0 nays and 2 absent.

Motion: Council Member Grimm made a motion to appoint Patricia Elassar and Kathi Shilling to the Library Advisory Board. Councilmember Rose seconded the motion.

<u>Vote:</u>	Ayes	Mayor Doug Gaul Mayor Pro-tem Hines Councilmember Scott Rose Councilmember Terri Grimm Councilmember Tim Jordan
	Absent	Councilmember Nathan Killough Councilmember Lucio Valdez

Nays

None

Action: The motion carried with 5 ayes, 0 nays, and 2 absent

ADJOURNMENT

With no other business to conduct, the meeting was adjourned at 7:15 p.m.

CITY OF HUTTO

APPROVED

Doug Gaul, Mayor

Lisa L. Brown, City Secretary



**CITY COUNCIL WORK SESSION
MEETING MINUTES
MARCH 10, 2018**

The Hutto City Council met in a regular session on Saturday, March 10, 2018, in the Hutto City Council Chamber, 401 W Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Mayor Gaul called the session to order at 9:00 a.m.

ROLL CALL

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

Members of staff that were present were Odis Jones, City Manager; Helen Ramirez, Assistant City Manager; Byron Frankland, Chief of Police; Scot Stromsness, Managing Director of Public Works; Carroll Menasco, Human Resources Director; Eliska Padilla, Executive Director of Communications and Marketing; Ashley Lumpkin, Executive Director of Business and Development Services; Anthony Emadi, Chief Financial Officer; David Magana, Executive Director of Engineering and Public Works; and Sydawnie Douglass, Interim Assistant City Secretary.

WORK SESSION

5A. Discussion regarding the draft Hutto Strategic Plan and Execution Guide.

Jason Gray, with JD Gray Group, LLC, presented on the Strategic Plan and Execution Guide. The agenda included a progress update, an overview of the 4 strategic perspectives, a discussion of roles for implementation, and an overview of new goals.

Staff and Council participated in a facilitated exercise by Mr. Gray discussing each of the strategic focus areas. Those included: Well Balances & Diversified Economy, Public Safety, Fiscal Responsibility, Quality of Life and Service, and Infrastructure and Growth.

The meeting concluded with the discussion of the current goals and suggestions for new goals.

CITY OF HUTTO

APPROVED

Doug Gaul, Mayor

Lisa L. Brown, City Secretary

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7B. **AGENDA DATE:** April 19, 2018

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

ITEM:

Consideration and possible action on a resolution approving the proposed WCESD3 Swindoll Station Subdivision Final Plat, 3.355 acres, more or less, of land, one commercial lot, located at FM 1660 South and Swindoll Lane. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The WCESD#3 Swindoll Station Subdivision is proposing a 3.355 acre subdivision consisting of 1 non-residential lot. The proposed subdivision is located on Swindoll Lane, north of the Farley Middle School.

Access to the site will be along Swindoll Lane. Water and wastewater are available to the site.

The remaining comments on the plat are regarding easements. The temporary construction easement and a new wastewater easement must be shown on the face of the plat. These items can be addressed prior to recordation.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - WCESD3 Swindoll Station Subdivision Final Plat](#)
2. [Exhibit A - WCESD3 Swindoll Station Subdivision Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "WCESD3 SWINDOLL STATION SUBDIVISION FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the plat known as "WCESD3 Swindoll Station Subdivision Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **19th** day of the month **April, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

SWINDOLL STATION SUBDIVISION
FINAL PLAT
CITY OF HUTTO, TEXAS

FARM-TO-MARKET ROAD 1660
"2.518 ACRES"
FARM-TO-MARKET ROAD 1660
RIGHT-OF-WAY (VARYING WIDTH)
384/608 DRWC

"186.17 ACRES"
(UND. 1/3 INT. TO REMAING 3/4 INT.)
SPECIAL WARRANTY DISTRIBUTION DEED -
STUART GREGORY FARLEY
TO
STUART GREGORY FARLEY, HAL PATRICK
FARLEY AND NINA DIANA FARLEY
4-29-1997 DOC.# 9720120 ORWC

"28.58 ACRES"
(UND. 1/2 INT. TO GRANTORS UND. 1/3 INT.)
GWD - HAL PATRICK FARLEY
TO
STUART GREGORY FARLEY
5-16-2006 DOC.# 2006040534 OPRWC

"186.17 ACRES"
(UND. 1/4 INT. OF THE FARLEY FAMILY TRUST)
GWD - HAL PATRICK FARLEY AND STUART
GREGORY FARLEY, TRUSTEES OF THE FARLEY
FAMILY TRUST
TO
HAL PATRICK FARLEY, STUART GREGORY
FARLEY AND NINA BATES
3-14-2003 DOC.# 2003028462 OPRWC

W ROL
"7.0226 ACRES"
ORDINANCE NO. 0-16-08-18-9A
CITY OF HUTTO
TO
THE PUBLIC
ZONING CHANGED FROM B-2 TO MF
8-23-2016 DOC.# 2016079126 OPRWC
(CURRENTLY APPROVED AS STATESTREET
HOUSING SUBDIVISION BUT NOT RECORDED)

LINE TABLE		
LINE	LENGTH	BEARING
L1	98.07	S70°28'26"E
L2	176.51	S81°58'35"E
L3	33.21	S17°29'06"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	65.81	327.50	011°30'49"	33.02	S76°13'50"E	65.70
C2	39.27	25.00	090°00'00"	25.00	S37°01'20"E	35.36

ABBREVIATIONS

FND. - FOUND
I.R. - IRON ROD
F.P. - FENCE POST
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
P.O.B. - PLACE OF BEGINNING
P.O.C. - PLACE OF COMMENCING

- NUMBER OF BLOCKS - 1
- NUMBER OF LOTS - 1
- AREA - 3.355 ACRES
- SITE ADDRESS: SWINDOLL LANE, HUTTO,
TEXAS 78634
- ZONING - B-2, GENERAL COMMERCIAL
- NEW ROADWAY - 0 LF
- LOT USE - FIRE STATION

MONUMENT LEGEND:

- 1/2" IRON ROD SET (CAPPED "BRYAN TECH SERVICES")
- IRON ROD FOUND
- △ 60D NAIL FND IN WASHER AT 8" CREOSOTE F.P.

S76°51'53"E 61.35'-

709 61,

HUTTO CITY LIMITS

776.15' (C = 1.1)

NO 7 S
"1.48 ACRES - PATRICIA ANN SMITH
DEDICATION - MALONE
TO
PUBLIC - 2296 OPRWC

THE 2007/002-
DOC.# "8.285 ACRES"
WD - PATRICIA ANN SHARPE MALONE
P. PEREZ AND MARTHA G. PEREZ
FRANCISCO J. PEREZ AND DOC.# 2013088318 OPWR
09-09-2013

-S76°51'53"E 61.35

"8.285 ACRES"
WD - PATRICIA ANN SHARPE MALONE
TO
FRANCISCO J. PEREZ AND MARTHA G. PEREZ
CO. 09-2013 DOC. # 2013088318 OPRWC

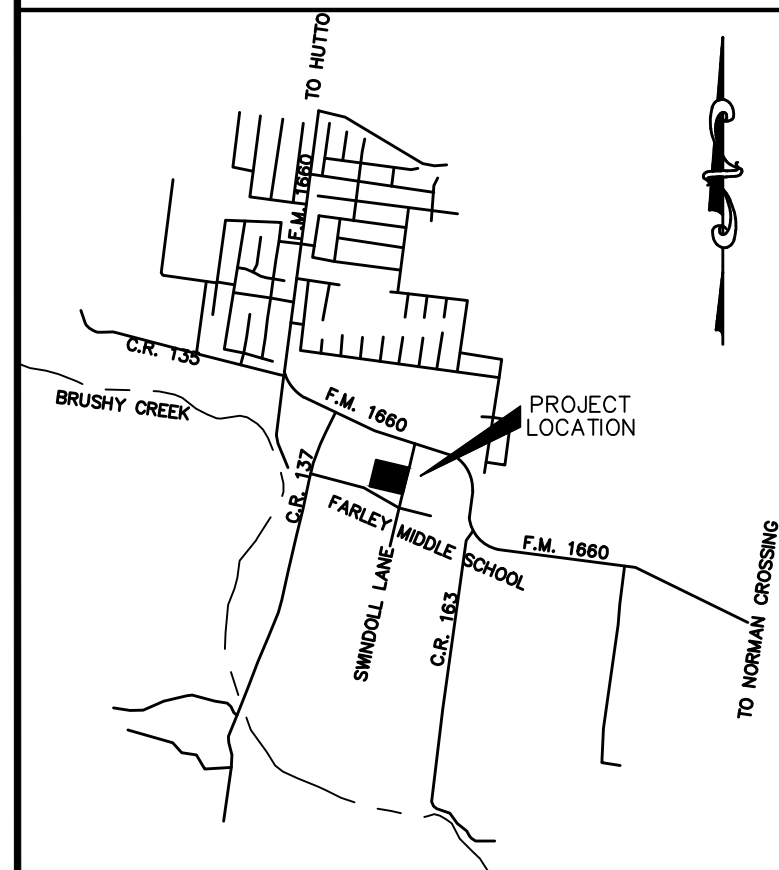
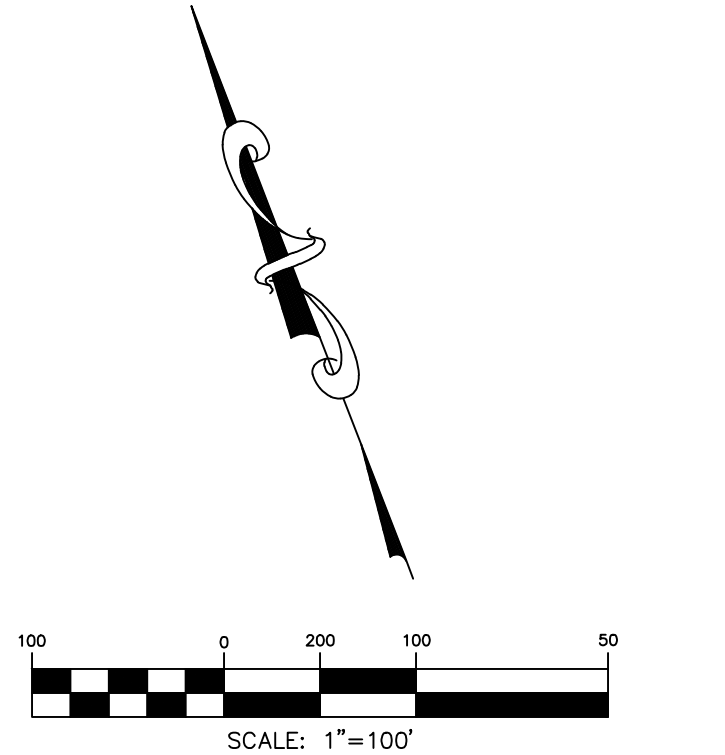
- TBM NO.1
BOX CUT ON TOP
OF CURB
ELEVATION = 610.98

NOTE:
COORDINATES AND BEARINGS SHOWN
HEREON BASED ON TEXAS STATE
PLANE COORDINATES SYSTEM (CENTRAL
ZONE 4203, NAD 83/93 ADJUSTMENT)
VERTICAL DATUM BASED ON NGVD 88
DATUM. DISTANCES ARE EXPRESSED AS GRID
VALUES

Received 3/21/18



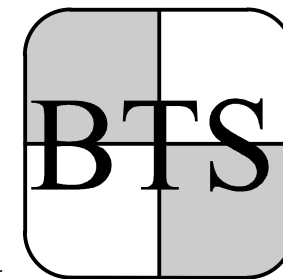
SHEET 1 OF 2



LOCATION MAP - 1" = 3000'

- OWNER: STUART GREGORY FARLEY, HAL PATRICK FARLEY AND NINA BATES PO BOX 22309, SACRAMENTO, CA 95822
- DEVELOPER: WILLIAMSON COUNTY E.S.D. #3, CHIEF SCOTT D. KERWOOD, 501 EXCHANGE BLVD., HUTTO, TX 78634
- ENGINEER: TERRY HAGOOD, P.E., HAGOOD ENGINEERING, 900 EAST MAIN, ROUND ROCK, TX 78664

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

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

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

NO.	DATE	REVISIONS	BY
DRAWN BY: BLB		CHECKED BY: BLB	
SCALE: 1" = 100'		APPROVED BY: BLB	
PROJECT NO. 18-136		DATE: 3-5-2018	

WCESD #3 SWINDOLL STATION SUBDIVISION
BEING 3.355 ACRES IN THE WILLIAM CATLIN SURVEY, A-121
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSEDLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
3. A 5' P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO UDC REQUIREMENTS.
7. A FIVE-FOOT SIDEWALK SHALL BE CONSTRUCTED ALONG SWINDOLL LANE.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. UTILITY PROVIDERS FOR THIS SITE ARE WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR; NATURAL GAS: ATMOS
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY F.I.R.M. MAP NO. 48491C0520E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85%

ENGINEER'S CERTIFICATE

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

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

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

TERRY R. HAGOOD, P.E., LICENSED PROFESSIONAL ENGINEER
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK, TX 78634
(512) 244-1546

SURVEYOR'S CERTIFICATE

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND
CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY
AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY
SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON
_____, 2018.

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

BRUCE LANE BRYAN

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

OWNER

STATE OF CALIFORNIA §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF SACRAMENTO §

THAT, STUART GREGORY FARLEY, CO-OWNER OF THE CERTAIN 3.355 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2006040534 AND NO. 2003028462 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, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS WCESD #3 SWINDOLL STATION SUBDIVISION.

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

_____ AUTHORIZED PERSON

_____ PRINTED NAME
THE STATE OF CALIFORNIA
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF CALIFORNIA

PRINTED NAME
MY COMMISSION EXPIRES: _____

OWNER
STATE OF CALIFORNIA §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF SANTA BARBARA §

THAT, HAL PATRICK FARLEY, CO-OWNER OF THE CERTAIN 3.355 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2006040534 AND NO. 2003028462 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, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS WCESD #3 SWINDOLL STATION SUBDIVISION.

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

_____ AUTHORIZED PERSON

_____ PRINTED NAME

THE STATE OF CALIFORNIA
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF CALIFORNIA

PRINTED NAME
MY COMMISSION EXPIRES: _____

O WNER
STATE OF CALIFORNIA §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF MADERA §

THAT, NINA BATES, CO-OWNER OF THE CERTAIN 3.355 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2006040534 AND NO. 2003028462 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, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS WCESD #3 SWINDOLL STATION SUBDIVISION.

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

AUTHORIZED PERSON

PRINTED NAME

THE STATE OF CALIFORNIA
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF CALIFORNIA

PRINTED NAME
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

March 1, 2018

3.355 ACRES

These notes describe that certain tract of land located in the WILLIAM GATLIN SURVEY, Texas within the corporate city limits of Hutto, Texas, further described as a part of a General Warranty Deed from Hal Patrick Farley to Stuart Gregory Farley dated 5-16-2003, Official Public Records of Williamson County (OPRWC), also referred to in Document No. 10-14-2003, of record in Documents 2003108291, 2003108292 and 2003108293, Official Records of Williamson County (ORWC), being surveyed on the ground under the a Professional Land Surveyor No. 4249, during the months of February and March, 2018 as follows:

COMMENCING at a found $\frac{1}{2}$ "iron rod (capped) (North = 10,162,750.512 feet - East = 37,702.226 Acres"described in City of Hutto Ordinance No. 0-16-08-18-9A as recorded in the line of a called "35.67 Acres"conveyed in a General Warranty Deed from Stuart Gregory Farley dated 10-14-2003, of record in Documents 2003108291, 2003108292 and 2003108293, corner of said "7.0226 Acres", same being the Northwest corner of said "35.67 Acres"ir bearing North 70° 28' 27"West, a distance of 800.00 feet; THENCE South 70° 28' 27"East a distance of 556.98 feet to THE PLACE OF BEGINNING of this description; set a $\frac{1}{2}$ "iron rod being the Southwest corner of subject tract;

THENCE North 08° 00' 46"East with the West line of subject tract, over and across said $\frac{1}{2}$ "iron rod (capped "Bryan Tech Services") at same corner, being the Northwest corner of said "7.0226 Acres" in said East line of Williamson County Road No. 1266.99 feet;

THENCE with the North line of subject tract, over and across said "28.58 Acres", as follows:

- South 70° 28' 26"East98.07 feet to a set $\frac{1}{2}$ "iron rod (capped "Bryan Tech Services")
- With said curve to the left, having a radius of 327.50 feet, an arc length of 65.8 feet and a chord length of 65.70 feet to a set $\frac{1}{2}$ "iron rod (capped "Bryan Tech Services"),
- South 81° 58' 35"East176.51 feet to a set $\frac{1}{2}$ "iron rod (capped "Bryan Tech Services")
- With said curve to the right, having a radius of 25.00 feet, an arc length of 39.2 feet and a chord length of 35.36 feet to a set $\frac{1}{2}$ "iron rod (capped "Bryan Tech Services") in right-of-way dedication (known as Swindoll Lane) from Patricia Ann Sharpe Malone to the No. 2007002296, OPRWC, same being the West line of a called "8.285 Acres"conveyed in to Francisco J. Perez and Martha C. Perez dated 09-09-2013 and recorded in Document No. (capped "5784") at the Northeast corner of both the "1.48 Acres"and "8.285 Acres"bearing 76° 51' 53"East, 61.35 feet;

THENCE South 07° 58' 40"West with the common line of said "1.48 Acres"- Swindoll Lane 376.54 feet to a found 60d nail in washer (at the base of an 8"creosote fence post), "Acres"- Swindoll Lane; a found $\frac{1}{2}$ "iron rod at the Southeast corner of said "1.48 Acres" 61.35 feet;

THENCE South 17° 29' 06"West, continuing with said common line of said "1.48 Acres"- distance of 33.21 feet to a found $\frac{1}{2}$ "iron rod (capped) at the Southeast corner of said aforementioned "35.67 Acres"Hutto ISD tract;

THENCE North 70° 28' 27"West with the common line of said "28.58 Acres"and "35.67 Acres" BEGINNING containing according to the dimensions herein stated an area of 3.355 Acres

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

DOUG GAUL, MAYOR DATE

LISA L. BROWN, CITY SECRETARY DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

CAROLYN HORNER, AICP, DIRECTOR DATE

COUNTY CLERK

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

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

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

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

BY: _____ DEPUTY

Received 3/21/18

HUTTO CITY OF
WWW.HUTTOTX.GOV

LEGAL DESCRIPTION

ABSTRACT No. 271, situated in Williamson County, and out of a called "28.58 Acres" conveyed in a 2006 and recorded in Document No. 2006040534, 2003028462, OPRWC and Document No. 9720120, under direct supervision of Bruce Lane Bryan, Registered Surveyor, and being more fully described as follows:

1,175,377.431) at the Southeast corner of a called Document No. 2016079126, OPRWC in the North Farley, et al to Hutto Independent School District OPRWC; found a 1/2" iron rod at the Southwest corner of the East line of Williamson County Road No. 137, east with said North line said "35.67 Acres", a rod (capped "Bryan Tech Services") at same corner, and

1 "28.58 Acres", a distance of 387.61 feet to a set of subject tract; found a 1/2" iron rod at the 137 bearing North 70° 25' 40" West, a distance of

Notes:

(s") at the beginning of a curve to the left, 1 feet, a chord bearing of South 76° 13' 50" East

(s") at the beginning of a curve to the right and 7 feet, a chord bearing of South 37° 01' 20" East on the West line of a called "1.48 Acres" conveyed a the Public deed 01-04-2007 of record in Document in a Warranty Deed from Patricia Ann Sharpe Malone nt No. 2013088318, OPRWC; found a 1/2" iron rod aring North 07° 58' 40" East, 399.61 feet and South

ne", "8.285 Acres" and "28.58 Acres", a distance of same being the Southwest corner of said "1.48 s"—Swindoll Lane bears South 76° 51' 53" East,

Swindoll Lane, "8.285 Acres" and "28.58 Acres", a "28.58 Acres", same being the Northeast corner of

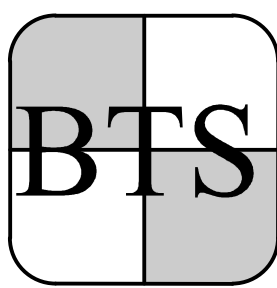
Acres", a distance of 365.10 feet to the PLACE OF s of Land.

SHEET 2 OF 2

**WCESD #3 SWINDOLL STATION SUBDIVISION
FINAL PLAT
BEING 3.355 ACRES IN THE WILLIAM
GATLIN SURVEY, A-121
CITY OF HUTTO, WILLIAMSON COUNTY,
TEXAS**

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN
TAYLOR, TX 76574



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

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

NO.	DATE	REVISIONS	BY

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: N/A	APPROVED BY: BLB
PROJECT NO. 17-767	DATE: 3-5-2018

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

7C.

AGENDA DATE: April 19, 2018

PRESENTED BY:

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

ITEM:

Consideration and possible action on a resolution approving the proposed Singh Subdivision Preliminary Plat, 6.06 acres, more or less, of land, one commercial lot, located within Hutto's extraterritorial jurisdiction (ETJ) on Mager Lane at CR 136. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Singh Subdivision Preliminary Plat is located at the intersection of CR 136 and 132 in the City's Extraterritorial Jurisdiction (ETJ). The Plat proposes one lot on approximately 6 acres.

CR 132 is identified as a minor arterial and CR 136 is identified as a major collector on the City's Thoroughfare Plan. This Plat depicts right-of-way dedication of 60 feet along CR 132 and approximately 24 feet along CR 136. The subject property is located within City of Hutto Water CEN and will be serviced by the City for water. Sewer will be through on-site septic.

This plat has been reviewed by City staff and Williamson County and all comments have been addressed.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018. The motion passed 5:1.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Singh Subdivision Preliminary Plat](#)
2. [Exhibit A - Singh Subdivision Preliminary Plat](#)

RESOLUTION NO.

**A RESOLUTION APPROVING THE PRELIMINARY PLAT KNOWN AS
"SINGH SUBDIVISION PRELIMINARY PLAT"; LOCATED WITHIN THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS.**

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

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

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

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

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

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

CONSIDERED and RESOLVED on this the **19th** day of the month **April, 2018**.

THE CITY OF HUTTO, TEXAS

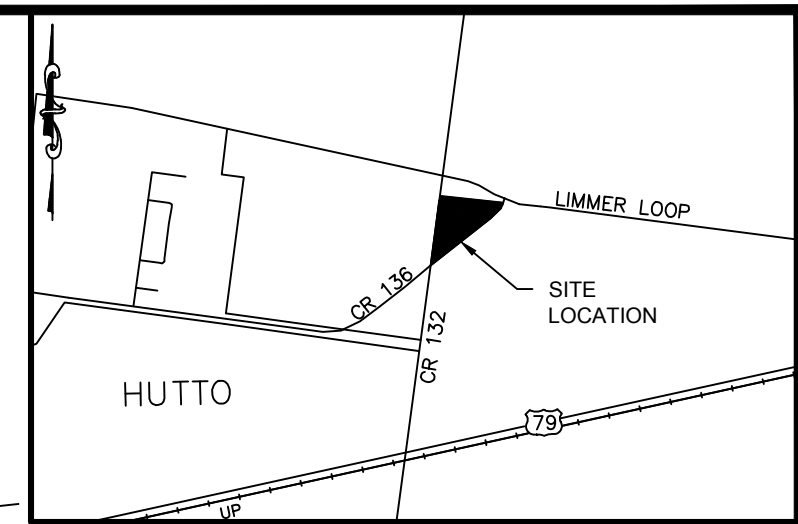
Doug Gaul, Mayor

ATTEST:

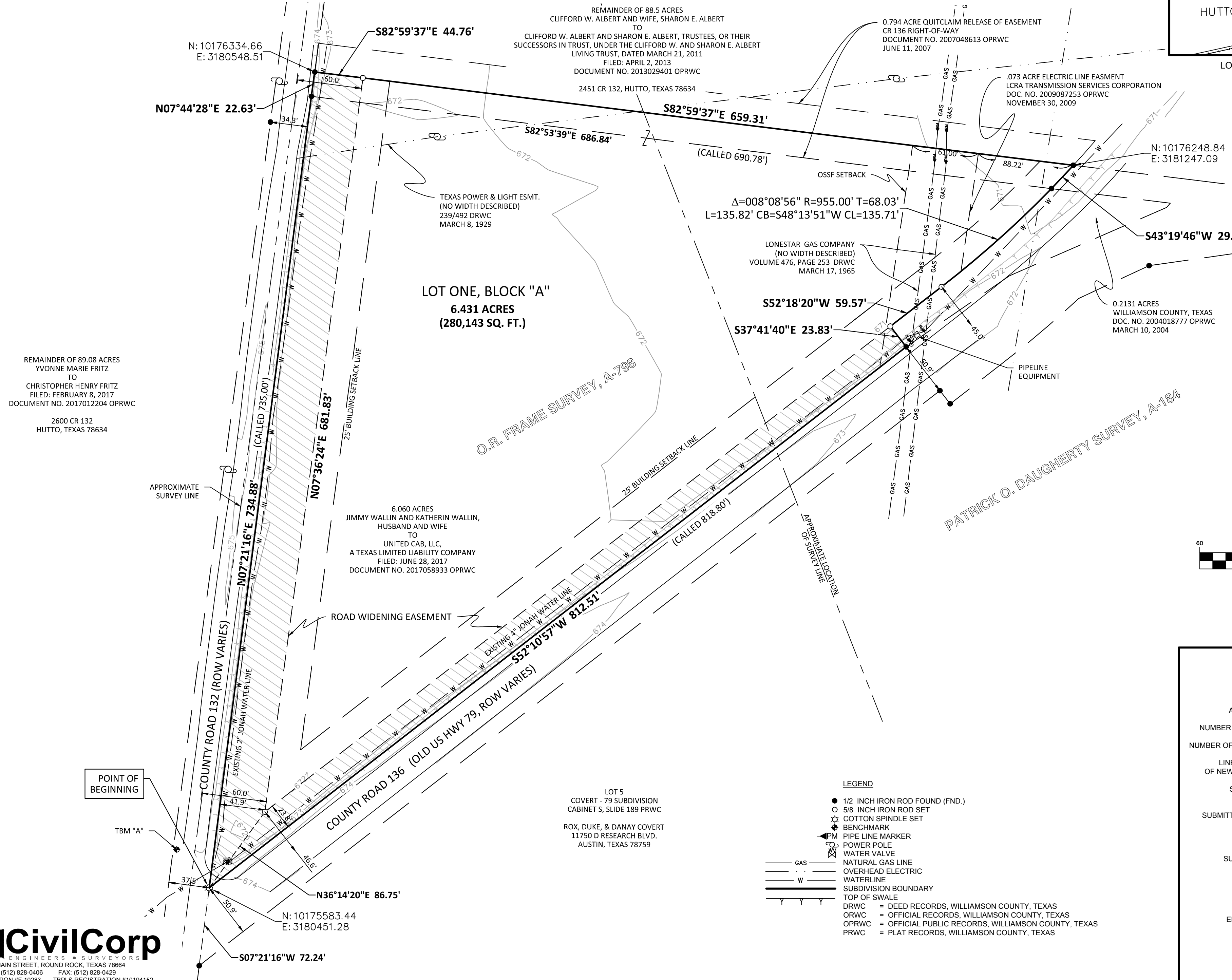
Lisa L. Brown, City Secretary

SINGH SUBDIVISION

A PRELIMINARY PLAT OF 6.431 ACRES OUT OF THE O.R. FRAME SURVEY, A-798
AND THE PATRICK O. DAUGHERTY SURVEY, A-184
(DOCUMENT NO. 2017058933 AND DOCUMENT NO. 2007048613 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS) CITY OF HUTTO ETJ., WILLIAMSON COUNTY, TEXAS



LOCATION MAP (NOT TO SCALE)



OWNER: UNITED CAB, LLC
18416 DRY BROOK LOOP
PFLUGERVILLE, TEXAS 78660
512-820-1697

ACREAGE: 6.431 ACRES (280,143 SQ. FT.)

NUMBER OF LOTS: 1

NUMBER OF BLOCKS: 1

LINEAR FEET
OF NEW STREET: NONE

SURVEYS: O.R. FRAME SURVEY, A-798
PATRICK O. DAUGHERTY SURVEY, A-184

SUBMITTAL DATE: NOVEMBER 16, 2017

SURVEYOR: COREY JOSEPH HALL, RPLS
CIVILCORP, LLC.
116 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 828-0406 / (512) 828-0429 fax

ENGINEER: LEON E. HOCH, PE
CIVILCORP, LLC.
116 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 828-0406 / (512) 828-0429 FAX

SINGH SUBDIVISION

A PRELIMINARY PLAT OF 6.431 ACRES OUT OF THE O.R. FRAME SURVEY, A-798
AND THE PATRICK O. DAUGHERTY SURVEY, A-184
(DOCUMENT NO. 2017058933 AND DOCUMENT NO. 2007048613 OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS) CITY OF HUTTO ETJ., WILLIAMSON COUNTY, TEXAS

BEING A 6.431 ACRE (280,143 SQUARE FOOT) TRACT OF LAND OUT OF THE O.R. FRAME SURVEY, ABSTRACT NO. 798 AND THE PATRICK O. DAUGHERTY (SOMETIMES CALLED O'DAUGHERTY) SURVEY, ABSTRACT NO. 184, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME 6.060 ACRE TRACT CONVEYED IN A GENERAL WARRANTY DEED FROM JIMMY WALLIN AND KATHERINE WALLIN TO UNITED CAB, LLC, FILED JUNE 28, 2017 AS RECORDED IN DOCUMENT NO. 2017058933 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND THE SOUTHERN PORTION OF A 0.794 ACRE TRACT IN A QUITCLAIM RELEASE OF EASEMENT (COUNTY ROAD 136 RIGHT-OF-WAY), FILED JUNE 11, 2007 AS RECORDED IN DOCUMENT NO. 2007048613 OPRWC, SAID 6.431 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a cotton spindle set for the South corner of the herein described tract, said cotton spindle being the South corner of said 6.060 acre tract, and being at the intersection of the North line of County Road 136 and the East line of County Road 132 from which a 1/2 inch diameter iron rod found for the Northwest corner of Lot 5 of the Covert - 79 Subdivision as recorded in Cabinet S, Slide 189 of the Plat Records of Williamson County bears South 07°21'16" West, a distance of 72.24 feet;

THENCE, North 07°21'16" East, with the West line of the said 6.060 acre tract and the East line of said County Road 132, a distance of 734.88 feet (deed call 735.00 feet) to a 1/2 inch diameter iron rod found for the North corner of said 6.060 acres, for the Southwest corner of said 0.794 acre tract, said iron rod being the North corner of said 6.060 acre tract and in the South line of the old North fork of County Road 136 (not in use);

THENCE, North 07°44'28" East, continuing along the East line of County Road 132, a distance of 22.63 feet, to a 1/2 inch diameter iron rod found for an angle point in the West line of said 0.794 acre tract, for the North corner of the herein described tract;

THENCE, South 82°59'37" East, through said County Road 136 (not in use), a distance of 672.40 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for a point in the North line of the herein described tract;

THENCE, South 82°59'37" East, a distance of 12.42 feet to a 1/2 inch diameter iron rod found for an angle point in the East line of said 0.794 acre tract, said iron rod being the East corner of the herein described tract;

THENCE, South 43°19'46" West, with the East line of said 0.794 acre tract, a distance of 29.57 feet, to a 1/2 inch iron rod with an aluminum cap found for the Northwest corner of a 0.2131 acre tract as conveyed in a special warranty deed from Jimmy Wallin, et ux to Williamson County, filed March 12, 2004, as recorded in Document No. 2004018777 OPRWC, for the East corner of said 6.060 acres and a point in the East line of the herein described tract;

THENCE, with the West line of said 0.2131 acre tract along a non-tangent curve to the right having a radius of 955.00 feet, a central angle of 08°08'56", an arc length of 135.82 feet, a tangent of 68.03 feet, and with a chord that bears South 48°13'51" West, a distance of 135.71 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for the point of terminus of said curve;

THENCE, South 52°18'20" West, continuing with the West line of said 0.2131 acre tract, a distance of 59.57 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "CIVILCORP" set for an interior corner of the herein described tract, said iron rod being the West corner of said 0.2131 acre tract;

THENCE, South 37°41'40" East, with the South line of said 0.2131 acre tract, a distance of 23.83 feet to a 1/2 inch diameter iron rod found for an exterior corner of the herein described tract, said iron rod being the South corner of said 0.2131 acre tract in the North line of County Road 136 and the South line of said 6.060 acre tract;

THENCE, South 52°10'57" West, with the North line of County Road 136 and the South line of said 6.060 acre tract, a distance of 812.51 feet (deed call 818.80 feet) to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 6.431 acres (280,143 square feet) of land, more or less.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUE. USE A SCALE FACTOR OF 0.9998840902 TO CONVERT TO SURFACE.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88(2012B), REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

BENCHMARK:
TBM "A" = COTTON SPINDLE SET IN POWER POLE (INVENTORY NO. AZ117004) LOCATED 46 FEET NORTHWEST OF THE SOUTH CORNER OF SUBJECT PROPERTY IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132. ELEVATION = 674.84"

- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF HUTTO.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITIES.
- ALL PUBLIC ROADS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- RURAL MAILBOXES SHALL BE SET THREE (3) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- 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.
- 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.

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

I, United Cab, LLC, sole owner of the certain 6.060 acre tract of land shown hereon and described in a deed recorded in Document No. 2017058933 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 replat 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 SINGH SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 2017.

Major Singh (owner)
18416 Dry Brook Loop
Pflugerville, Texas 78660

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.
GIVEN UNDER MY HAND and seal of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Notary Public printed or typed name SEAL

My commission expires on: _____

FLOOD NOTE:

This tract is not located within the Edwards Aquifer Recharge Zone.

No lot in this subdivision is encroached by any special flood hazard area inundated by the 100 year flood as identified by the U.S. Federal Emergency Management Agency (F.E.M.A.) flood insurance rate map, community panel number 48491C0175E, effective date September 26, 2008, for Williamson County, Texas, and indicates that the subject tract lies within Zone "X" unshaded (areas determined to be outside the 0.2% annual chance floodplain).

That I, Leon E. Hoch, do hereby certify that the information contained on this plat complies with the subdivision ordinances adopted by Williamson County, Texas.

Leon E. Hoch
Licensed Professional Engineer No. 82670

SURVEYOR'S CERTIFICATION:
That I, Corey Joseph Hall, 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 thereon were properly placed under my personal supervision. The attached Metes and bounds description results in a satisfactory mathematical closure.

Corey Joseph Hall
Registered Professional Land Surveyor 6362

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

J. Terron Evertson, PE, DR, CFM
County Engineer

Date

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

I, Dan A. Gattis, 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 Commissioner's 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.

Dan A Gattis, County Judge
Williamson County, Texas

Date

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

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 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 Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

7D.

AGENDA DATE: April 19, 2018

PRESENTED BY:

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

ITEM:

Consideration and possible action on a resolution approving the proposed Star Ranch Commercial Block C Lot 8 Final Plat, 2.67 acres, more or less, of land, one commercial lot, located within Hutto's extraterritorial jurisdiction at the southwest intersection of Star Ranch Boulevard and SH-130. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Final Plat for Star Ranch Commercial Block C Lot 8 is located near the southwest intersection of Star Ranch Boulevard and SH130. Star Ranch is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a Strategic Partnership Agreement and Limited Purpose Annexation (SPA/LPA) which includes a Concept Plan and sets vesting to the 2002 Subdivision Ordinance.

The Final Plat proposes 1 lot on approximately three acres. Access to SH130 will be subject to TxDOT review and approval. While shared access easements, which would allow for internal drive aisles are not proposed with this plat, this can be done at a later time between adjacent lot owners. Water and wastewater is provided by Williamson County Water, Sewer, Irrigation, and Drainage District (WCWSIDD) No. 3.

The Preliminary Plat is currently under consideration and if approved, this Final Plat will be in compliance with the Preliminary.

This plat has been reviewed by City staff and Williamson County and all City comments have been addressed. Prior to being placed on an agenda for City Council, the applicant must provide documentation that all County comments have been addressed. With the exception of County comments, the proposed Final Plat is in compliance with the applicable subdivision regulations and the SPA/LPA agreement.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Star Ranch Commercial Block C Lot 8 Final Plat](#)
2. [Exhibit A - Star Ranch Commercial Block C Lot 8 Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT KNOWN AS "STAR RANCH COMMERCIAL BLOCK C LOT 8 FINAL PLAT"; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the final plat known as "Star Ranch Commercial Block C Lot 8", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

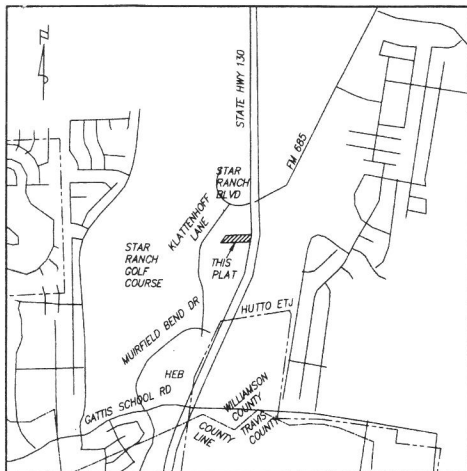
CONSIDERED and RESOLVED on this the **19th** day of the month **April**, 2018.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary



LOCATION MAP
SCALE: 1" = 2000'

PLAT OF
STAR RANCH, BLOCK C, LOT 8

SCALE: 1" = 100'



1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE 2006 ZONING ORDINANCE. A FIFTY (50) FOOT SETBACK LINE IS REQUIRED ALONG STATE HIGHWAY 130.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL SIDE PROPERTY LINES. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES. A 35' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG STATE HIGHWAY 130.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. WATER WILL BE AVAILABLE THROUGH WQWSD No. 3 AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE.
6. WASTEWATER WILL BE AVAILABLE THROUGH WQWSD No. 3 AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE.
7. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATED MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE 9-26-2008 BY WILLIAMSON COUNTY, TEXAS.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF 10 FEET.
10. 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.
11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE. CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
12. 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.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS.
15. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
16. MAXIMUM IMPERVIOUS COVER IS 65%.
17. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
18. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION 811.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
19. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THE SUBDIVISION, THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

(WILLIAMSON HEALTH REALTY, LLC)
STAR RANCH COMMERCIAL
LOT 1 BLOCK C
DOC. NO. 2013106330, OPRWC

CS. H. NEELEY SURVEY,
TRACT No. 485
D. WALLING SURVEY,
TRACT No. 675

TACK DEVELOPMENT, LTD.
TRACT 2 (48.8642 ACRES)
DOC. NO. 2003031850
OPRWC

TACK DEVELOPMENT, LTD.
5.143 ACRES (LESS 2.166 ACRES)
DOC. NO. 2006040183
OPRWC

LOT 8, BLOCK C
(COMMERCIAL - 2.67 ACRES)

EARL W. KLATTENHOFF
238.721 ACRES
VOLUME 1571, PAGE 380, DRWC
VOLUME 10393, PAGE 543, DRTC

STATE HIGHWAY 130
STATE OF TEXAS
2.166 ACRES
DOC. NO. 2006040183 OPRWC
(RIGHT OF WAY VARIES)

- LEGEND
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - = FOUND IRON ROD
 - IRF = FOUND IRON ROD
 - TXDOT = FOUND IRON ROD WITH TEXAS DEPT OF TRANSPORTATION CAP
 - BL = BUILDING SETBACK LINE
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

SITE DATA:
AREA OF THIS PLAT: 2.67 ACRES
LINEAR FEET OF NEW STREETS: 0

OWNER
TACK DEVELOPMENT, LTD.
2490 FM 685
HUTTO, TEXAS 78634

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C1	189.31	3343.41	374.39"	S08109°23'W

DATE: DECEMBER 2017 SCALE: 1" = 100'

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

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

RECEIVED FEB 07 2018

SHEET 1 OF 2 SHEETS

F-10015400

PLAT OF
STAR RANCH, BLOCK C, LOT 8

THAT PART OF THE N. D. WALLING SURVEY, ABSTRACT No. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 48.8642 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THAT 5.143 ACRE TRACT (LESS AND NOT INCLUDING 2.166 ACRES) CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2006040183 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 3/4" iron rod found in the Southerly Line of said 48.8642 Acre Tract at the Southeast Corner of Lot 1, Block C, Star Ranch Commercial, according to the plat thereof recorded in Document No. 2013106330 of the Official Public Records of Williamson County, Texas;

THENCE N.35°48'11"E. along the Southeasterly Line of said Lot 1 and across said 48.8642 Acre Tract a distance of 236.74 feet to a 1/2" iron rod set;

THENCE N.87°37'35"E. across said 48.8642 Acre Tract (at 245.02 feet pass the West Line of said 5.143 Acre Tract and continue across said 5.143 Acre Tract) in all a distance of 567.24 feet to the West Line of said 2.166 Acre Tract and to a point on a non-tangent curve to the right in the West Line of State Highway 130;

THENCE southerly along the arc of said curve, the West Line of said 2.166 Acre Tract, and the West Line of State Highway 130, a distance of 189.31 feet, said curve having a radius of 334.41 feet, a central angle of 0°14'39" and a chord bearing S.08°09'23"W, feet to an iron rod found with TxDOT cap found in the South Line of said 5.143 Acre at the Southwest Corner of said 2.166 Acre Tract;

THENCE S.87°37'35"W. along the South Line of said 5.143 Acre Tract (at 330.16 feet pass a 1/2" iron rod found at the Southwest Corner of said 5.143 Acre Tract and continue along the Southerly Line of said 48.8642 Acre Tract) in all a distance of 678.97 feet to the said Point of Beginning.

Containing 2.67 acres, more or less,

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 10 DAY OF FEB, 2018

John K. Weigand
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793



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

I, ISRAEL RAMIREZ, 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 6 DAY OF FEB, 2018

Israel Ramirez
ISRAEL RAMIREZ
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793



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

TACK DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2006040183 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE SOLE OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY SUBDIVIDE 2.67 ACRES OUT OF SAID SAID TRACTS AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS STAR RANCH, BLOCK C, LOT 8.

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

BY: TACK DEVELOPMENT, LTD.

BY: _____
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM 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 ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME SEAL

MY COMMISSION EXPIRES ON: _____

APPROVAL
CITY OF HUTTO

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

DOUG GAUL, DATE
MAYOR

CITY SECRETARY DATE
SETH GIPSON

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS ____ DAY OF _____, 20____

HELEN RAMIREZ, AICP
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS 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 STREETS, 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 AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

NANCY RISTER, COUNTY CLERK,
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 2018

WILLIAMSON COUNTY ADDRESSING COORDINATOR

RECEIVED FEB 07 2018

SHEET 2 OF 2 SHEETS

DATE: JULY 14, 2017	
RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817 F-9784	
RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817	

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

7E.

AGENDA DATE: April 19, 2018

PRESENTED BY:

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

ITEM:

Consideration and possible action on a resolution approving the proposed Star Ranch Commercial Block C Lots 2-8 Preliminary Plat, 12.26 acres, more or less, of land, seven commercial lots, located within Hutto's extraterritorial jurisdiction on Star Ranch Boulevard at Klattenhoff Lane. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Star Ranch area is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a Strategic Partnership Agreement and Limited Purpose Annexation (SPA/LPA) which includes a Concept Plan and sets vesting to the 2002 Subdivision Ordinance. A Preliminary Plat must be in compliance with these documents.

The Preliminary Plat for Star Ranch Commercial Block C Lots 2-8 is located on the southwest intersection of SH130 and Star Ranch Boulevard in the City's ETJ. The Plat proposes 7 lots on approximately 12 acres.

No new streets are proposed with this subdivision. Access along Klattenhoff Lane and Star Ranch Boulevard will be subject to driveway spacing standards from the applicable subdivision regulations. Access along SH130 will be subject to TxDOT approval and permitting. While shared access easements, which would allow for internal drive aisles are not proposed with this plat, this can be done at a later time between adjacent lot owners. Water and wastewater is provided by Williamson County Water, Sewer, Irrigation, and Drainage District (WCWSIDD) No. 3.

The proposed Preliminary Plat is in compliance with the approved Concept Plan, Strategic Partnership Agreement, Limited Partnership Agreement, and applicable subdivision regulations.

This plat has been reviewed by City staff and Williamson County. All comments have been addressed in the proposed Preliminary Plat is in compliance with the approved Concept Plan, SPA/LPA, and applicable subdivision regulations.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Star Ranch Commercial Block C Lots 2-8 Preliminary Plat](#)
2. [Exhibit A - Star Ranch Commercial Block C Lots 2-8 Preliminary Plat](#)

RESOLUTION NO.

**A RESOLUTION APPROVING THE PRELIMINARY PLAT KNOWN AS
"STAR RANCH COMMERCIAL BLOCK C LOTS 2-8"; LOCATED WITHIN
THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO,
WILLIAMSON COUNTY, TEXAS.**

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the preliminary plat known as "Star Ranch Commercial Block C Lots 2-8", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

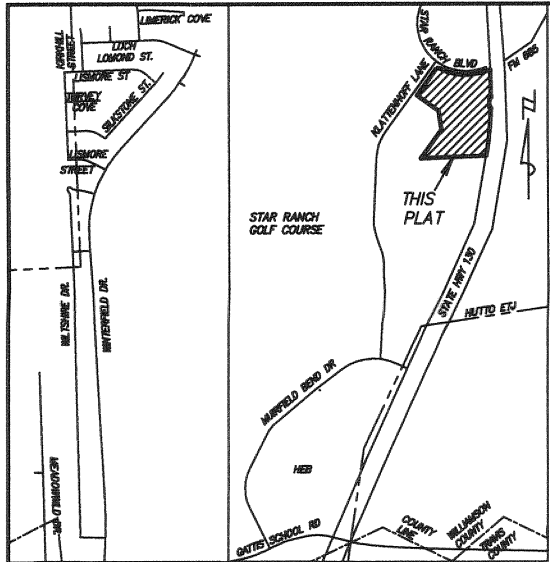
CONSIDERED and RESOLVED on this the **19th** day of the month **April, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

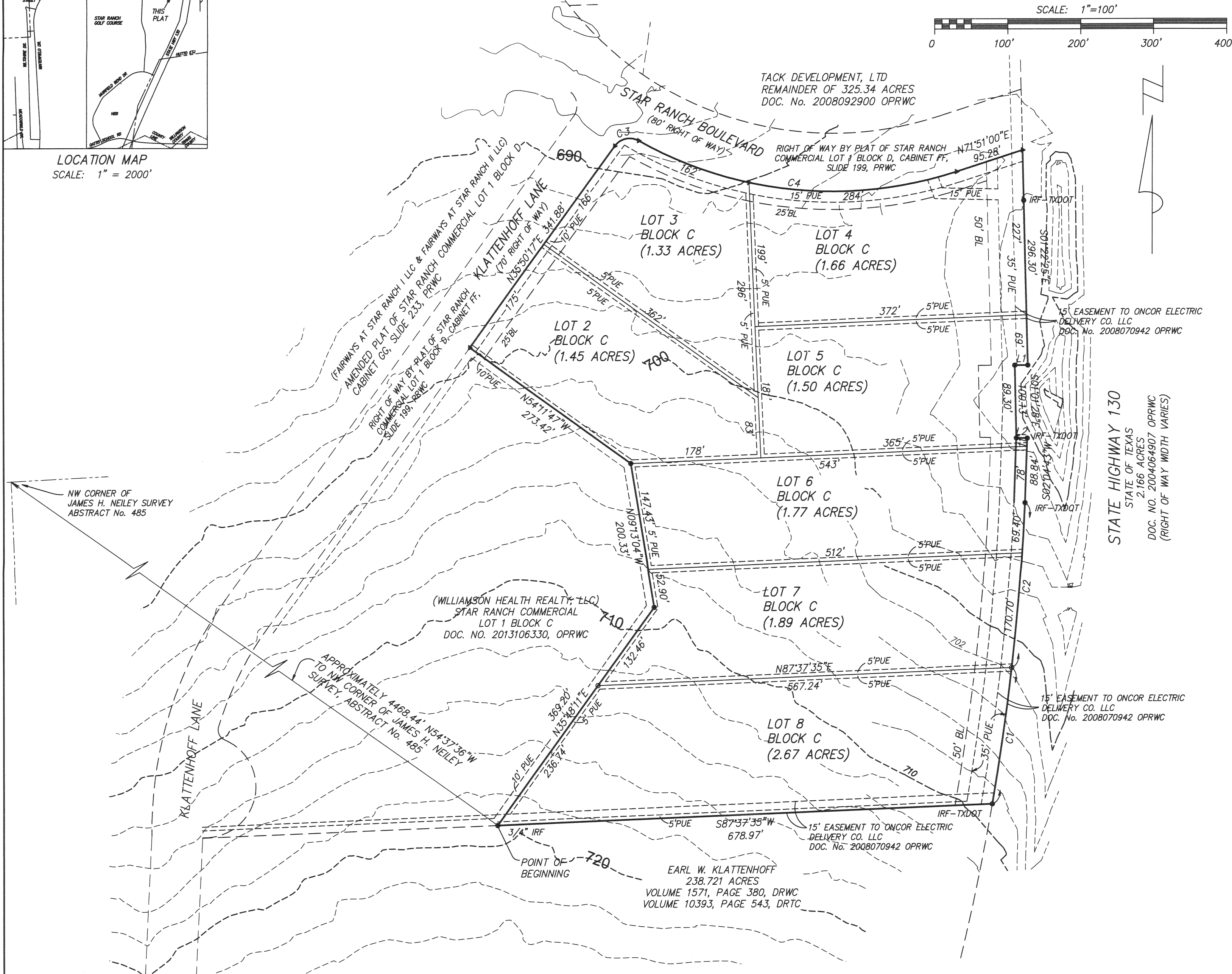
Lisa L. Brown, City Secretary



LOCATION MAP
SCALE: 1" = 2000'

PRELIMINARY PLAT OF STAR RANCH COMMERCIAL BLOCK C LOTS 2-8

SCALE: 1"=100'
0 100' 200' 300' 400'



NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE 2006 ZONING ORDINANCE.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO KLATTENHOFF LANE A 15 FOOT PUE IS HEREBY DEDICATED ALONG STAR RANCH BOULEVARD, A 35' PUE IS HEREBY DEDICATED ALONG HIGHWAY 130. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES AND ON EACH SIDE OF ALL INTERIOR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- WATER WILL BE AVAILABLE THROUGH WCWSD No. 3 AFTER THE APPROPRIATED WATER SYSTEM IS INSTALLED TO THIS SITE.
- WASTEWATER WILL BE AVAILABLE THROUGH WCWSD No. 3 AFTER THE APPROPRIATED WASTEWATER SYSTEM IS INSTALLED TO THIS SITE.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATED MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE 9-26-2008 FOR WILLIAMSON COUNTY, TEXAS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB 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 10 FEET.
- 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.
- 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 FLOOD EVENTS TO THE RATE OF DISCHARGE OF THE LAND IN ITS NATURAL STATE.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS WHOLLY CONTAINED WITH THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS.
- MAXIMUM IMPERVIOUS COVER IS 65%.
- BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83.
- SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

LEGEND

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND IRON ROD
- IRF = FOUND IRON ROD
- TXDOT = FOUND IRON ROD WITH TEXAS DEPT OF TRANSPORTATION CAP
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SET BACK LINE
- PUE = PUBLIC UTILITY EASEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	189.31	3343.41	3°14'39"	S08°09'23"W	189.29
C2	227.33	3343.41	3°53'45"	N04°35'11"E	227.28
C3	36.78	25.00	84°17'19"	N77°27'04"E	33.55
C4	450.03	540.00	47°44'59"	S84°16'31"E	437.12

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'26"E	17.82'
L2	S89°00'04"E	14.91'

SITE DATA:
COMMERCIAL LOTS: 7
AREA OF THIS PLAT: 12.26 ACRES
LINEAR FEET OF NEW STREETS: 0

OWNER
TACK DEVELOPMENT, LTD.
2490 FM 685
HUTTO, TEXAS 78634

DATE: AUG. 29, 2017 SCALE: 1" = 100'

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

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

F-10015400

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

7F.

AGENDA DATE: April 19, 2018

PRESENTED BY:

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

ITEM:

Consideration and possible action on a resolution approving the proposed Star Ranch Commercial Lot 1 Block A Final Plat, 1.855 acres, more or less, of land, one non-residential lot, located within Hutto's extraterritorial jurisdiction near the northwest intersection of Gattis School Road and Muirfield Bend Drive, more generally located west of SH-130. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

The Final Plat for Star Ranch Commercial Block A Lot 1 is located near the northwest intersection of Gattis School Road and Muirfield Bend, more generally located west of SH130. Star Ranch is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a Strategic Partnership Agreement and Limited Purpose Annexation (SPA/LPA) which includes a Concept Plan and sets vesting to the 2002 Subdivision Ordinance.

The Final Plat proposes 1 lot on approximately two acres. Water and wastewater is provided by Williamson County Water, Sewer, Irrigation, and Drainage District (WCWSIDD) No. 3.

This Final Plat is in compliance with the Preliminary Plat for Star Ranch Commercial which was approved in 2007.

This plat has been reviewed by City staff and Williamson County and all comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations, approved Preliminary Plat, and the SPA/LPA agreement.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Star Ranch Commercial Lot 1 Block A Final Plat](#)
2. [Exhibit A - Star Ranch Commercial Lot 1 Block A Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT KNOWN AS "STAR RANCH COMMERCIAL LOT 1 BLOCK A FINAL PLAT"; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the final plat known as "Star Ranch Commercial Lot 1 Block A", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **19th** day of the month **April**, 2018.

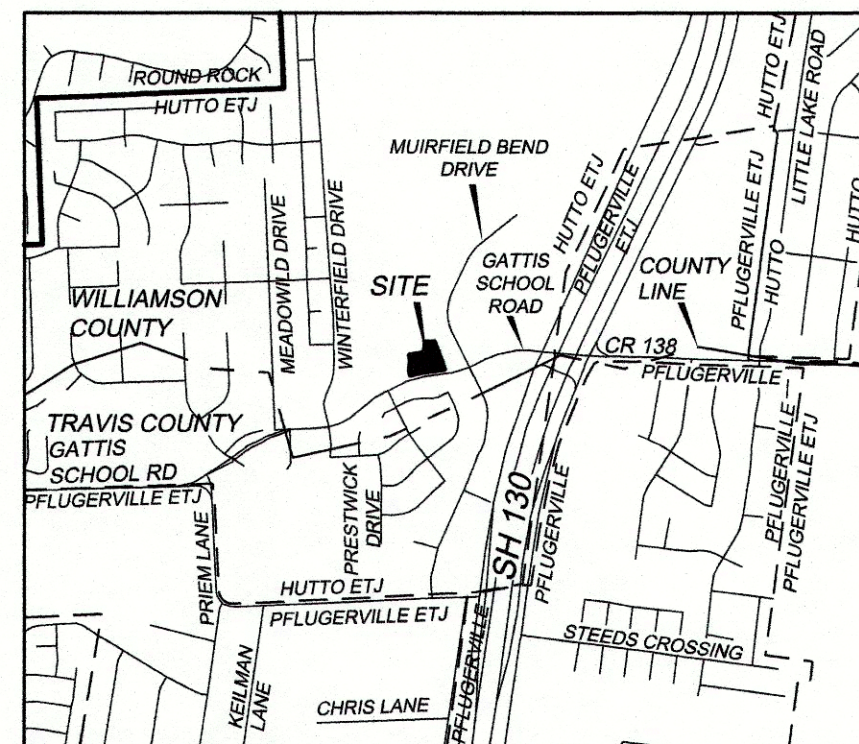
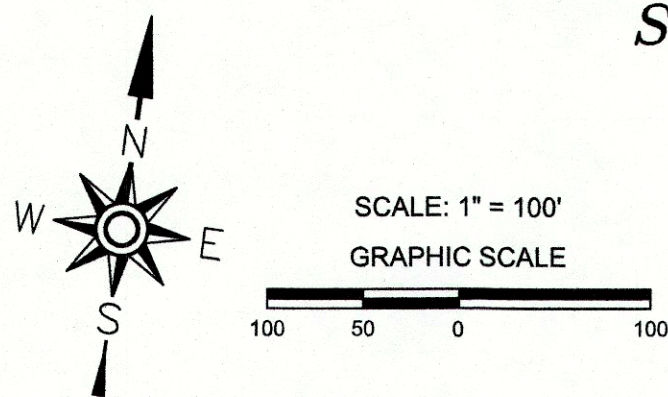
THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

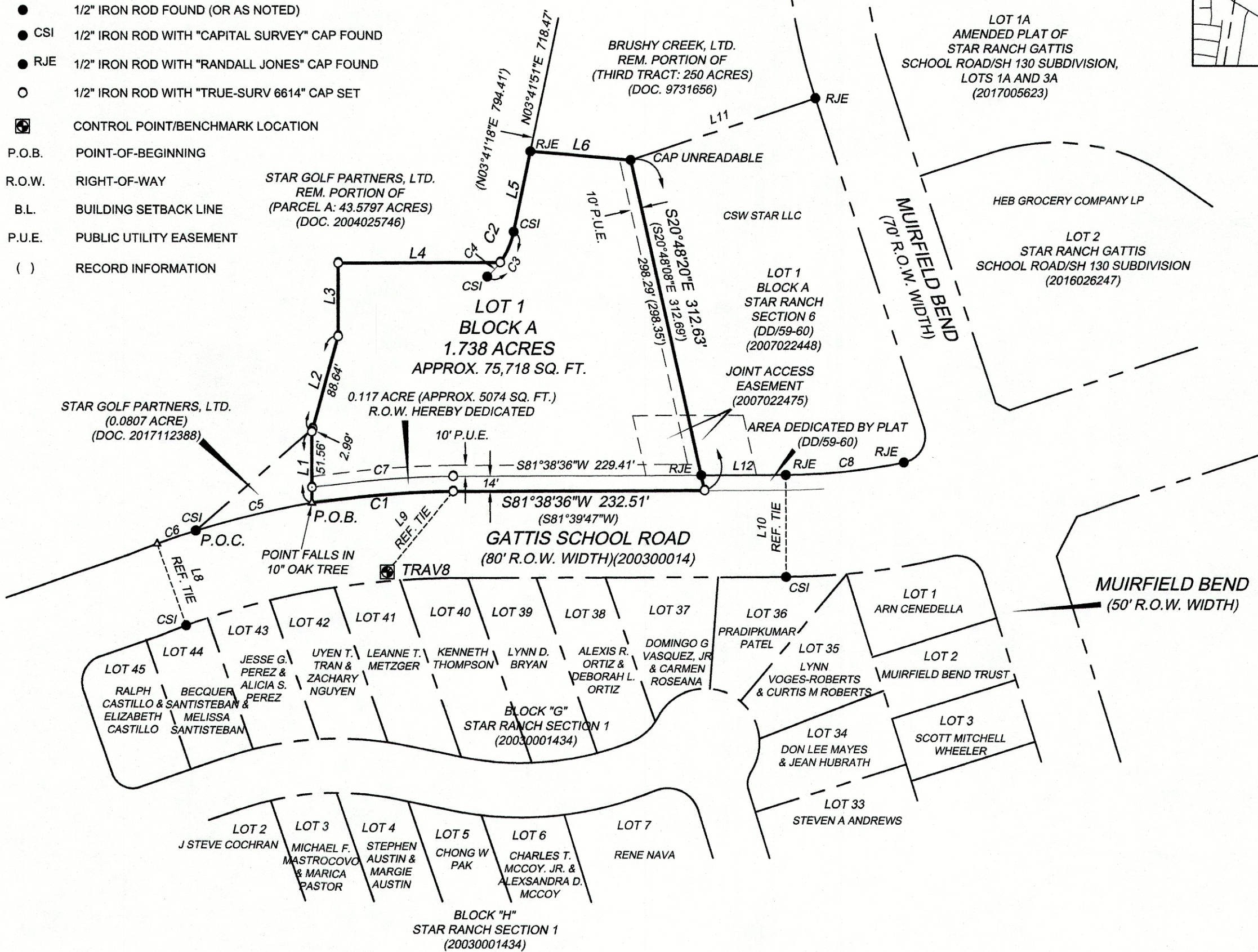
Lisa L. Brown, City Secretary

LOT 1, BLOCK A OF THE STAR RANCH COMMERCIAL SUBDIVISION



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND**
- ▲ CALCULATED POINT
 - 1/2" IRON ROD FOUND (OR AS NOTED)
 - CSI 1/2" IRON ROD WITH "CAPITAL SURVEY" CAP FOUND
 - RJE 1/2" IRON ROD WITH "RANDALL JONES" CAP FOUND
 - 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET
 - CONTROL POINT/BENCHMARK LOCATION
 - P.O.B. POINT-OF-BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR TRUE-SURV PROFESSIONAL LAND SURVEYING, L.L.C. CONTROL POINT "TRAV8" SHOWN HEREON.

TRAV 8
MAG NAIL WITH WASHER SET IN SIDEWALK

SURFACE COORDINATES:
N 10157418.29
E 3162118.98

TEXAS STATE PLANE COORDINATES:
N 10156281.57
E 3161765.11

ELEVATION = 747.36'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.99988809
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0001192252525
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 01°24'54"

SITE DATA:

TOTAL AREA OF THIS PLAT: 1.855 ACRES
1 NON-RESIDENTIAL LOT = 1.738 ACRES
RIGHT-OF-WAY DEDICATED = 0.117 ACRE

BEING 1.855 ACRES (APPROX. 80,792 SQ. FT.) IN THE JAMES NEILEY SURVEY, ABSTRACT NO. 485, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE 1.855 ACRE TRACT OF LAND CONVEYED TO SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY IN DOCUMENT NO. 2017027541 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.855 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH "CAPITAL SURVEY" CAP FOUND IN THE CURVING NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD (80' RIGHT-OF-WAY WIDTH) AS DESCRIBED IN DOCUMENT NO. 200300014 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF A 0.0807 ACRE TRACT OF LAND CONVEYED TO STAR GOLF PARTNERS, LTD. IN DOCUMENT NO. 2017112388 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A COMMON CORNER WITH PARCEL A, A 43.5797 ACRE TRACT OF LAND CONVEYED TO STAR GOLF PARTNERS, LTD. IN DOCUMENT NO. 2004025746 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE CURVING NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, BEING THE SOUTH LINE OF THE SAID 0.0807 ACRE STAR GOLF PARTNERS, LTD. TRACT, HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 07°42'50", AN ARC LENGTH OF 110.40 FEET AND CHORD BEARING NORTH 68°35'11" EAST, A DISTANCE OF 110.31 FEET TO A CALCULATED POINT IN OAK TREE FOR THE SOUTHWEST CORNER OF THE SAID 1.855 ACRE TRACT, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF THE SAID 0.0807 ACRE TRACT;

THENCE NORTH 08°21'24" WEST, WITH THE EASTERLY LINE OF THE SAID 0.0807 TRACT, BEING THE WEST LINE OF THE SAID 1.855 ACRE TRACT, A DISTANCE OF 65.74 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV" CAP SET FOR AN ANGLE POINT HEREOF;

THENCE NORTH 07°16'40" EAST, CONTINUING WITH THE WEST LINE OF THE SAID 1.855 ACRE TRACT AND THE EASTERLY LINE OF THE SAID 0.0807 ACRE TRACT, PASSING A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET AT A DISTANCE OF 2.99 FEET AT THE NORTHEAST CORNER OF THE SAID 0.0807 ACRE TRACT, BEING A COMMON CORNER OF SAID PARCEL A, CONTINUING WITH THE COMMON LINE OF THE SAID 1.855 ACRE TRACT AND SAID PARCEL A, IN ALL, A DISTANCE OF 91.63 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV" CAP SET FOR AN ANGLE POINT HEREOF;

THENCE CONTINUING WITH THE COMMON LINES OF THE SAID 1.855 ACRE TRACT AND SAID PARCEL A, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTH 08°06'06" WEST, A DISTANCE OF 67.91 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET;
- NORTH 81°38'36" EAST, A DISTANCE OF 150.12 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET;
- WITH A CURVE, TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 23°46'47", AN ARC LENGTH OF 31.13 FEET, AND CHORD BEARING NORTH 15°35'25" EAST, A DISTANCE OF 30.90 FEET TO A 1/2" IRON ROD WITH "CAPITAL SURVEY" CAP FOUND;
- NORTH 03°41'51" EAST, A DISTANCE OF 75.90 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET FOR THE NORTHWEST CORNER OF THE SAID 1.855 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT OF LAND, BEING A SOUTHWEST CORNER OF A REMAINING PORTION OF THE SAID 250 ACRE TRACT;

THENCE NORTH 86°54'52" EAST, WITH THE NORTH LINE OF THE SAID 1.855 ACRE TRACT, BEING A SOUTHERLY LINE OF A REMAINING PORTION OF THE SAID 250 ACRE TRACT, A DISTANCE OF 92.89 FEET TO A 1/2" IRON ROD WITH ILLEGIBLE CAP FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK A OF STAR RANCH SECTION 6, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 59-60 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DULY RECORDED IN DOCUMENT NO. 2007022448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A CORNER OF A REMAINING PORTION OF THE SAID 250 ACRE TRACT;

THENCE SOUTH 20°48'20" EAST, WITH THE SOUTHWEST LINE OF SAID LOT 1, BEING THE EAST LINE OF THE SAID 1.855 ACRE TRACT, AT A DISTANCE OF 298.29 FEET PASSING A 1/2" IRON ROD WITH "RJE" CAP FOUND AT AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, IN ALL, A DISTANCE OF 312.63 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV" CAP AT ANOTHER ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, FOR THE SOUTHEAST CORNER OF THE SAID 1.855 ACRE TRACT AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF GATTIS SCHOOL ROAD, BEING THE SOUTH LINE OF THE SAID 1.855 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 81°38'36" WEST, A DISTANCE OF 232.51 FEET TO A 1/2" IRON ROD WITH "TRUE-SURV 6614" CAP SET FOR POINT OF CURVATURE OF A CURVE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 09°11'06", AN ARC LENGTH OF 131.45 FEET, AND A CHORD BEARING SOUTH 77°02'09" WEST, A DISTANCE OF 131.31 FEET TO THE POINT OF BEGINNING, CONTAINING 1.855 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR TRUE-SURV PROFESSIONAL LAND SURVEYING, L.L.C. CONTROL POINT "TRAV8".

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°21'24"W	65.74'
L2	N07°16'40"E	91.63'
L3	N08°06'06"W	67.91'
L4	N81°38'36"E	150.12'
L5	N03°41'51"E	75.90'
L6	N86°54'52"E	92.89'
L7	S20°48'20"E	14.34'
	(S20°48'08"E)	(14.34')
L8	S27°53'53"E	80.00'
L9	S31°14'03"W	96.06'
L10	N08°22'23"W	94.02'
L11	N63°34'30"E	180.05'
	(N63°31'21"E)	(180.00')
L12	N81°43'10"E	78.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	820.00'	9°11'06"	131.45'	S77°02'09"W	131.31'
	(75.00')				
C2	75.00'	23°46'47"	31.13'	N15°35'25"E	30.90'
C3	75.00'	37°22'27"	48.92'	N22°23'16"E	48.06'
	(75.00')		(48.66')	(N22°16'33"E)	(47.81')
C4	75.00'	13°35'40"	17.80'	S34°16'39"W	17.75'
C5	820.00'	7°42'50"	110.40'	N68°35'11"E	110.31'
	(820.00')				
C6	820.00'	2°37'39"	37.60'	S63°24'56"W	37.60'
C7	834.00'	9°01'45"	131.43'	S77°06'49"W	131.29'
C8	546.00'	11°31'59"	109.91'	N75°57'14"E	109.72'

LOT 1, BLOCK A OF THE STAR RANCH COMMERCIAL SUBDIVISION

OWNER: SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY
JAMES H. NEILEY SURVEY, ABSTRACT NO. 485

PLAT REVISION DATE: DECEMBER 10, 2017

NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE
DATE OF SURVEY: MARCH 23, 2017.

SURVEYOR: TRUE-SURV PROFESSIONAL LAND SURVEYING, L.L.C.
18720 CANDACE LOOP
PFLUGERVILLE, TEXAS 78660

ENGINEER: CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660

SHEET 1 OF 2

TRUE-SURV
PROFESSIONAL LAND SURVEYING, L.L.C.
18720 Candace Loop
Pflugerville, TX 78660
TBPLS Firm Registration No. 10194238
PH (512) 970-9122 FX (512) 721-5248
www.truesurv.com

LOT 1, BLOCK A OF THE
STAR RANCH COMMERCIAL SUBDIVISION

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

THAT SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS PRESIDENT, TIM TIMMERMAN, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2017027541 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 DEDICATE TO THE CITY OF HUTTO, TEXAS, AND WILLIAMSON COUNTY, TEXAS, 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

LOT 1, BLOCK A OF THE STAR RANCH COMMERCIAL SUBDIVISION

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

TIM TIMMERMAN, PRESIDENT
SR STATION, LLC, A TEXAS LIMITED LIABILITY COMPANY
2490 FM 685
HUTTO, TEXAS 78634
(512) 784-3362

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM TIMMERMAN, 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.

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: _____

CITY DEVELOPMENT SERVICES:

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

HELEN RAMIREZ, AICP, DIRECTOR DATE

CITY MAYOR AND CITY SECRETARY SIGNATURES

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

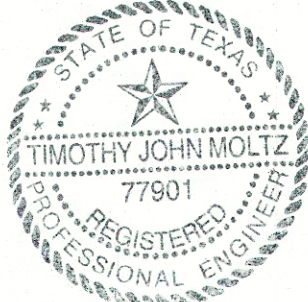
DOUG GAUL, MAYOR DATE SETH GIPSON, CITY SECRETARY DATE

ENGINEER'S CERTIFICATION:

I, TIMOTHY J. MOLTZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

TIMOTHY J. MOLTZ
TEXAS REGISTRATION NO. 77901
CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660

12/10/17
DATE

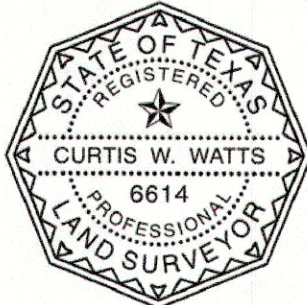


SURVEYOR'S CERTIFICATION:

I, CURTIS W. WATTS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

CURTIS W. WATTS
TEXAS REGISTRATION NO. 6614
TRUE-SURV PROFESSIONAL LAND SURVEYING, LLC.
18720 CANDACE LOOP
PFLUGERVILLE, TX 78660

12/10/17
DATE



FLOOD PLAIN NOTE:

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 48491C0515E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

WILLIAMSON COUNTY 911 ADDRESSING

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE ____ DAY OF _____, 2017.

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

GENERAL NOTES

1. A 10' P.U.E. IS DEDICATED ALONG AND ADJACENT TO ALL STREET PROPERTY LINES.
2. ALL RIGHT-OF-WAYS AND EASEMENTS TO BE PUBLICALLY DEDICATED ON THIS PLAT ARE FREE OF LIENS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. SIDEWALKS SHALL BE CONSTRUCTED ON STREETS BOUNDING THE SUBDIVISION. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
5. THIS SUBDIVISION IS RESTRICTED TO COMMERCIAL USE, UNLESS OTHERWISE INDICATED.
6. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3 AFTER THE APPROPRIATED WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THE SITE. THE WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3 ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
7. THIS SUBDIVISION IS SUBJECT TO THE STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
8. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0515E, EFFECTIVE DATE OF SEPTEMBER 2008.
9. A DEFACTO CERTIFICATE OF COMPLIANCE IS HERE BY ISSUED FOR THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
10. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE FO THE ADJACENT ROAD. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENT, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO THE PROPERTY DEFECTS AND NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PLACEMENT OF THE IMPROVEMENT.
11. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE WILLIAMSON COUNTY WATER SEWER IRRIGATION DRAINAGE DISTRICT #3.
12. THE SETBACK ALONG GATTIS SCHOOL ROAD SHALL BE A MINIMUM OF 50 FEET AND THE REAR YARD SETBACK SHALL BE A MINIMUM OF 25 FEET. SIDEYARD SETBACK SHALL BE A MINIMUM OF 10 FEET OR 0 FEET FOR COMMON WALLS.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO 2002 SUBDIVISION CODE AS ADOPTED BY CITY OF HUTTO ORDINANCE NO. 1216-02 AND ORDINANCE NO. 5-17-04, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. STORM WATER DISCHARGE FROM THE SUBJECT PROPERTY OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS UNDER DEVELOPED CONDITIONS MAY EXCEED THAT OF THE EXISTING PRE-DEVELOPMENT PEAK RATES, AS CALCULATED DURING THE SITE PLAN REVIEW PROCESS AND BASED ON STANDARD ENGINEERING PRACTICE, WITH THE APPROVAL OF THE WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3.
15. THE SURFACE OF ALL PUBLICLY DEDICATED EASEMENT AREAS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

ELECTRIC:	GAS:	WATER/WASTEWATER:
ONCOR ELECTRIC DELIVERY 350 TEXAS AVENUE ROUND ROCK, TEXAS 78664 PAUL LEMONS PHONE: 512-244-5693	ATMOS ENERGY CORP. 3110 NORTH IH-35 ROUND ROCK, TEXAS 78664 BRAD CROSSWHITE PHONE: 512-310-3801	WILLIAMSON COUNTY WATER, SEWER, IRRIGATION AND DRAINAGE DISTRICT NO. 3 1101 CAPITAL OF TEXAS HIGHWAY, SUITE D110, AUSTIN, TEXAS 78746 ROBERT FERGUSON, MURFEE ENGINEERING PHONE 512-327-9204

17. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
18. 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.
19. 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 CONVEYED 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.
20. ANY EASEMENTS AND SETBACKS SHOWN HEREON THAT ARE CREATED BY A SEPARATE INSTRUMENT SHALL BE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT, AND THE LOCATIONS OF SUCH EASEMENTS DEPICTED HEREON ARE APPROXIMATE WITH THE EXACT LOCATIONS SET FORTH IN SUCH SEPARATELY RECORDED INSTRUMENT.

COUNTY JUDGE'S APPROVAL

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

I, DAN A. GATTIS, 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 COMMISSIONER'S 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.

DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

COUNTY CLERK CERTIFICATION

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

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

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

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

BY: _____, DEPUTY

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

7G.

AGENDA DATE: April 19, 2018

PRESENTED BY:

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

ITEM:

Consideration and possible action on a resolution approving the proposed Star Ranch Section 7 Phase 6 Final Plat, 23.278 acres, more or less, of land, 91 single family lots, located within Hutto's extraterritorial jurisdiction on Winterfield Drive at Elm Park Street. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Final Plat for Star Ranch Section 7 Phase 6 is located near the intersection of West Highfield St and Winterfield Drive, more generally located west of SH130. The Star Ranch area is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a Strategic Partnership Agreement and Limited Purpose Annexation (SPA/LPA) which includes a Concept Plan and sets vesting to the 2002 Subdivision Ordinance.

The Final Plat proposes 91 residential lots and 3 open space lots and associated streets on approximately 23 acres. Sidewalks will be provided on both sides of all streets.

The Final Plat is in compliance with the Star Ranch Section 7 Preliminary Plat which was approved in December 2017. The Preliminary Plat for Section 7 proposes approximately 37 acres for parkland as agreed upon in the SPA/LPA. This takes care of parkland requirements for this Final Plat. Water and wastewater is provided by Municipal Utility District No. 22.

STAFF RECOMMENDATION:

This plat has been reviewed by City staff and Williamson County and all City comments have been addressed. Prior to being placed on an agenda for City Council, the applicant must provide documentation that all County comments have been addressed. With the exception of County comments, the proposed Final Plat is in compliance with the applicable subdivision regulations, the approved Preliminary Plat, and the SPA/LPA agreement.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018. The motion passed unanimously.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Commission recommend approval of the proposed Final Plat to City Council with the condition that the document number for note 8 be provided prior to the filing of the plat.

SUPPORTING MATERIAL:

1. [Resolution - Star Ranch Section 7 Phase 6 Final Plat](#)
2. [Exhibit A - Star Ranch Section 7 Phase 6 Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT KNOWN AS "STAR RANCH SECTION 7 PHASE 6 FINAL PLAT"; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

that the Hutto City Council hereby approves the resolution for the final plat known as "Star Ranch Section 7 Phase 6 Final Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the **19th** day of the month **April, 2018**.

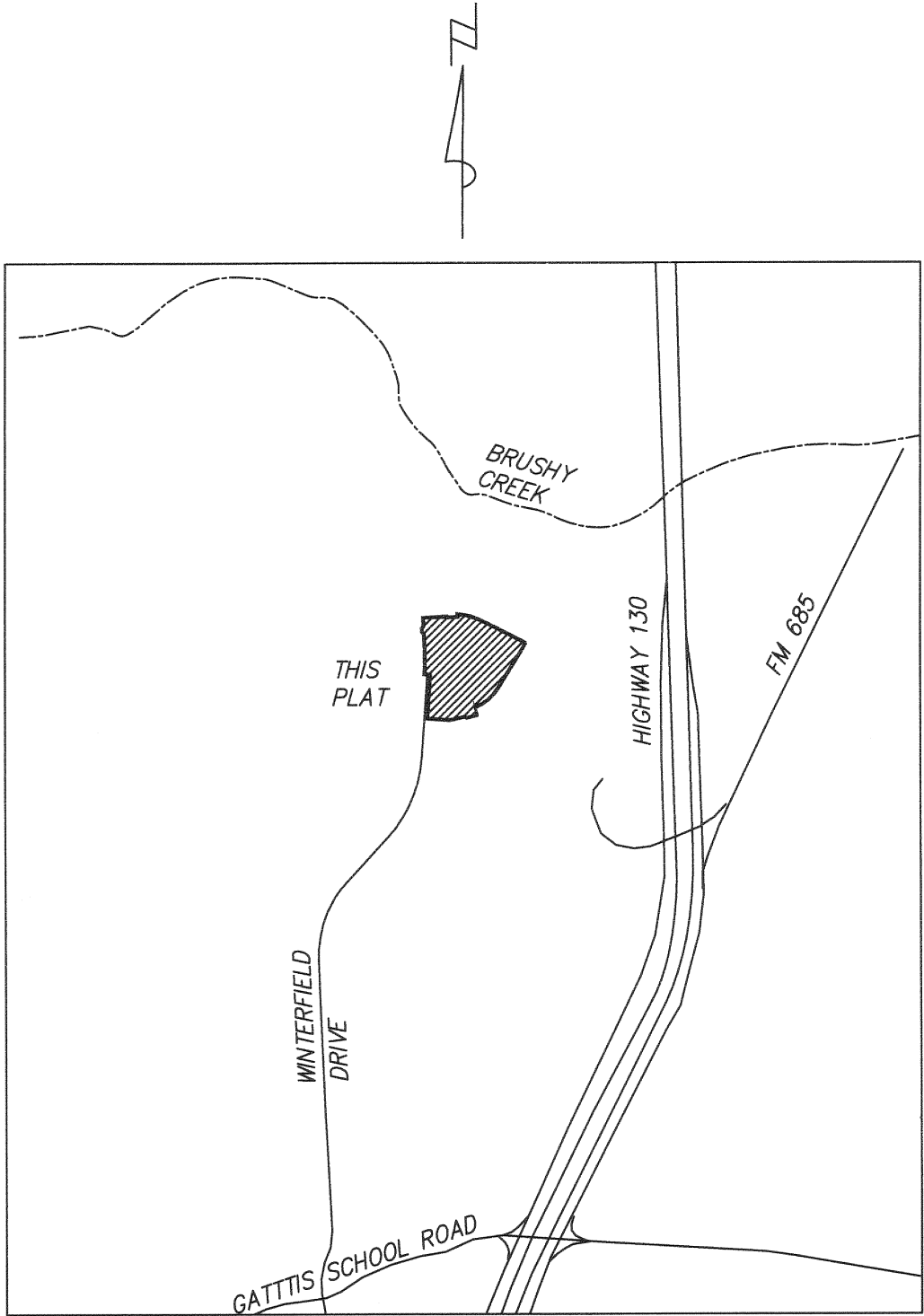
THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

PLAT OF
STAR RANCH SECTION 7 PHASE 6



LOCATION MAP
SCALE: 1" = 2000'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	197.19	1679.50	6°43'38"	N00°30'39"E	197.08
C2	61.60	1530.00	2°18'25"	S30°27'10"W	61.60
C3	338.17	530.00	36°33'29"	S49°53'07"W	332.46
C5	34.09	275.00	7°06'10"	N07°47'31"W	34.07
C6	46.49	225.00	11°50'23"	N10°09'38"W	46.41
C7	117.75	530.00	12°43'45"	N74°31'44"E	117.51
C8	455.92	530.00	49°17'14"	N56°14'59"E	441.99
C9	30.06	530.00	3°14'57"	N87°45'01"W	30.05
C10	172.44	470.00	21°01'16"	N83°21'50"E	171.47
C11	12.05	470.00	1°28'08"	N86°51'36"W	12.05
C12	160.39	470.00	19°33'08"	N82°37'45"E	159.61
C13	21.03	25.00	48°11'23"	N46°58'55"W	20.41
C14	241.19	50.00	276°22'46"	N67°06'46"E	66.67
C15	23.79	50.00	27°15'26"	N57°26'54"W	23.56
C16	42.54	50.00	48°44'40"	N19°26'51"W	41.27
C17	36.18	50.00	41°27'31"	N25°39'15"E	35.40
C18	36.18	50.00	41°27'31"	N67°06'46"E	35.40
C19	36.18	50.00	41°27'31"	N71°25'43"W	35.40
C20	42.54	50.00	48°44'40"	N26°19'37"W	41.27
C21	23.79	50.00	27°15'26"	N11°40'26"E	23.56
C22	21.03	25.00	48°11'23"	N01°12'28"E	20.41
C23	244.19	470.00	29°46'07"	N46°29'26"E	241.46
C24	206.80	470.00	25°12'36"	N48°46'11"E	205.13
C25	37.40	470.00	4°33'31"	N33°53'08"E	37.39
C26	48.35	37.66	73°32'42"	N84°33'41"E	45.10
C27	265.51	60.00	253°32'42"	N05°26'19"W	96.12
C28	28.11	60.00	26°50'43"	N61°12'42"E	27.86
C29	53.37	60.00	50°58'09"	N79°52'52"W	51.63
C30	35.29	60.00	33°42'12"	N37°32'42"W	34.79
C31	35.29	60.00	33°42'12"	N03°50'29"W	34.79
C32	35.29	60.00	33°42'12"	N29°51'43"E	34.79
C33	35.29	60.00	33°42'12"	N63°33'55"E	34.79
C34	35.29	60.00	33°42'12"	N82°43'53"W	34.79
C35	7.55	60.00	7°12'48"	N62°16'22"W	7.55
C36	164.08	275.00	34°11'12"	N75°45'34"W	161.66
C37	33.90	275.00	7°03'49"	N62°11'52"W	33.88
C38	94.63	275.00	19°45'26"	N75°36'30"W	94.36
C39	35.35	275.00	7°21'57"	N89°10'11"W	35.33
C40	193.92	325.00	34°11'12"	N75°45'34"W	191.05
C41	10.57	325.00	1°51'47"	N59°35'52"W	10.57
C42	49.24	325.00	8°40'52"	N64°52'11"W	49.20
C43	49.24	325.00	8°40'52"	N73°33'03"W	49.20
C44	49.24	325.00	8°40'52"	N82°13'56"W	49.20
C45	35.62	325.00	6°16'48"	N89°42'46"W	35.60
C46	243.00	2069.64	6°43'38"	N00°30'39"E	242.86
C47	32.08	2069.64	0°53'17"	N03°25'49"E	32.08
C48	52.73	2069.64	1°27'35"	N02°15'23"E	52.73
C49	52.73	2069.64	1°27'35"	N00°47'48"E	52.73
C50	52.73	2069.64	1°27'35"	N00°39'47"W	52.73
C51	52.73	2069.64	1°27'35"	N02°07'22"W	52.73
C52	248.87	2119.64	6°43'38"	N00°30'39"E	248.73
C53	24.31	2119.64	0°39'26"	N03°32'45"E	24.31
C54	49.85	2119.64	1°20'51"	N02°32'36"E	49.85
C55	49.85	2119.64	1°20'51"	N01°11'45"E	49.85
C56	49.85	2119.64	1°20'51"	N00°09'06"W	49.85
C57	49.85	2119.64	1°20'51"	N01°29'57"W	49.85
C58	25.14	2119.64	0°40'47"	N02°30'46"W	25.14
C59	205.41	1749.50	6°43'38"	N00°30'39"E	205.29
C60	59.18	1470.00	2°18'25"	N30°27'10"E	59.18
C62	26.40	225.00	6°43'23"	N07°36'08"W	26.39
C63	20.09	225.00	5°06'59"	N13°31'19"W	20.09

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°14'26"W	31.66'
L2	N04°14'26"W	31.66'
L3	N47°20'54"W	29.20'
L4	N38°52'01"E	29.20'
L5	N24°58'59"E	29.67'
L6	N22°53'14"W	23.48'
L7	N22°53'14"W	23.48'
L8	N70°45'22"W	29.66'
L9	N31°36'22"E	72.65'
L10	N13°31'48"W	28.22'
L11	N47°51'10"W	21.21'
L12	N42°08'50"E	21.21'
L13	N47°51'10"W	21.21'
L14	N42°08'50"E	21.21'
L15	N42°08'50"E	28.28'
L16	N47°51'10"W	28.28'
L17	N02°51'10"W	100.00'
L18	N02°51'10"W	110.00'
L19	N02°51'10"W	50.00'
L20	N02°51'10"W	60.00'
L21	N47°51'10"W	14.14'
L22	N47°51'10"W	14.14'
L23	N42°08'50"E	14.14'
L24	N42°08'50"E	14.14'
L25	N41°07'32"W	28.28'
L26	N48°52'28"E	28.28'
L27	N76°28'12"E	28.35'
L28	N88°31'11"E	49.96'
L29	N88°31'11"E	26.53'
L30	N88°31'11"E	23.44'
L31	N75°36'30"W	49.75'
L32	N59°55'41"W	49.97'
L33	N03°52'28"E	110.00'
L34	N48°52'28"E	14.14'
L35	N48°52'28"E	14.14'
L36	N48°52'28"E	28.28'
L37	N41°07'32"W	28.28'
L38	N01°49'43"E	49.22'
L39	N76°28'12"E	28.35'
L40	N13°31'48"W	28.22'
L41	N86°37'01"W	70.00'
L42	S41°07'32"E	14.14'
L43	S41°07'32"E	14.14'
L44	S03°52'28"W	100.00'

NOTES:

- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- DRIVEWAY ACCESS FROM ANY RESIDENCE TO WINTERFIELD DRIVE IS PROHIBITED.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY PLAIN ADMINISTRATOR.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF EACH STREET. SIDEWALKS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- IN ADDITION TO THOSE EASEMENTS SHOWN HEREON, A 10' PUE (PUBLIC UTILITY EASEMENT) ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED. A 5' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES, A 3' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT No. 22 DEVELOPMENT WITHIN DISTRICT EASEMENTS OR DISTRICT PROPERTY SHALL REQUIRE DISTRICT APPROVAL PRIOR TO CONSTRUCTION.
- LOT 10, BLOCK Q, LOT 17, BLOCK Q AND LOT 28, BLOCK M ARE OPEN SPACE, NO SINGLE FAMILY DEVELOPMENT IS PERMITTED.
- THE MAXIMUM IMPERVIOUS COVER PER LOT IS 45%.
- CORNER LOTS SHALL ONLY HAVE DRIVEWAY ACCESS TO ONE STREET.
- LOTS OS-A, OS-B AND OS-C WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SITE DATA:
91 SINGLE FAMILY LOTS
3 OPEN SPACE
94 TOTAL

6 BLOCKS

LOTS: 16.873 ACRES
RIGHT OF WAY: 6.405 ACRES
TOTAL AREA: 23.278 ACRES

PROPERTY OWNER:
TACK DEVELOPMENT, LTD.
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634

BUILDING SETBACKS:

25' FRONT
15' STREET SIDE
5' SIDE
10' REAR

NEW STREETS:		
NAME	LENGTH	DESIGN SPEED
GREENOCK COVE	370	25
FOXROLL COVE	131	25
FINSTOWN STREET	1,047	25
FORT WILLIAM STREET	83	25
ELM PARK STREET	1,511	25
TANDA LANE	1,158	25
WINTERFELD DRIVE	660	25
TOTAL:	4,960	

Received 12/20/17



DATE: JUNE 7, 2017

SCALE: 1" = 100'

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

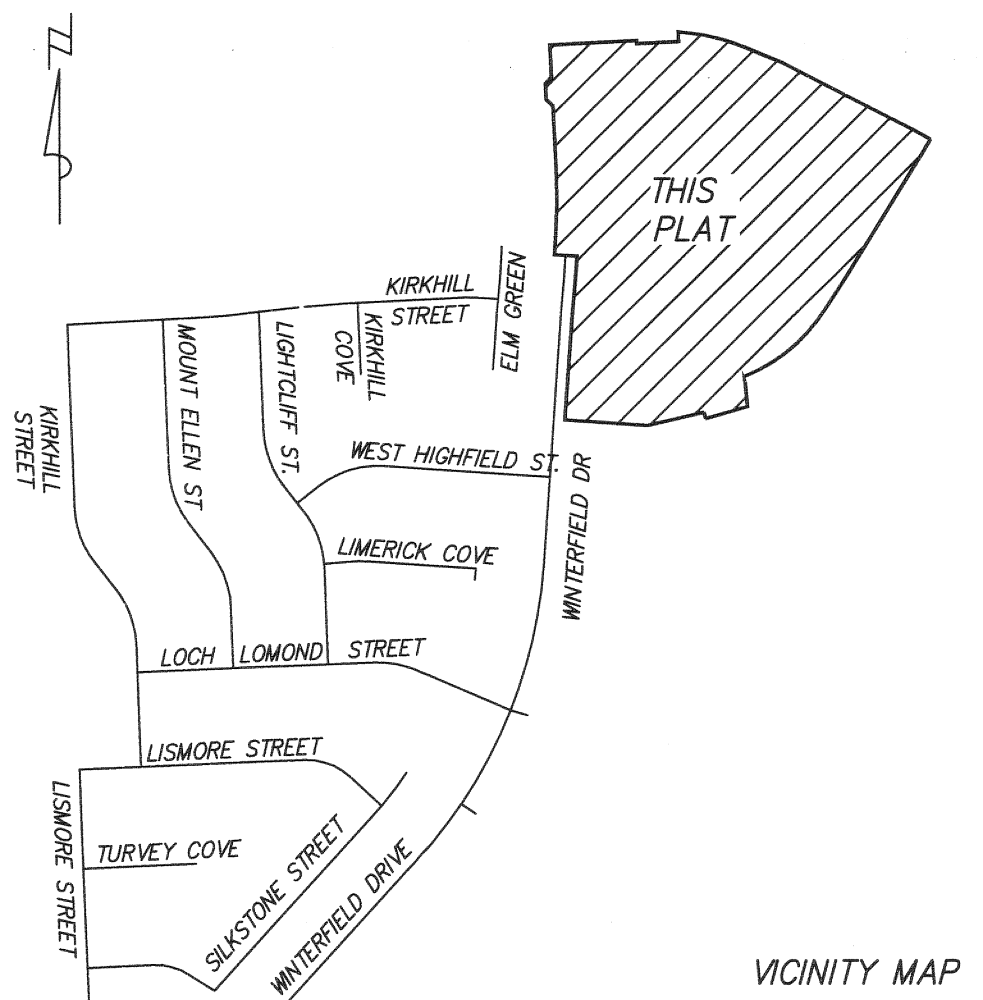
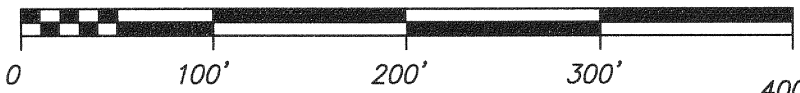
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

STAR RANCH SECTION 7 PHASE 6

PLAT OF

SCALE: 1"=100'



VICINITY MAP

TACK DEVELOPMENT, LTD
REMAINDER OF 325.34 ACRES
DOC. No. 2008092900 OPRWC



TACK DEVELOPMENT, LTD
REMAINDER OF 325.34 ACRES
DOC. No. 2008092900 OPRWC

ROBERT McNUTT SURVEY,
ABSTRACT No. 422
JAMES H. NEILEY SURVEY,
ABSTRACT No. 485

TACK DEVELOPMENT, LTD
REMAINDER OF 325.34 ACRES
DOC. No. 2008092900 OPRWC

LEGEND:

- = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
- PUE = PUBLIC UTILITY EASEMENT
- ⊕10'PUE = CENTERLINE OF 10' PUBLIC UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- ⊙ = BLOCK NAME
- = SIDEWALK REQUIRED
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- POB = POINT OF BEGINNING
- LS-A = LANDSCAPE LOT

Received 12/20/17



DATE: JUNE 7, 2017

SCALE: 1" = 100'

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

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

SHEET 2 OF 3 SHEETS

F-10015400

PLAT OF
STAR RANCH SECTION 7 PHASE 6

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422 AND PART OF THE JAMES H. NEILEY SURVEY, ABSTRACT No. 485 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 325.34 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD BY DEED RECORDED IN DOCUMENT No. 2008092900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set at the northwest corner of Winterfield Drive and the northeast corner of Lot 1, Block 1, Star Ranch Section 7 Phase 5, according to the plat thereof recorded in Document No. 2017016026 of the Official Public Records of Williamson County, Texas, (from which point a 1/2" iron rod set at the northwest corner of Lot 48, Block 1, Star Ranch Section 7 Phase 5 bears N.86°37'01"W. 140.27 feet);

THENCE across said 325.34 Acre Tract the following 26 courses:

1. N.03°52'28"E. a distance of 68.91 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northerly, along the arc of said curve to the left a distance of 197.19 feet, said curve having a radius of 1,679.50 feet, a central angle of 06°43'38", and a chord bearing N.00°30'39"E., 197.08 feet to a 1/2" iron rod set;
3. N.02°51'10"W. a distance of 200.00 feet to a 1/2" iron rod set;
4. N.47°51'10"W. a distance of 28.28 feet to a 1/2" iron rod set;
5. N.02°51'10"W. a distance of 50.00 feet to a 1/2" iron rod set;
6. N.42°08'50"E. a distance of 28.28 feet to a 1/2" iron rod set;
7. N.02°51'10"W. a distance of 100.00 feet to a 1/2" iron rod set;
8. N.87°08'50"E. a distance of 270.00 feet to a 1/2" iron rod set;
9. S.02°51'10"E. a distance of 10.00 feet to a 1/2" iron rod set;
10. N.87°08'50"E. a distance of 130.00 feet to a 1/2" iron rod set;
11. N.02°51'10"W. a distance of 30.59 feet to a 1/2" iron rod set;
12. S.82°52'18"E. a distance of 80.71 feet to a 1/2" iron rod set;
13. S.76°07'52"E. a distance of 68.61 feet to a 1/2" iron rod set;
14. S.69°59'19"E. a distance of 67.48 feet to a 1/2" iron rod set;
15. S.67°22'01"E. a distance of 67.31 feet to a 1/2" iron rod set;
16. S.67°22'49"E. a distance of 54.39 feet to a 1/2" iron rod set;
17. S.62°43'34"E. a distance of 460.73 feet to a 1/2" iron rod set;
18. S.60°42'02"E. a distance of 60.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right,
19. Southwesterly along the arc of said curve, a distance of 61.60 feet, said curve having a radius of 1,530.00 feet, a central angle of 02°18'25" and a chord bearing S.30°27'10"W., 61.60 feet to a 1/2" iron rod set;
20. S.31°36'22"W. a distance of 554.86 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
21. Southwesterly, along the arc of said curve to the right a distance of 338.17 feet, said curve having a radius of 530.00 feet, a central angle of 36°33'29", and a chord bearing S.49°53'07"W., 332.46 feet to a 1/2" iron rod set;
22. S.05°52'04"E. a distance of 94.16 feet to a 1/2" iron rod set;
23. S.73°55'11"W. a distance of 135.99 feet to a point on a non-tangent curve to the right;
24. Northerly along the arc of said curve, a distance of 20.09 feet, said curve having a radius of 225.00 feet, a central angle of 05°06'59" and a chord bearing N.13°31'19"W., 20.09 feet to a 1/2" iron rod set;
25. S.76°56'59"W. a distance of 180.07 feet to a 1/2" iron rod set;
26. N.86°07'32"W. a distance of 257.71 feet to a 1/2" iron rod set on the east line of Winterfield Drive and the east line of said Star Ranch Section 7 Phase 5;

THENCE N.03°52'28"E. along the east line of Winterfield Drive and the east line of said Star Ranch Section 7 Phase 5 a distance of 513.02 feet to a 1/2" iron rod set at the northeast corner of Winterfield and the Northeast Corner of Star Ranch Section 7, Phase 5;

THENCE N.86°37'01"W. along the north line of Winterfield Drive and the north line of Star Ranch Section 7 Phase 5 a distance of 70.00 feet to the said Point of Beginning.

Containing 23.278 acres, more or less.

Bearings are Texas State Plane Central Zone NAD 83

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

TACK DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN 325.34 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2008092900 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 23.278 ACRES OUT OF SAID 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 STAR RANCH SECTION 7 PHASE 6.

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

BY: TACK DEVELOPMENT, LTD.

BY: _____
TIM TIMMERMAN, PRESIDENT
2490 FM 685
HUTTO, TEXAS 78634

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM 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 ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS {

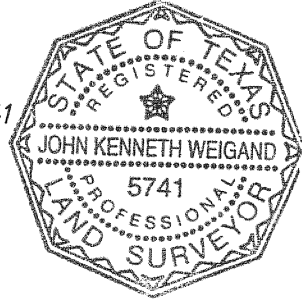
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 19 DAY OF DEC., 2017

J. Kenneth Weigand
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793



STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, ISRAEL RAMIREZ, 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, AS THEY MAY APPLY TO THE STAR RANCH DEVELOPMENT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 19 DAY OF Dec., 2017.

Israel Ramirez
ISRAEL RAMIREZ
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS
2900 JAZZ STREET
ROUND ROCK, TX 78664
512-836-4793



APPROVAL

CITY OF HUTTO

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE CITY COUNCIL
THIS ____ DAY OF _____ 20____.

DOUG GAUL
MAYOR, CITY OF HUTTO

SETH GIPSON
CITY SECRETARY

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

HELEN RAMIREZ, AICP
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS 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 STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF 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 AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS

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 CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ A. D., _____, AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, A. _____ AT ____ O'CLOCK ____ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT No.

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

NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STREET NAMES APPROVED

DATE: _____

WILLIAMSON COUNTY ADDRESSING COORDINATOR

Received 12/20/17



SHEET 3 OF 3 SHEETS

DATE: JUNE 7, 2017

SCALE: 1" = 100'

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

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

F-10015400

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7H. **AGENDA DATE:** April 19, 2018

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

ITEM:

Consideration and possible action on a resolution approving the proposed Co-Op District Preliminary Plat, 28.9926 acres, more or less, of land, seven non-residential lots, located on US 79 West (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Co-Op District Preliminary Plat is proposing a 28.99 acre subdivision consisting of seven non-residential lots. Two of the lots are large landscaped islands, located inside the proposed rights-of-way. The proposed subdivision is located on the north side of US 79, between Short Street and Exchange Boulevard.

Access to the site during construction will be from US 79. When the subdivision is complete, access to and through the site will be available from US 79, Live Oak Street, and Pecan Street. Water and wastewater are available to the site.

All department review comments have been addressed.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission will make a recommendation to City Council on April 17, 2018. The motion will be provided during the City Council meeting.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Co-Op District Preliminary Plat](#)
2. [Exhibit A - Co-Op District Preliminary Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "CO-OP DISTRICT PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

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

CONSIDERED and RESOLVED on this the **19th** day of the month **April, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

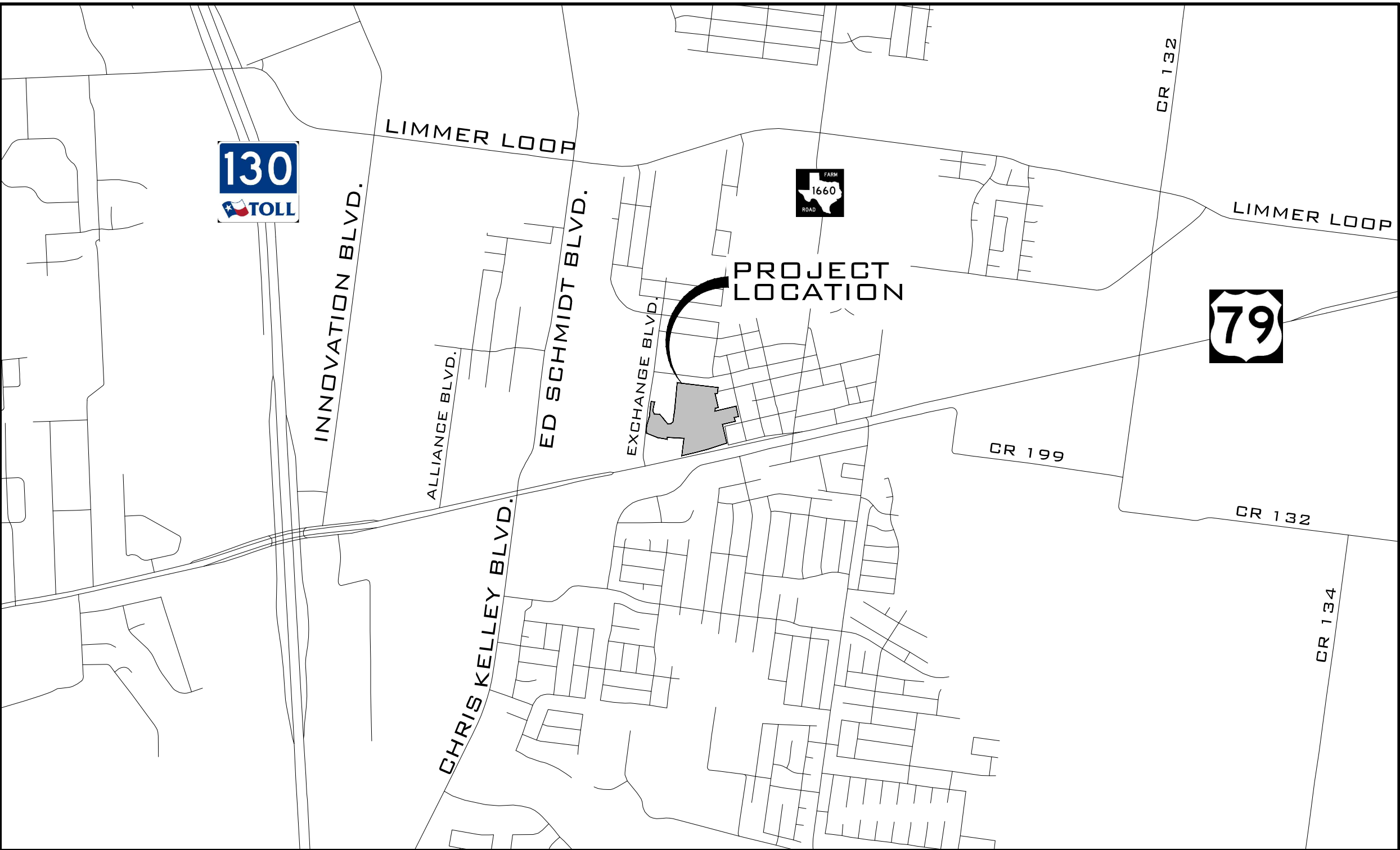
ATTEST:

Lisa L. Brown, City Secretary

THE CO-OP DISTRICT

PRELIMINARY PLAN

420 US HWY 79, HUTTO, TX 78628



VICINITY MAP
1" = 2000'

NOTES:

1. THIS SITE IS NOT LOCATED IN THE EDWARD'S AQUIFER RECHARGE ZONE.
2. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48491C0520E, DATED SEPTEMBER 26, 2008.
3. JURISDICTION AND RESPONSIBILITY LIST:
 - A. CITY OF HUTTO
 - B. WILLIAMSON COUNTY
 - C. WATER - CITY OF HUTTO
 - D. WASTEWATER - CITY OF HUTTO
4. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3

OWNER/DEVELOPER: MA PARTNERS, LLC
15443 KNOLL TRAIL RD, SUITE 130
DALLAS, TEXAS 75248

ENGINEER: LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

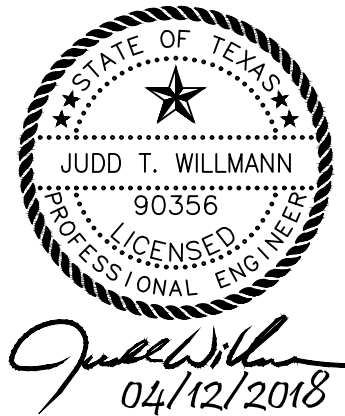
SURVEYOR: 4WARD LAND SURVEYING
PO BOX 90876
AUSTIN, TEXAS 78709
(512) 537-2384



SHEET INDEX	
1 OF 1	PRELIMINARY PLAN
EXHIBIT A	OVERALL WATER EXHIBIT
EXHIBIT B	OVERALL WASTEWATER EXHIBIT
EXHIBIT C	OVERALL STORM EXHIBIT



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: (512) 872-6696
FIRM NO.: 16394



"I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL."

APPROVED BY:



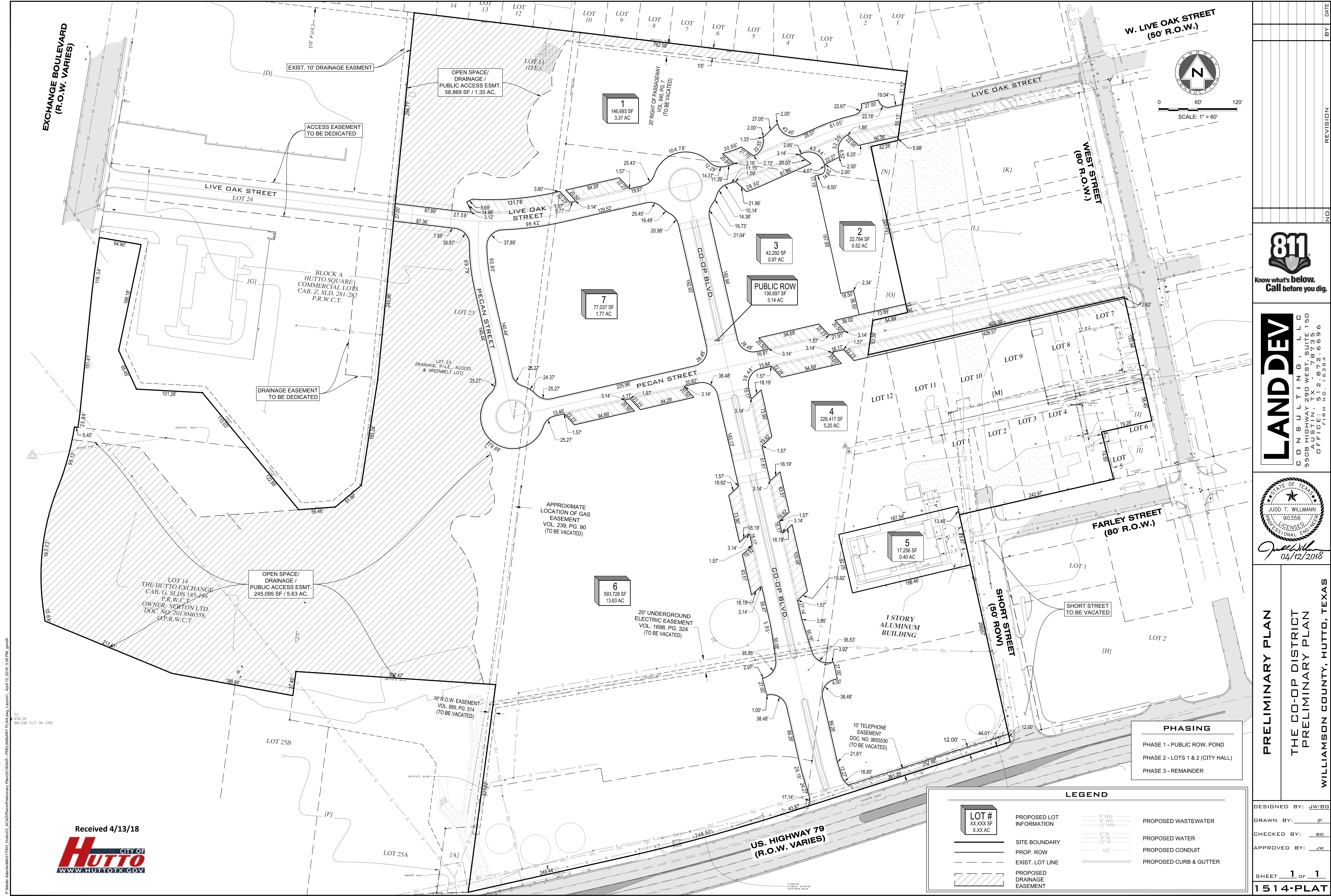
COVER

THE CO-OP DISTRICT
PRELIMINARY PLAN

WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: JW/BG
DRAWN BY: gs
CHECKED BY: BG
APPROVED BY: JW

1514-PLAT



Received 4/13/18



PHASING	
PHASE 1 - PUBLIC ROW, POND	
PHASE 2 - LOTS 1 & 2 (CITY HALL)	
PHASE 3 - REMAINDER	

LEGEND			
LOT # XX,XXX SF XX AC	PROPOSED LOT INFORMATION	6" WW 8" WW 12" WW 6" W 8" W 12" W UC	PROPOSED WASTEWATER PROPOSED WATER PROPOSED CONDUIT PROPOSED CURB & GUTTER
--- --- --- ---	SITE BOUNDARY PROP. ROW EXIST. LOT LINE PROPOSED DRAINAGE EASEMENT		

811

Know what's below.
Call before you dig.

LAND DEV

CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.787.6696
FIRM NO. 163394

STATE OF TEXAS

JUDD T. WILLMANN

90356

LICENSED PROFESSIONAL ENGINEER

04/12/2018

PRELIMINARY PLAN

THE CO-OP DISTRICT
PRELIMINARY PLAN

WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: JW/BG

DRAWN BY: gs

CHECKED BY: BG

APPROVED BY: JW

SHEET 1 OF 1

1514-PLAT

P:\Municipal\AUGUST\2018\03_AUGUST\Overall Water Plan.dwg, Overall Water, April 12, 2018, 3:27 PM, gmbh



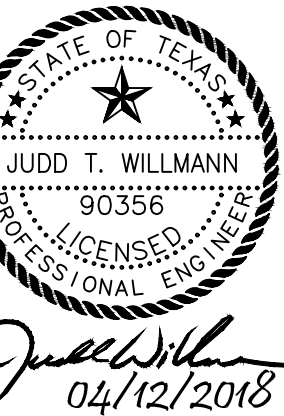
0 60' 120'
SCALE: 1" = 60'

LEGEND

- PROPERTY LINE
- ROW
- PROPOSED WASTEWATER
- PROPOSED STORM DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED WATER
- PROPOSED CONDUIT
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR



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



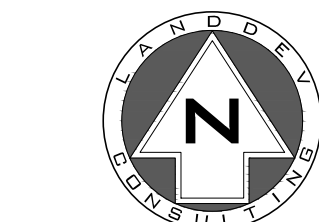
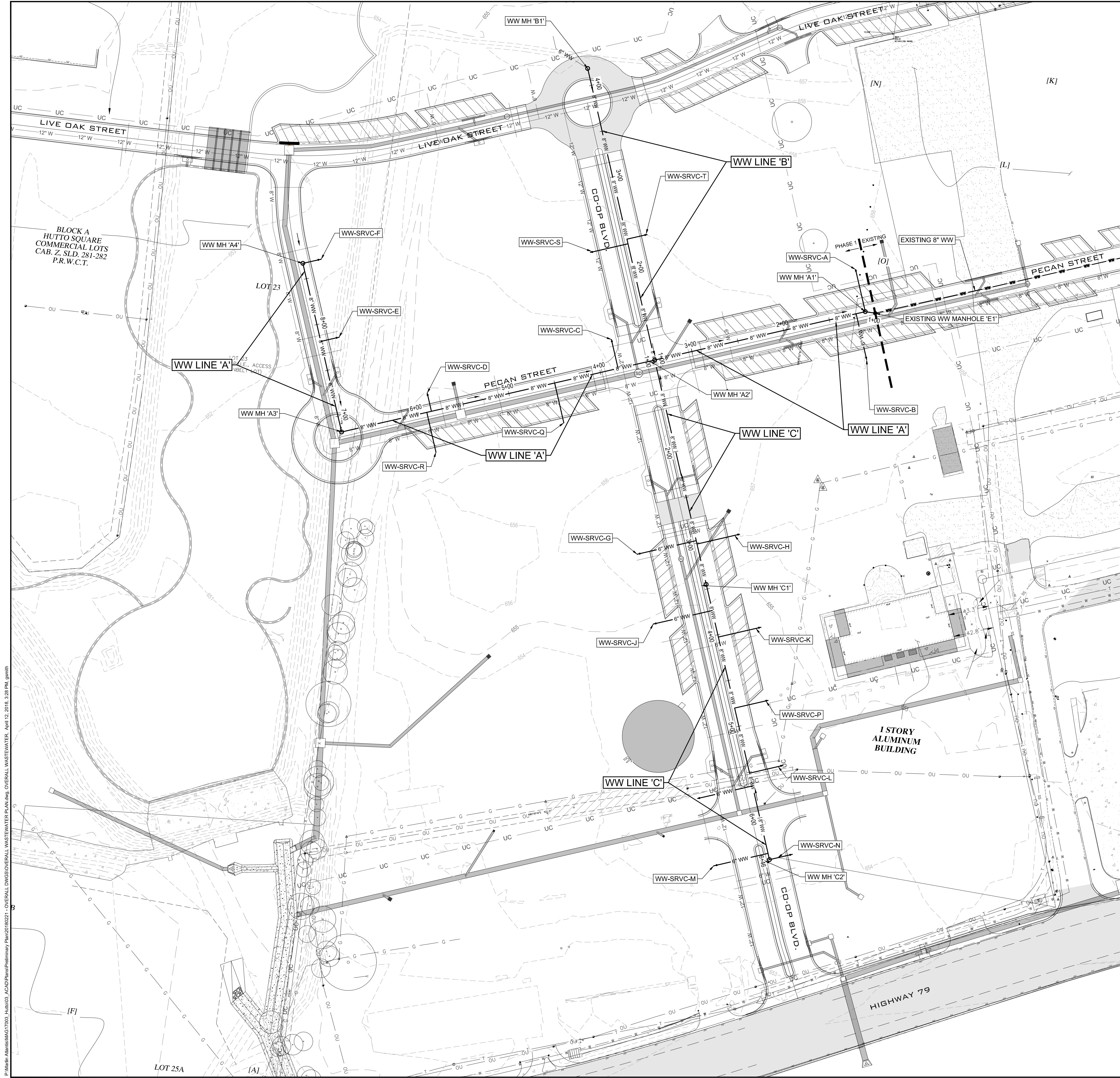
OVERALL WATER PLAN
THE CO-OP DISTRICT
PRELIMINARY PLAN
WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: JW/BG
DRAWN BY: gs
CHECKED BY: BG
APPROVED BY: JW

EXHIBIT A
1514-PLAT

Received 4/13/18





0 50' 100'
SCALE: 1" = 50'

LEGEND

- PROPERTY LINE
- ROW
- PROPOSED WASTEWATER
- PROPOSED STORM DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED WATER
- PROPOSED CONDUIT
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW

811
Know what's below.
Call before you dig.

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

Judd T. Willmann
04/12/2018

OVERALL WASTEWATER PLAN

THE CO-OP DISTRICT
PRELIMINARY PLAN

WILLIAMSON COUNTY, HUTTO, TEXAS

DESIGNED BY: JW/BG

DRAWN BY: gs

CHECKED BY: BG

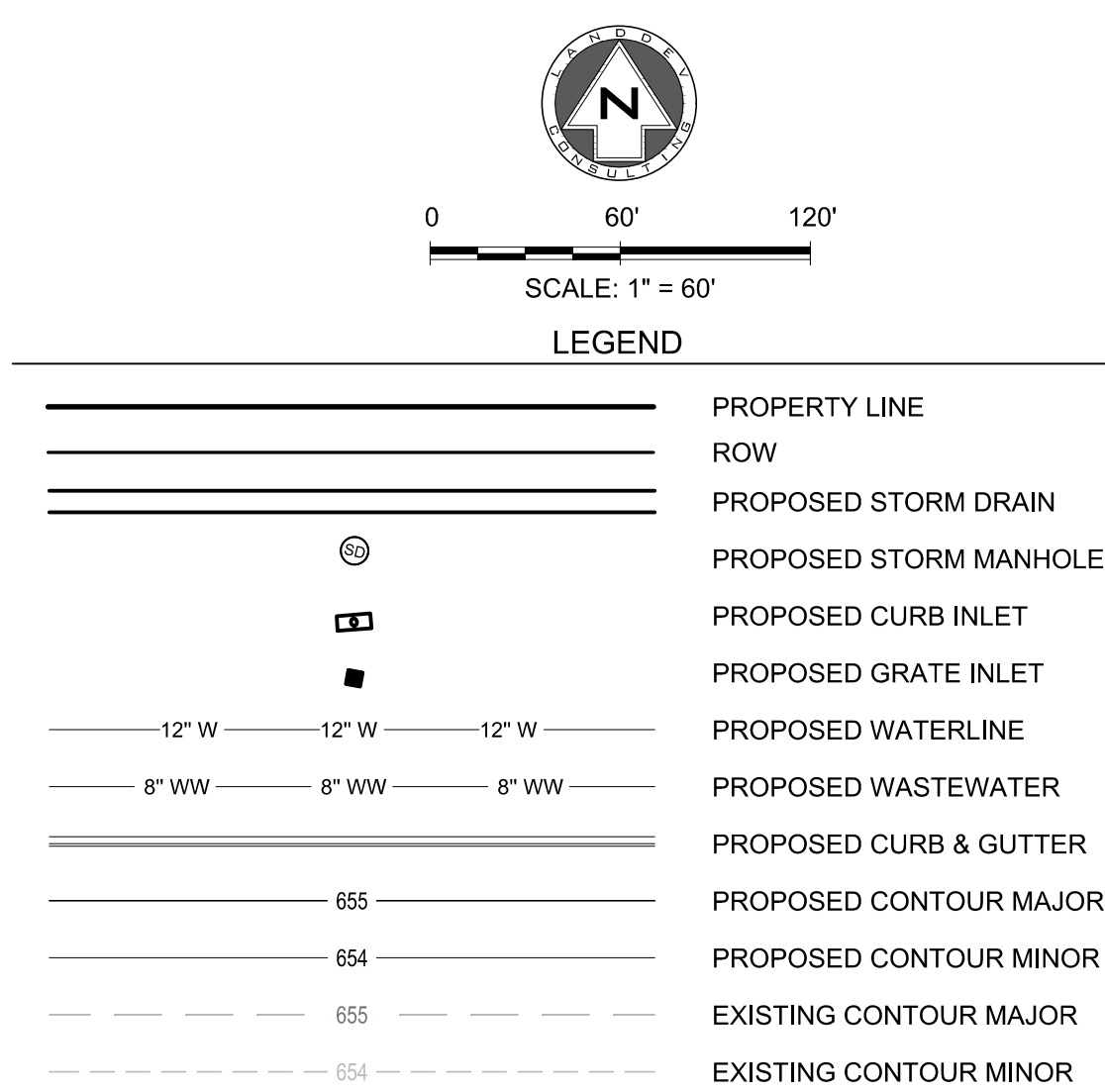
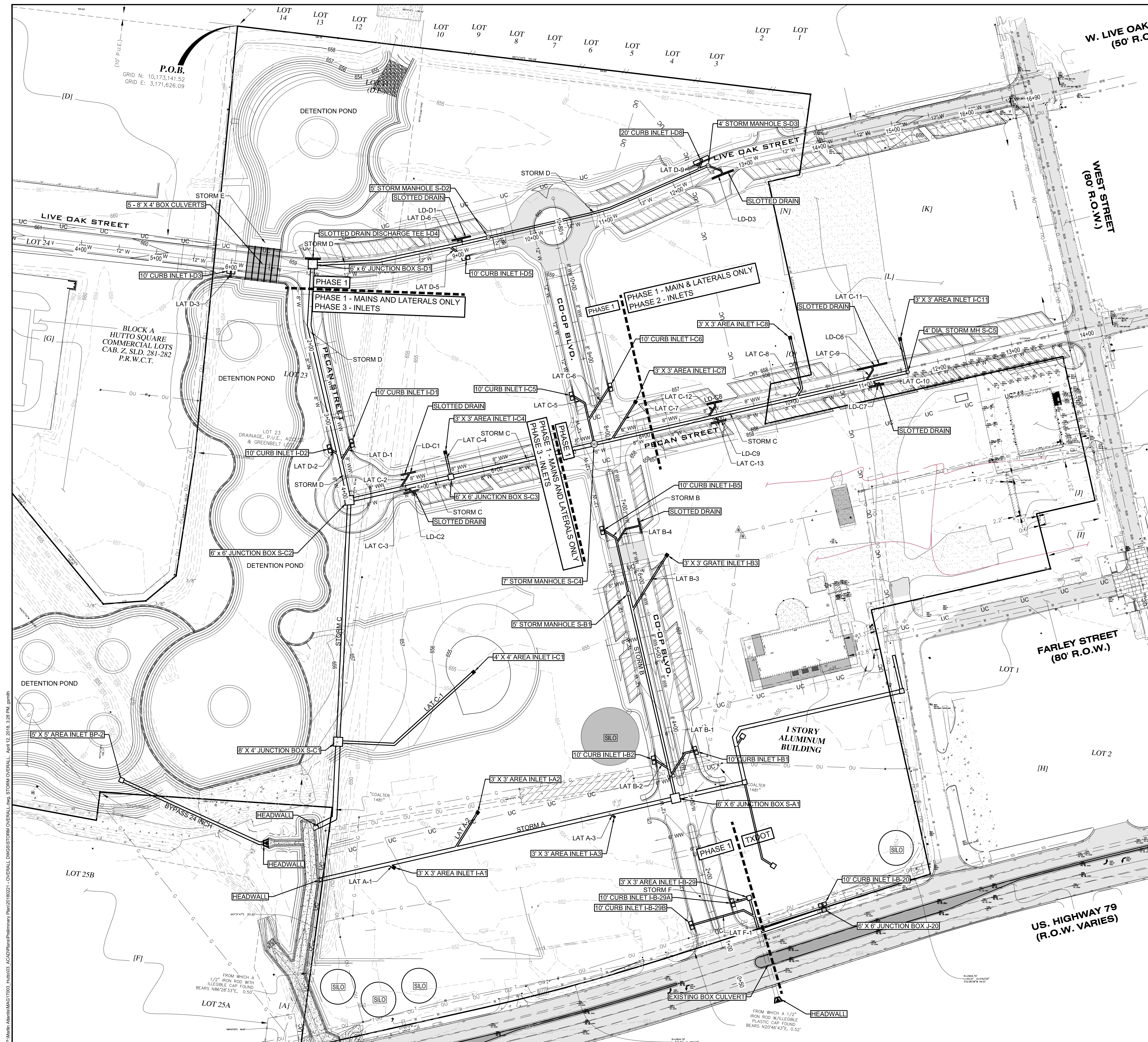
APPROVED BY: JW

Received 4/13/18

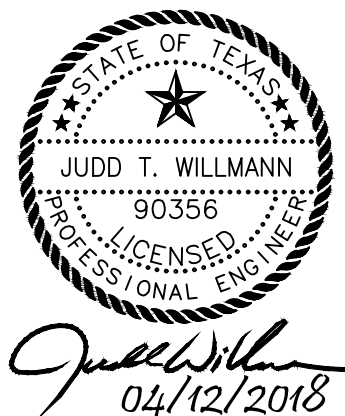
CITY OF HUTTO
WWW.HUTTOTX.GOV

EXHIBIT B

1514-PLAT



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384



OVERALL STORM EXHIBIT

THE CO-OP DISTRICT
PRELIMINARY PLAN

WILLIAMSON COUNTY, HUTTON TEXAS

DESIGNED BY: JW/BG
DRAWN BY: gs
CHECKED BY: BG
APPROVED BY: JW

EXHIBIT C
1514-PLAT

Received 4/13/18



CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

7I.

AGENDA DATE: April 19, 2018

PRESENTED BY:

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

ITEM:

Consideration and possible action on a resolution approving the proposed Co-Op District Final Plat, 28.9926 acres, more or less, of land, seven non-residential lots, located on US 79 West.(Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Co-Op District Final Plat is proposing a 28.99 acre subdivision consisting of seven non-residential lots. Two of the lots are large landscaped islands, located inside the proposed rights-of-way. The proposed subdivision is located on the north side of US 79, between Short Street and Exchange Boulevard.

Access to the site during construction will be from US 79. When the subdivision is complete, access to and through the site will be available from US 79, Live Oak Street, Exchange Boulevard, and Pecan Street. Water and wastewater are available to the site.

The remaining comments on the plat are regarding notes on maintenance, updating signatories, and filling in document numbers. These items can be addressed prior to recordation.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission will make a recommendation to City Council on April 17, 2018. The motion will be provided during the City Council meeting.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Co-Op District Final Plat](#)
2. [Exhibit A - Co-Op District Final Plat](#)

RESOLUTION NO.

A RESOLUTION APPROVING THE PLAT KNOWN AS "CO-OP DISTRICT FINAL PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

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

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

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

CONSIDERED and RESOLVED on this the **19th** day of the month **April, 2018**.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary



LEGEND	
	PREVIOUS SUBDIVISION PER VOL. 50 PG. 253, D.R.W.C.T.
	PREVIOUS SUBDIVISION PER PLAT CAB. Z SLDS. 281-282
	PREVIOUS SUBDIVISION PER PLAT CAB. G SLDS. 185-186

Received 4/13/18



**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas



4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	4/13/2018
Project:	00627
Scale:	1" = 100'
Reviewer:	SMD
Tech:	RM
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 8

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JULY 24, 2017, (NAVD 88) PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT CS01, HAVING A PUBLISHED GRID COORDINATE & (NAVD 88, GEOID 03 ELEVATION OF) N 10175029.3595, E 3169445.5793, ELEV. 678.7542'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTE:
TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF A DRIVEWAY ON THE WEST SIDE OF EXCHANGE BOULEVARD, ± 420' NORTH OF US HIGHWAY 79. ELEVATION = 656.26

OWNER:
CITY OF HUTTO
210 US-79, HUTTO, TX
78634

ENGINEER:
LAND DEV CONSULTING
5508 HIGHWAY 290
WEST SUITE 150
AUSTIN, TEXAS 78735

SURVEYOR:
4WARD LAND
SURVEYING
2201 WOODWARD
STREET, SUITE 2201
AUSTIN, TEXAS 78745

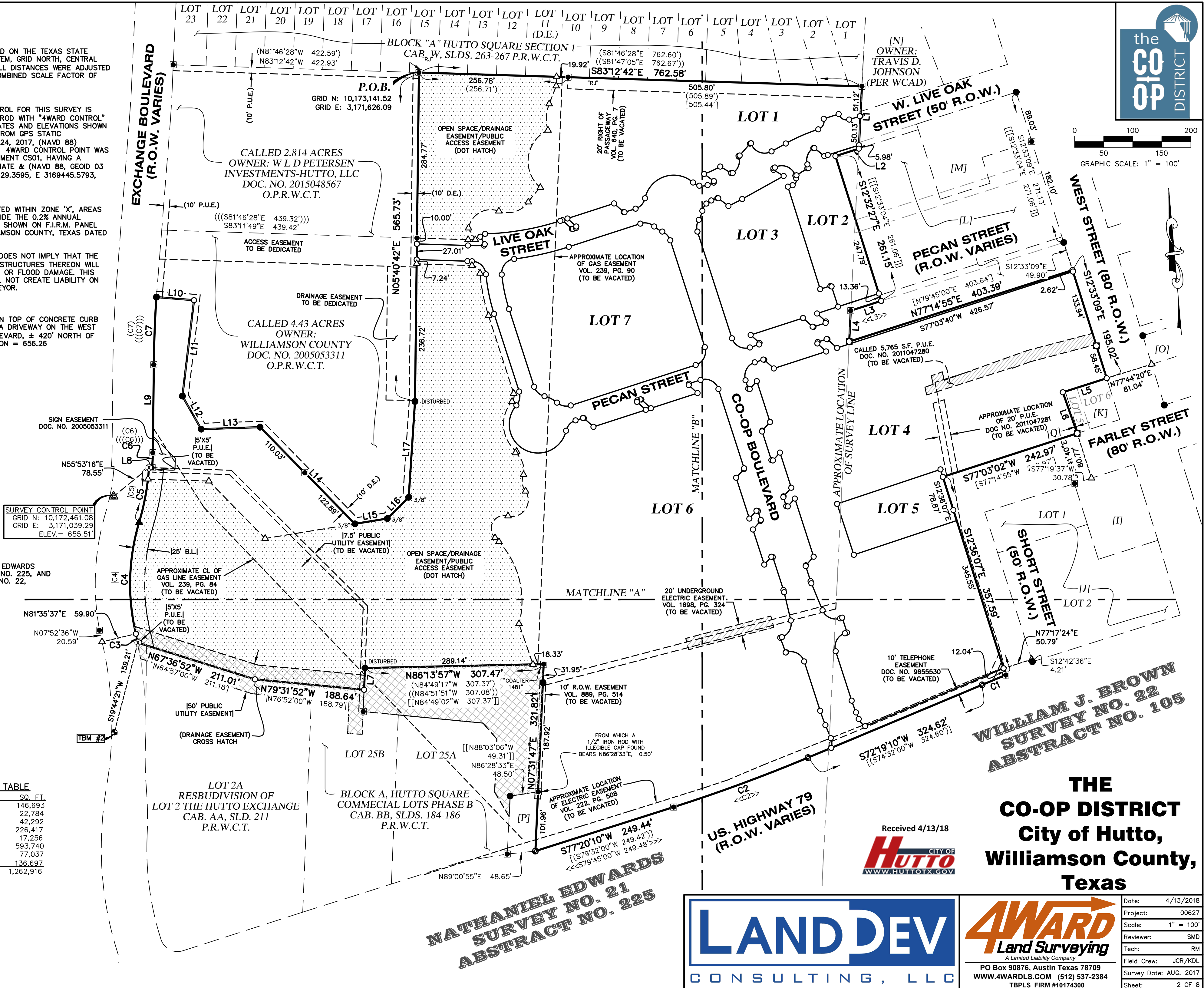
ACREAGE: 28.9926

PATENT SURVEY: NATHANIEL EDWARDS
SURVEY NO. 21, ABSTRACT NO. 225, AND
WILLIAM J. BROWN SURVEY NO. 22,
ABSTRACT NO. 105

NUMBER OF LOTS: 8

ACREAGE TABLE		
LOT #	ACRE(S)	SQ. FT.
1	3.3676	146,693
2	0.5231	22,784
3	0.9709	42,292
4	5.1978	226,417
5	0.3962	17,256
6	13.6304	593,740
7	1.7685	77,037
(R.O.W.)	3.1381	136,697
TOTAL	28.9926	1,262,916

SURVEY CONTROL POINT
GRID N: 10,172,461.08
GRID E: 3,171,039.29
ELEV.= 655.51'



**NATHANIEL EDWARDS
SURVEY NO. 21
ABSTRACT NO. 225**

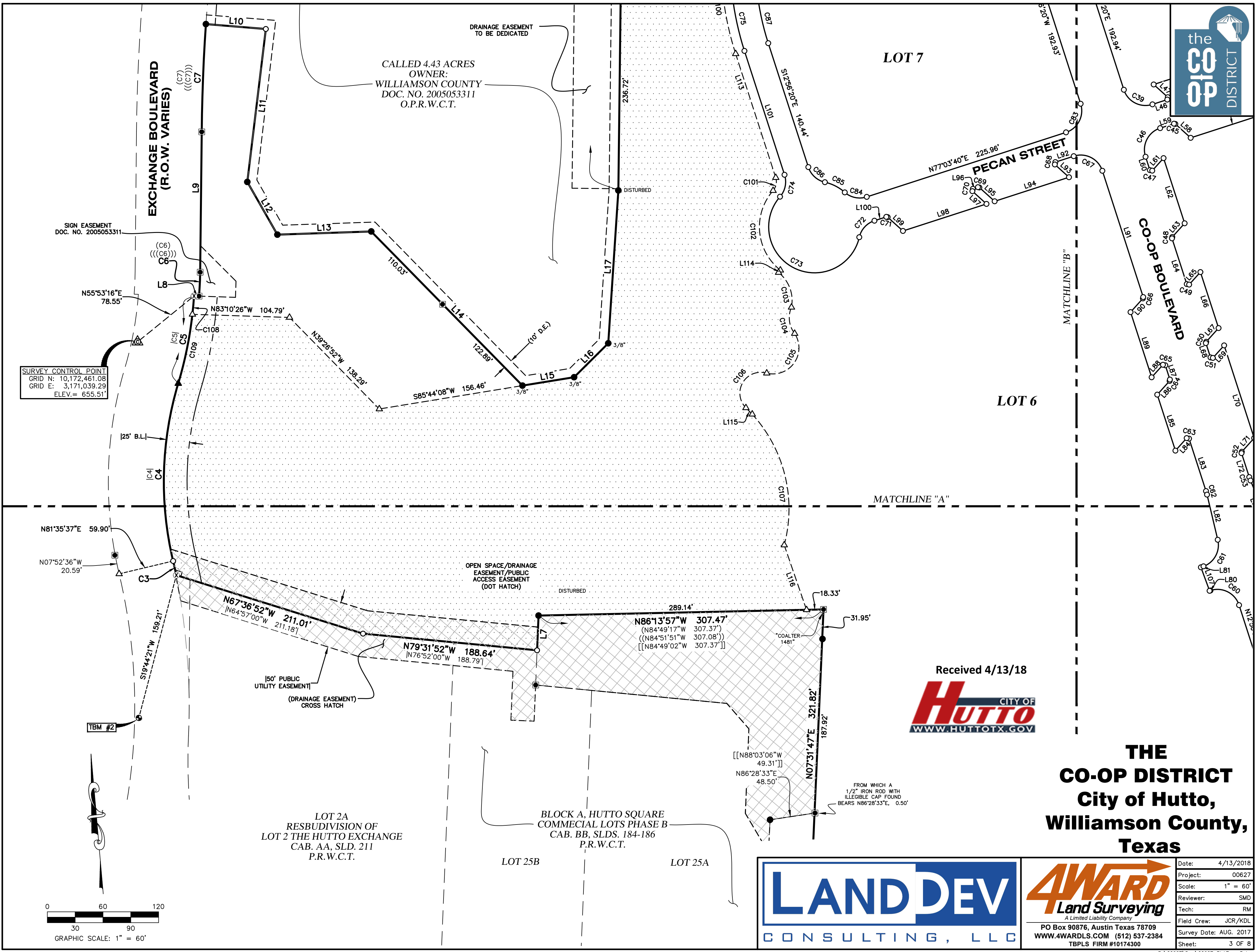
**WILLIAM J. BROWN
SURVEY NO. 22
ABSTRACT NO. 105**

**THE
CO-OP DISTRICT
City of Hutto,
Williamson County,
Texas**

**LAND DEV
CONSULTING, LLC**

**4WARD
Land Surveying**
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 4/13/2018
Project: 00627
Scale: 1" = 100'
Reviewer: SMD
Tech: RM
Field Crew: JCR/KDL
Survey Date: AUG. 2017
Sheet: 2 OF 8



Received 4/13/18

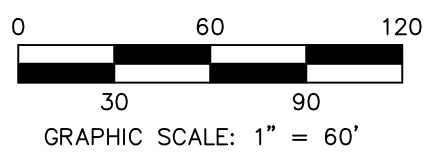
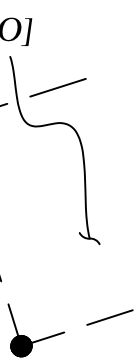


**THE
CO-OP DISTRICT
City of Hutto,
Williamson County,
Texas**



4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	4/13/2018
Project:	00627
Scale:	1" = 60'
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	3 OF 8



**THE
CO-OP DISTRICT
City of Hutto,
Williamson County,
Texas**

Received 4/13/18



LAND DEV
CONSULTING, LLC



4WARD
Land Surveying
A Limited Liability Company

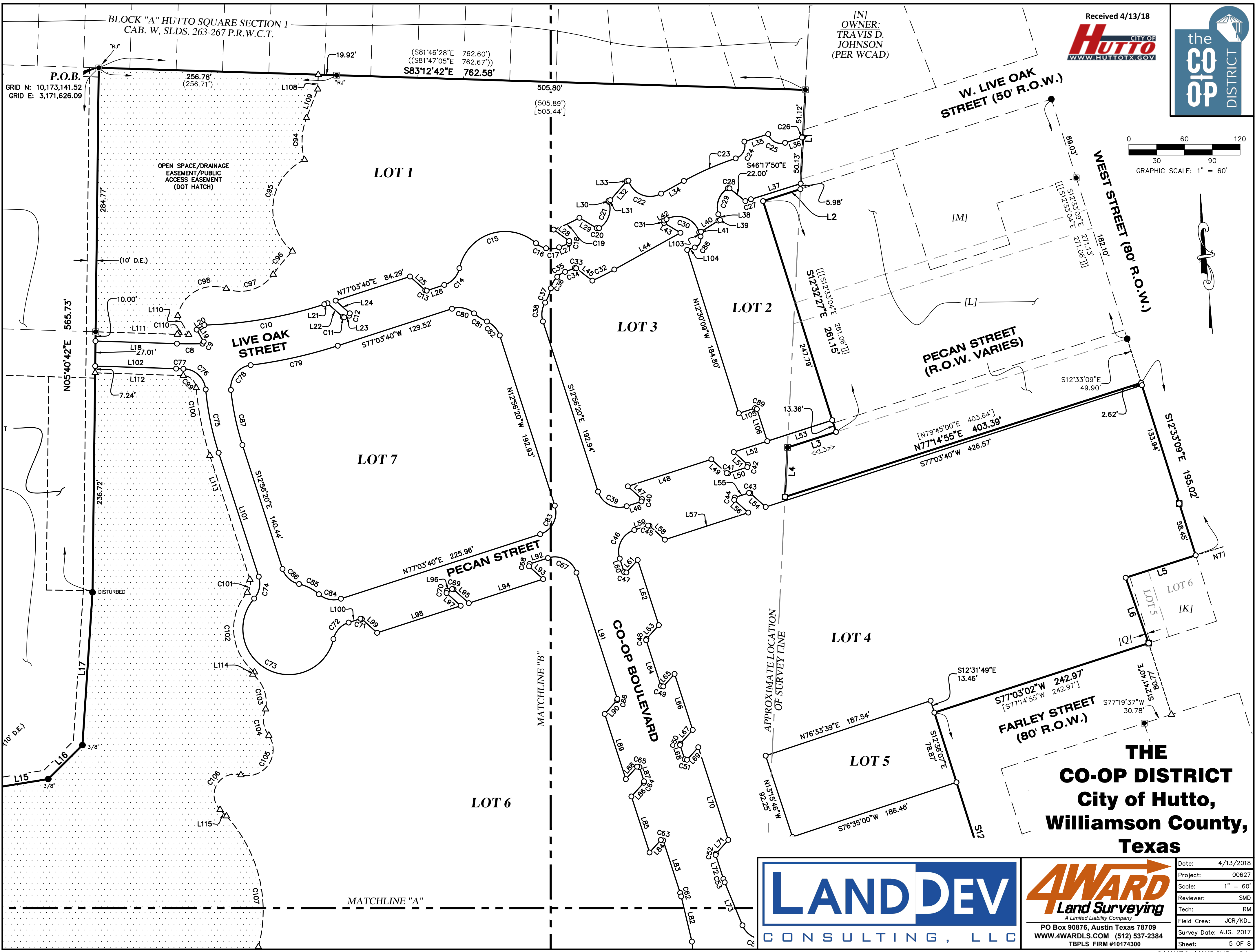
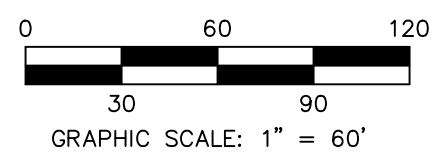
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	4/13/2018
Project:	00627
Scale:	1" = 60'
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	4 OF 8

BLOCK "A" HUTTO SQUARE SECTION 1
CAB. W, SLDS, 263-267 P.R.W.C.T.

[N]
OWNER:
TRAVIS D.
JOHNSON
(PER WCAD)

Received 4/13/18
Hutto
CITY OF
WWW.HUTTO.TX.GOV



**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas



Date:	4/13/2018
Project:	00627
Scale:	1" = 60'
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	5 OF 8

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	44.01'	2,904.79'	0°52'05"	S72°28'08"W	44.01'
C2	246.50'	2,824.79'	4°59'59"	S74°47'48"W	246.42'
C3	15.69'	680.00'	1°19'19"	N07°41'36"W	15.69'
C4	193.73'	370.00'	29°59'57"	N06°38'44"E	191.52'
C5	96.13'	430.00'	12°48'33"	N15°13'50"E	95.93'
C6	25.84'	435.00'	3°24'12"	N07°40'10"E	25.83'
C7	116.34'	1,965.00'	3°23'32"	N07°12'14"E	116.32'
C8	27.58'	486.50'	3°14'53"	S84°49'16"E	27.58'
C9	3.12'	1.50'	119°02'59"	N34°01'48"E	2.59'
C10	131.78'	466.50'	16°11'06"	N85°09'12"E	131.34'
C11	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C12	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C13	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C14	25.43'	24.50'	59°27'45"	N47°11'15"E	24.30'
C15	104.78'	50.50'	118°52'41"	N76°53'43"E	86.97'
C16	12.29'	24.50'	28°44'01"	S58°01'57"E	12.16'
C17	14.37'	24.50'	33°35'57"	S89°11'56"E	14.16'
C18	3.16'	1.50'	120°41'00"	N11°22'26"E	2.61'
C19	30.66'	202.75'	8°39'46"	N70°26'13"E	30.63'
C20	2.72'	2.50'	62°17'27"	S85°14'11"E	2.59'
C21	32.55'	24.50'	76°07'14"	N25°33'29"E	30.21'
C22	43.40'	24.50'	101°29'18"	S63°20'48"E	37.94'
C23	61.00'	313.50'	11°08'55"	N71°29'00"E	60.91'
C24	22.67'	14.50'	89°33'37"	N32°16'40"E	20.43'
C25	22.78'	14.50'	90°00'00"	S57°30'09"E	20.51'
C26	1.18'	4,986.51'	0°00'49"	N77°29'27"E	1.18'
C27	6.25'	266.50'	1°20'36"	S76°49'33"W	6.25'
C28	1.86'	1.50'	70°53'49"	N81°44'45"W	1.74'
C29	32.20'	24.50'	75°18'29"	S25°09'06"W	29.93'
C30	43.44'	24.50'	101°35'19"	N63°17'48"W	37.97'
C31	3.14'	1.50'	120°00'00"	S05°54'33"W	2.60'
C32	26.50'	333.50'	4°33'10"	S68°11'07"W	26.49'
C33	1.59'	2.09'	4°34'05"	N77°31'02"W	1.55'
C34	11.15'	313.50'	2°02'16"	S73°36'47"W	11.15'
C35	10.14'	24.50'	23°43'07"	S62°46'22"W	10.07'
C36	14.38'	24.50'	33°37'57"	S34°05'50"W	14.18'
C37	16.73'	50.50'	18°59'12"	S26°46'28"W	16.66'
C38	21.04'	24.50'	49°12'24"	S11°39'52"W	20.40'
C39	38.48'	24.50'	90°00'00"	S57°56'20"E	34.65'
C40	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C41	1.57'	1.50'	60°00'00"	S72°56'20"E	1.50'
C42	3.14'	1.50'	120°00'00"	N17°03'40"E	2.60'
C43	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C44	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C45	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C46	38.48'	24.50'	90°00'00"	S32°03'40"W	34.65'
C47	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C48	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C49	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
<<C2>>	246.55'	2824.79'	5°00'03"	S77°15'00"W	246.47'
[C3]	15.69'	680.00'	1°19'19"	N04°50'20"W	15.69'
[C4]	193.74'	370.00'	30°00'02"	N09°30'00"E	191.53'
[C5]	95.84'	430.00'	12°46'12"	N18°06'54"E	95.64'
(((C6)))	25.81'	435.00'	3°24'00"	N08°42'03"E	25.81'
(C7)	134.74'	1,965.00'	3°55'44"	N08°57'55"E	134.72'
(((C7)))	134.74'	1,965.00'	3°55'44"	N08°57'55"E	134.72'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<<L3>>	S77°14'42"W	54.96'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C50	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C51	3.14'	1.50'	120°00'00"	S72°56'20"E	2.60'
C52	1.57'	1.50'	60°00'00"	S17°03'40"W	1.50'
C53	3.95'	49.50'	4°34'26"	S15°13'33"E	3.95'
C54	36.53'	24.50'	85°25'34"	S60°13'33"E	33.24'
C55	38.48'	24.50'	90°00'00"	S32°03'40"W	34.65'
C56	21.61'	271.50'	4°33'40"	S15°13'10"E	21.61'
C57	16.80'	25.00'	38°30'30"	S37°09'48"E	16.49'
C58	17.14'	24.50'	40°04'30"	N02°32'15"E	16.79'
C59	26.15'	328.50'	4°33'40"	N15°13'10"W	26.14'
C60	38.48'	24.50'	90°00'00"	N57°56'20"W	34.65'
C61	35.55'	24.50'	83°08'08"	N33°12'10"E	32.51'
C62	3.95'	49.50'	4°34'26"	N10°39'07"W	3.95'
C63	3.14'	1.50'	120°00'00"	N72°56'20"W	2.60'
C64	1.57'	1.50'	60°00'00"	N17°03'40"E	1.50'
C65	3.14'	1.50'	120°00'00"	N72°56'20"W	2.60'
C66	1.57'	1.50'	60°00'00"	N17°03'40"E	1.50'
C67	38.48'	24.50'	89°59'58"	N57°56'20"W	34.65'
C68	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C69	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C70	3.14'	1.50'	120°00'00"	S17°03'40"W	2.60'
C71	1.57'	1.50'	60°00'00"	N72°56'20"W	1.50'
C72	25.27'	24.50'	59°06'07"	S47°30'36"W	24.17'
C73	179.88'	49.50'	208°12'13"	N57°56'20"W	96.02'
C74	25.27'	24.50'	59°06'07"	N16°36'43"E	24.17'
C75	69.79'	313.50'	12°45'21"	N06°33'40"W	69.65'
C76	35.87'	24.50'	83°53'24"	N42°07'42"W	32.75'
C77	7.85'	513.50'	0°52'34"	N83°38'07"W	7.85'
C78	37.89'	24.50'	88°35'58"	S43°31'11"W	34.22'
C79	96.42'	513.50'	10°45'30"	S82°26'25"W	96.28'
C80	25.45'	24.50'	59°30'40"	N73°11'00"W	24.32'
C81	16.49'	50.50'	18°42'39"	N52°47'00"W	16.42'
C82	20.98'	25.89'	46°25'39"	N37°32'32"W	20.41'
C83	38.48'	24.50'	90°00'00"	N32°03'40"E	34.65'
C84	25.27'	24.50'	59°06'07"	S73°23'17"E	24.17'
C85	24.37'	49.50'	28°12'13"	S57°56'20"E	24.12'
C86	25.27'	24.50'	59°06'07"	S42°29'24"E	24.17'
C87	60.80'	286.50'	12°09'32"	S06°51'34"E	60.69'
C88	14.92'	9.50'	90°00'00"	N32°29'51"E	13.44'
C89	2.34'	1.50'	89°33'48"	N57°43'14"W	2.11'
C90	64.91'	24.50'	151°47'47"	S57°56'20"E	47.52'
C91	89.03'	24.50'	208°12'45"	S57°56'20"E	47.52'
C92	77.09'	24.50'	180°16'43"	N72°37'53"W	49.00'
C93	76.85'	24.50'	179°43'17"	S72°37'53"E	49.00'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C94	46.07'	70.55'	37°24'39"	N07°41'04"E	45.25'
C95	118.55'	58.79'	115°32'22"	N12°32'35"E	99.46'
C96	32.53'	209.08'	8°54'56"	N44°46'48"E	32.50'
C97	56.96'	43.38'	75°13'24"	N77°56'02"E	52.95'
C98	68.07'	39.23'	99°25'36"	N65°49'56"E	59.85'
C99	21.13'	14.50'	83°28'28"	N41°27'35"W	19.31'
C100	74.62'	323.50'	13°12'59"	N06°19'51"W	74.46'
C101	14.96'	14.50'	59°06'07"	N16°36'43"E	14.30'
C102	96.38'	59.50'	92°48'50"	N00°14'39"W	86.19'
C103	42.08'	38.53'	62°35'02"	N15°21'32"W	40.02'
C104	29.91'	27.77'	61°41'50"	N01°58'31"W	28.48'
C105	67.32'	28.11'	137°13'43"	N40°09'39"E	52.34'
C106	59.47'	22.50'	151°27'31"	N35°57'47"E	43.61'
C107	151.54'	151.12'	57°27'10"	N08°44'16"W	145.27'
C108	19.90'	430.00'	2°39'04"	N10°09'05"E	19.90'
C109	76.23'	430.00'	10°09'29"	S16°33'22"W	76.13'
C110	12.44'	476.50'	1°29'46"	S83°56'42"E	12.44'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S07°51'48"W	107.24'
L2	S77°15'43"W	42.28'
L3	S77°15'17"W	54.99'
L4	S07°51'48"W	53.36'
L5	S77°14'55"W	79.26'
L6	S14°18'53"E	74.85'
L7	S07°20'38"W	37.49'
L8	S83°05'40"E	5.40'
L9	N05°38'31"E	151.41'
L10	S80°19'09"E	64.90'
L11	S11°54'56"W	166.18'
L12	S24°44'20"E	65.45'
L13	S86°56'02"E	101.26'
L14	S39°26'52"E	232.92'
L15	N85°44'08"E	56.46'
L16	N50°12'36"E	51.90'
L17	N08°47'04"E	165.24'
L18	S83°11'49"E	87.89'
L19	N25°29'41"W	14.96'
L20	N64°30'19"E	9.69'
L21	N77°03'40"E	3.60'
L22	S42°56'20"E	22.23'
L23	N77°03'40"E	5.77'
L24	N42°56'20"W	20.50'
L25	S42°56'20"E	22.23'
L26	N77°03'39"E	19.97'
L27	N72°51'43"E	11.39'
L28	N48°58'32"W	20.81'
L29	S54°05'27"E	21.70'
L30	N12°30'09"W	1.33'
L31	N77°29'51"E	2.00'
L32	N45°47'30"E	27.05'
L33	N77°23'51"E	2.00'
L34	N65°54'33"E	28.07'
L35	N77°28'38"E	27.00'
L36	N77°29'51"E	19.04'
L37	S77°29'51"W	56.26'
L38	S12°30'09"E	6.52'
L39	S77°29'51"W	2.00'
L40	S62°25'31"W	22.27'
L41	S77°29'51"W	2.00'
L42	S65°54'33"W	2.85'
L43	S54°05'27"E	20.50'
L44	S65°54'33"W	81.65'
L45	N47°37'20"W	21.98'
L46	N77°03'40"E	16.81'
L47	N42°56'20"W	20.50'
L48	N77°03'40"E	94.69'
L49	S42°56'20"E	22.23'
L50	N77°03'40"E	21.91'
L51	N42°56'20"W	20.50'
L52	N77°03'40"E	38.02'
L53	N77°03'40"E	73.69'
L54	N42°56'20"W	22.23'
L55	S77°03'40"W	16.17'
L56	S42°56'20"E	20.50'
L57	S77°03'40"W	94.69'
L58	N42°56'20"W	22.29'
L59	S77°03'40"W	15.64'
L60	S12°56'20"E	15.17'
L61	N47°03'40"E	18.19'
L62	S12°56'20"E	73.90'
L63	S47°03'40"W	19.92'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L64	S12°56'20"E	51.81'
L65	N47°03'40"E	18.19'
L66	S12°56'20"E	63.51'
L67	S47°03'40"W	19.92'
L68	S12°56'20"E	16.17'
L69	N47°03'40"E	18.19'
L70	S12°56'20"E	105.08'
L71	S47°03'40"W	19.92'
L72	S12°56'20"E	27.14'
L73	S17°30'46"E	50.16'
L74	N77°03'40"E	3.92'
L75	S12°56'20"E	27.00'
L76	S77°03'40"W	4.00'
L77	S12°56'20"E	89.26'
L78	S17°30'00"E	12.27'
L79	N17°30'00"W	24.27'
L80	S77°03'40"W	1.00'
L81	N74°46'13"E	2.97'
L82	N08°21'54"W	50.08'
L83	N12°56'20"W	59.47'
L84	S47°03'40"W	18.19'
L85	N12°56'20"W	63.51'
L86	N47°03'40"E	19.92'
L87	N12°56'20"W	16.17'
L88	S47°03'40"W	18.19'
L89	N12°56'20"W	73.90'
L90	N47°03'40"E	19.92'
L91	N12°56'20"W	143.13'
L92	S77°03'40"W	20.82'
L93	S42°56'21"E	20.50'
L94	S77°03'40"W	84.29'
L95	N42°56'20"W	2



LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 28.9926 ACRES (1,262,916 SQUARE FEET), PARTIALLY OUT OF THE WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105, AND PARTIALLY OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 8.62 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2008077696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOT 23, BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281–282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAVE AND EXCEPT A PORTION OF A CALLED 0.055 ACRE TRACT CONVEYED TO HILL COUNTRY BIBLE CHURCH HUTTO IN DOCUMENT NO. 2017025032 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 11.157 ACRE TRACT (DESCRIBED AS TRACT I), SAVE AND EXCEPT A CALLED 2.00 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD., RECORDED IN DOCUMENT NO. 2002055851 (O.P.R.W.C.T.), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.256 ACRE TRACT (DESCRIBED AS TRACT II), SAID TRACT II BEING ALL OF LOTS 7 THROUGH 12, BLOCK 8, I. & G. N. RAILROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 50, PAGE 251 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAVE AND EXCEPT A PORTION OF LOT 7 AND 8, CONVEYED TO THE HUTTO VOLUNTEER FIRE DEPARTMENT, RECORDED IN DOCUMENT NO. 1999058911 (O.P.R.W.C.T.) AND DOCUMENT NO. 2001069610 (O.P.R.W.C.T.), SAID TRACT II CONVEYED TO THE CITY OF HUTTO, TEXAS IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.364 ACRE TRACT (DESCRIBED AS TRACT III), AND BEING ALL OF A CALLED 0.691 ACRE TRACT (DESCRIBED AS TRACT IV) SAID TRACT IV BEING ALL OF LOTS 1–4 AND A PORTION OF LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, SAVE AND EXCEPT THE PORTION OF SAID LOTS 4 AND 5 CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), SAID TRACTS III–IV CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.31 ACRE TRACT (DESCRIBED AS TRACT 1), AND A CALLED 0.02 ACRE TRACT (DESCRIBED AS TRACT 2), AND A CALLED 0.13 ACRE TRACT, AND A CALLED 0.01 ACRE TRACT (DESCRIBED AS TRACT 4), ALL OF WHICH WERE CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T.), SAID TRACTS 2 AND 4 BEING A PORTION OF AN ALLEY (17' RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID TRACTS 2 AND 4 INCORRECTLY REFERENCED IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T.) THE ALLEY TO BE 20' WIDE), AND BEING A PORTION OF THE ALLEY (17' RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A CALLED 1.442 ACRE TRACT (DESCRIBED AS TRACT II) AND A CALLED 2.919 ACRE TRACT (DESCRIBED AS TRACT III) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2004003059 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.093 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2016079125 (O.P.R.W.C.T.), SAID 0.093 ACRE TRACT BEING A PORTION OF LOT 1, LOT 7 AND AN ALLEY (21' RIGHT–OF–WAY, VACATED PER DOCUMENT NO. 2015052472 (O.P.R.W.C.T.)) IN BLOCK 9 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 & 6, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 1997029237 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2000009118 (O.P.R.W.C.T.), SAID 0.03 ACRE TRACT BEING A PORTION OF AN ALLEY (17' RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID DOCUMENT NO. 2000009118 (O.P.R.W.C.T.) INCORRECTLY REFERENCES THE ALLEY TO BE 20' WIDE), AND BEING ALL OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET G, SLIDES 185–186 (P.R.W.C.T.), SAID LOT 14 WAS CONVEYED TO 420 US 79, LTD., RECORDED IN DOCUMENT NO. 2018003332 (O.P.R.W.C.T.), AND BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 4.43 ACRE TRACT BEING A PORTION OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, SAID 28.9926 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2–INCH IRON ROD WITH “RJ” CAP FOUND IN THE SOUTH LINE OF LOT 15, BLOCK A, HUTTO SQUARE SECTION 1, RECORDED IN CABINET W, SLIDES 263–267 (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF A CALLED 2.814 ACRE TRACT CONVEYED TO WLD PETERSEN INVESTMENTS–HUTTO, LLC, IN DOCUMENT NO. 2015048567 (O.P.R.W.C.T.), AND BEING THE COMMON NORTH CORNER OF LOTS 23 AND 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND BEING THE NORTHWEST CORNER OF SAID CITY OF HUTTO 8.62 ACRE TRACT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND IN THE EAST RIGHT–OF–WAY LINE OF EXCHANGE BOULEVARD (RIGHT–OF–WAY VARIES), AND BEING THE SOUTHWEST CORNER OF LOT 23, BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND BEING THE NORTHWEST CORNER OF LOT 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND BEING THE NORTHWEST CORNER OF SAID WLD PETERSEN TRACT BEARS, N83°12'42"W, A DISTANCE OF 422.93 FEET;

THENCE, WITH THE SOUTH LINE OF BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND WITH THE NORTH LINE OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND IN PART WITH THE NORTH LINES OF SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACT, S83°12'42"E, A DISTANCE OF 762.58 FEET TO A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF LOT 1, BLOCK 13 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID HUTTO SQUARE SECTION 1, AND BEING THE NORTHEAST CORNER OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS;

THENCE, WITH THE EAST LINES OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, AND SAID CITY OF HUTTO 8.62 ACRE AND 11.157 ACRE TRACTS, IN PART WITH THE WEST LINE OF LOT 1, BLOCK 13 OF SAID I. & G. N. RAILROAD ADDITION, AND IN PART WITH THE WESTERN TERMINUS OF WEST LIVE OAK STREET (RIGHT–OF–WAY VARIES), S07°51'48"W, PASSING AT A DISTANCE OF A 96.56 FEET, A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE PREVIOUS SOUTHWEST TERMINUS OF SAID W. LIVE OAK STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 107.24 FEET TO A 1/2–INCH IRON ROD WITH “WARD–5811” CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING AT THE SOUTHWEST TERMINUS OF SAID LIVE OAK STREET, AND BEING AT THE NORTHEAST CORNER OF SAID 0.055 ACRE HILL COUNTRY BIBLE CHURCH HUTTO TRACT, AND BEING IN THE NORTH LINE OF LOT 1A, BLOCK 9 OF RAILROAD ADDITION, LOTS 1–4, 5 (S/PT), AND 7 BLOCK 9, AMENDED PLAT, RECORDED IN DOCUMENT NO. 2015080695 (O.P.R.W.C.T.);

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

- 1)S77°15'43"W, A DISTANCE OF 42.28 FEET TO A 1/2–INCH IRON ROD WITH “WARD–5811” CAP SET FOR AN INTERIOR ELL–CORNER HEREOF,
- 2) S12°32'27"E, A DISTANCE OF 261.15 FEET TO A 1/2–INCH IRON ROD WITH “WARD–5811” CAP SET FOR AN EXTERIOR ELL–CORNER HEREOF, AND
- 3) S77°15'17"W, A DISTANCE OF 54.99 FEET TO A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN INTERIOR ELL–CORNER HEREOF, SAID POINT BEING AT THE NORTHWEST TERMINUS OF SAID PECAN STREET, AND BEING AT THE SOUTHWEST CORNER OF SAID 0.093 CITY OF HUTTO TRACT, AND BEING IN THE EAST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE WESTERN TERMINUS OF SAID PECAN STREET AND THE EAST LINE OF

SAID 11.157 ACRE CITY OF HUTTO TRACT, S07°51'48"W, A DISTANCE OF 53.36 FEET TO A 1/2–INCH IRON ROD WITH “CITY OF HUTTO–PROPERTY CORNER” ALUMINUM CAP FOUND FOR AN INTERIOR ELL–CORNER HEREOF, SAID POINT BEING AT THE SOUTHWEST TERMINUS OF SAID PECAN STREET, AND BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE NORTHWEST CORNER OF SAID 1.256 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID PECAN STREET, THE NORTH LINE OF BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND THE NORTH LINE OF SAID 1.256 ACRE CITY OF HUTTO TRACT, N77°14'55"E, A DISTANCE OF 403.39 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL–CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT–OF–WAY LINE OF WEST STREET (80' RIGHT–OF–WAY) WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID PECAN STREET, AND BEING THE NORTHEAST CORNER OF LOT 7, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND SAID 1.256 ACRE CITY OF HUTTO TRACT, FROM WHICH A DISTURBED 1/2–INCH IRON ROD WITH “CITY OF HUTTO–PROPERTY CORNER” ALUMINUM CAP FOUND BEARS, S77°14'55"W, A DISTANCE OF 0.58 FEET;

THENCE, WITH THE WEST RIGHT–OF–WAY LINE OF SAID WEST STREET, IN PART WITH THE EAST LINES OF LOT 7 AND LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, IN PART WITH THE EAST LINE OF SAID 0.31 ACRE CITY OF HUTTO TRACT, IN PART WITH THE EAST LINE OF SAID 0.02 ACRE CITY OF HUTTO TRACT, IN PART WITH THE EASTERN TERMINUS OF THE VACATED PORTION OF SAID 17' ALLEY, IN PART WITH THE EAST LINE OF SAID 0.03 ACRE COPELAND TRACT, IN PART WITH THE EAST LINE OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), S12°33'09" E, PASSING AT A DISTANCE OF 136.57 FEET, A 1/2–INCH IRON ROD WITH “CITY OF HUTTO–PROPERTY CORNER” ALUMINUM CAP FOUND AT THE NORTHEAST CORNER OF SAID 0.03 ACRE COPELAND TRACT, CONTINUING FOR AN OVERALL DISTANCE OF 195.02 FEET TO A 1/2–INCH IRON ROD WITH “WARD–5811” CAP SET FOR AN EXTERIOR ELL CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), AND BEING THE NORTHEAST CORNER OF A CALLED 0.13 ACRE TRACT CONVEYED TO JASPAS PROPERTIES, LLC, IN DOCUMENT NO. 2008077200 (O.P.R.W.C.T.);

THENCE, LEAVING THE WEST RIGHT–OF–WAY LINE OF SAID WEST STREET AND THE EAST LINE OF SAID LOT 6, OVER AND ACROSS LOTS 4, 5 AND 6, ALL OF SAID I. & G. N. RAILROAD ADDITION, WITH THE NORTH LINE OF SAID JASPAS 0.13 ACRE TRACT, IN PART WITH THE NORTH LINE OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 AND 6, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO LEROY CAST IN VOLUME 1159, PAGE 563 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), AND IN PART WITH THE SOUTH LINE OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), S77°14'55"W, A DISTANCE OF 79.26 FEET TO A 1/2–INCH IRON ROD WITH “4WARD–BOUNDARY” CAP SET FOR AN INTERIOR ELL CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID COPELAND TRACT (DOCUMENT NO. 9729237), AND BEING THE NORTHWEST CORNER OF SAID CAST TRACT, AND BEING AN EXTERIOR ELL–CORNER IN THE EAST LINE OF SAID CITY OF HUTTO TRACT (DOCUMENT NO. 2003119272), AND BEING THE SOUTHEAST CORNER OF SAID 0.03 ACRE COPELAND TRACT (DOCUMENT NO. 2003044735), FROM WHICH A 1/2–INCH IRON ROD WITH “CITY OF HUTTO – PROPERTY CORNER” ALUMINUM CAP FOUND AT SOUTHWEST CORNER OF SAID COPELAND 0.03 ACRE TRACT (DOCUMENT NO. 2003044735) TRACT AND SAID CITY OF HUTTO TRACT (DOCUMENT NO. 2003119272), BEARS S77°14'55"W, A DISTANCE OF 30.30 FEET;

THENCE, WITH THE COMMON LINE OF SAID CAST TRACT AND 0.691 ACRE CITY OF HUTTO TRACT, S14°18'53"E, A DISTANCE OF 74.85 FEET TO A 1/2–INCH IRON ROD WITH “CITY OF HUTTO–PROPERTY CORNER” ALUMINUM CAP FOUND FOR AN EXTERIOR ELL–CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT–OF–WAY LINE OF FARLEY STREET (80' RIGHT–OF–WAY), AND BEING IN THE SOUTH LINE OF LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHWEST CORNER OF SAID CAST TRACT, AND BEING THE SOUTHEAST CORNER OF SAID 0.691 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE NORTH RIGHT–OF–WAY LINE OF SAID FARLEY STREET, AND WITH THE SOUTH LINE OF BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION AND SAID 0.691 ACRE CITY OF HUTTO TRACT, S77°03'02"W, A DISTANCE OF 242.97 FEET TO 1/2–INCH IRON ROD WITH “WARD–5811” CAP SET FOR AN INTERIOR ELL–CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT–OF–WAY LINE OF SAID FARLEY STREET WITH THE WEST RIGHT–OF–WAY LINE OF SHORT STREET (50' RIGHT–OF–WAY), AND BEING IN THE WEST LINE OF SAID 1.364 ACRE CITY OF HUTTO TRACT, AND BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING THE SOUTHWEST CORNER OF SAID 0.691 ACRE CITY OF HUTTO TRACT, FROM WHICH A BENT 1/2–INCH IRON ROD FOUND BEARS, N77°03'02"E, A DISTANCE OF 0.95 FEET;

THENCE, WITH THE WEST RIGHT–OF–WAY LINE OF SAID SHORT STREET, IN PART WITH THE EAST LINE OF SAID 1.364 ACRE CITY OF HUTTO TRACT, AND IN PART WITH THE EAST LINE OF SAID 2.919 ACRE CITY OF HUTTO TRACT, S12°36'07"E, A DISTANCE OF 357.59 FEET TO A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT–OF–WAY LINE OF SAID SHORT STREET WITH THE NORTH RIGHT–OF–WAY LINE OF U.S. HIGHWAY 79 (RIGHT–OF–WAY VARIES), AND BEING THE SOUTHEAST CORNER OF SAID 1.364 ACRE CITY OF HUTTO TRACT;

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

- 1)44.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,904.79 FEET, AND A CHORD WHICH BEARS S72°28'08"W, A DISTANCE OF 44.01 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF TANGENCY HEREOF,
- 2) S72°19'10"W, A DISTANCE OF 324.62 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR A POINT OF CURVATURE HEREOF,
- 3) 246.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,824.79 FEET, AND A CHORD WHICH BEARS S74°47'48"W, A DISTANCE OF 246.42 FEET TO A 1/2–INCH IRON ROD WITH “BAKER AICKLEN” CAP FOUND FOR A POINT OF TANGENCY HEREOF, AND
- 4) S77°20'10"W, A DISTANCE OF 249.44 FEET TO A TXDOT TYPE II BRASS DISC FOUND FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AN ANGLE POINT IN THE NORTH RIGHT–OF–WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF A CALLED 0.11 ACRE TRACT DESCRIBED IN VOLUME 238, PAGE 172 (D.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 1.442 ACRE CITY OF HUTTO TRACT, FROM WHICH A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT AN ANGLE POINT IN THE NORTH RIGHT–OF–WAY LINE OF SAID U.S. HIGHWAY 79, AND BEING THE SOUTHEAST CORNER OF LOT 25A, BLOCK A OF SAID HUTTO SQUARE COMMERCIAL LOTS, PHASE B, RECORDED IN CABINET BB, SLIDES 184–186 (P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID 0.11 ACRE TRACT BEARS, S89°00'55"W, A DISTANCE OF 48.65 FEET;

THENCE, LEAVING THE NORTH RIGHT–OF–WAY LINE OF SAID U.S. HIGHWAY 79, IN PART WITH THE EAST LINES OF SAID 0.11 ACRE TRACT AND SAID LOT 25A, AND IN PART WITH THE WEST LINES OF SAID 1.442 ACRE, SAID 2.919 ACRE AND SAID 11.157 ACRE CITY OF HUTTO TRACTS, N07°31'47"E, A DISTANCE OF 321.82 FEET TO A 1/2–INCH IRON ROD WITH “COALTER–1481” CAP FOUND FOR AN INTERIOR ELL–CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF SAID 11.157 ACRE CITY OF HUTTO TRACT, AND BEING AT THE NORTHEAST CORNER OF SAID LOT 25A, AND BEING A SOUTHEAST CORNER OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOT 25A, LOT 23, BLOCK A, OF SAID HUTTO

SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT, N86°13'57"W, A DISTANCE OF 307.47 FEET TO A DISTURBED 1/2–INCH IRON ROD FOUND FOR AN INTERIOR ELL–CORNER HEREOF, SAID POINT BEING IN THE EAST LINE OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET G, SLIDES 185–186 (P.R.W.C.T.), AND BEING THE COMMON WEST CORNER OF LOT 25A, LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS AND SAID 8.62 ACRE CITY OF HUTTO TRACT;

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

- 1)S07°20'38"W, A DISTANCE OF 37.49 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL–CORNER HEREOF,
- 2) N79°31'52"W, A DISTANCE OF 188.64 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, AND
- 3) N67°36'52"W, A DISTANCE OF 211.01 FEET TO A CHISELED “X” FOUND IN CONCRETE FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING A CORNER IN THE EAST RIGHT–OF–WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING THE SOUTHWEST CORNER OF SAID LOT 14;

THENCE, WITH THE EAST RIGHT–OF–WAY LINE OF SAID EXCHANGE BOULEVARD AND THE WEST LINE OF SAID LOT 14, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)15.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, AND A CHORD WHICH BEARS N07°41'36"W, A DISTANCE OF 15.69 FEET TO A CALCULATED POINT FOR A POINT OF REVERSE CURVATURE HEREOF,
- 2) 193.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, AND A CHORD WHICH BEARS N06°38'44"E, A DISTANCE OF 191.52 FEET TO A MAG NAIL IN ASPHALT FOUND FOR A POINT OF REVERSE CURVATURE HEREOF,
- 3) 96.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, AND A CHORD WHICH BEARS N15°13'50"E, A DISTANCE OF 95.93 FEET TO A CHISELED “X” FOUND IN CONCRETE FOR A POINT OF NON–TANGENCY HEREOF, AND
- 4) S83°05'40"E, A DISTANCE OF 5.40 FEET TO A 1/2–INCH IRON ROD WITH “RJ” CAP FOUND FOR AN INTERIOR ELL–CORNER HEREOF, SAID POINT BEING AT A CORNER IN THE EAST RIGHT–OF–WAY LINE OF SAID EXCHANGE BOULEVARD, AND BEING IN THE NORTH LINE OF SAID LOT 14, AND BEING THE SOUTHWEST CORNER OF SAID WILLIAMSON COUNTY TRACT, AND BEING A SOUTHWEST CORNER OF SAID LOT 23;

THENCE, WITH THE EAST RIGHT–OF–WAY LINE OF SAID EXCHANGE BOULEVARD, AND WITH THE WEST LINE OF SAID WILLIAMSON COUNTY TRACT, AND WITH WEST LINE OF SAID LOT 23, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1)25.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, AND A CHORD WHICH BEARS N07°40'10"E, A DISTANCE OF 25.83 FEET TO A 1/2–INCH IRON ROD WITH “RJ” CAP FOUND FOR A POINT OF TANGENCY HEREOF,
- 2) N05°38'31"E, A DISTANCE OF 151.41 FEET TO A 1/2–INCH IRON ROD WITH “RJ” CAP FOUND FOR A POINT OF CURVATURE HEREOF, AND
- 3) 134.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,965.00 FEET, AND A CHORD WHICH BEARS N07°12'14"E, A DISTANCE OF 116.32 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN EXTERIOR ELL CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF LOT 23 AND BEING THE SOUTHWEST CORNER OF LOT 24, BOTH OF BLOCK “A” OF SAID HUTTO SQUARE COMMERCIAL LOTS;

THENCE, LEAVING THE EAST RIGHT–OF–WAY LINE OF SAID EXCHANGE BOULEVARD, WITH THE COMMON LINE OF LOTS 23 AND 24, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS, IN PART WITH THE NORTH AND WEST LINE OF SAID 8.62 ACRE CITY OF HUTTO TRACT, IN PART WITH THE SOUTH AND EAST LINES OF SAID WILLIAMSON COUNTY TRACT, AND IN PART WITH THE EAST LINE OF SAID WLD PETERSEN TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1)S80°19'08"E, A DISTANCE OF 64.90 FEET TO A CALCULATED POINT FOR AN EXTERIOR ELL CORNER HEREOF,
- 2) S11°54'57"W, A DISTANCE OF 166.18 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 3) S24°44'20"E, A DISTANCE OF 65.45 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 4) S86°56'02"E, A DISTANCE OF 101.26 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 5) S39°26'52"E, A DISTANCE OF 232.92 FEET TO A 3/8–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 6) N85°44'08"E, A DISTANCE OF 56.46 FEET TO A 3/8–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 7) N50°12'36"E, A DISTANCE OF 51.90 FEET TO A 3/8–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 8) N08°47'04"E, A DISTANCE OF 165.24 FEET TO A BENT 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
- 9) N05°40'42"E, PASSING AT A DISTANCE OF 280.97 FEET, A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND AT THE COMMON EAST CORNER OF SAID WILLIAMSON COUNTY TRACT AND SAID WLD PETERSEN TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 565.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.9926 ACRES (1,262,916 SQUARE FEET) OF LAND, MORE OR LESS.

Received 4/13/18



THE
CO-OP DISTRICT
City of Hutto,
Williamson County,
Texas

		Date:	4/13/2018
		Project:	00627
		Scale:	–
		Reviewer:	SMD
		Tech:	RM
		Field Crew:	JCR/KDL
		Survey Date:	Aug. 2017
		Sheet:	7 OF 8

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

THAT ODIS JONES, MANAGER OF THE CITY OF HUTTO, WELDON R. COPELAND, EDWARD S. BUTLER, MEMBER OF 420 US 79, LTD., A TEXAS LIMITED PARTNERSHIP, AND DAN GATTIS, COUNTY JUDGE FOR WILLIAMSON COUNTY:

BEING THE OWNERS OF A TRACT OF LAND CONTAINING 28.9926 ACRES (1,262,916 SQUARE FEET), PARTIALLY OUT OF THE WILLIAM J. BROWN SURVEY NO. 22, ABSTRACT NO. 105, AND PARTIALLY OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

(CITY OF HUTTO)
BEING ALL OF A CALLED 8.62 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2008077696 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOT 23, BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281–282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), ~~SAVE AND EXCEPT~~ A PORTION OF A CALLED 0.055 ACRE TRACT CONVEYED TO HILL COUNTRY BIBLE CHURCH HUTTO IN DOCUMENT NO. 2017025032 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 11.157 ACRE TRACT (DESCRIBED AS TRACT I). ~~SAVE AND EXCEPT~~ A CALLED 2.00 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD., RECORDED IN DOCUMENT NO. 2002055851 (O.P.R.W.C.T.), SAID TRACT 1 CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.256 ACRE TRACT (DESCRIBED AS TRACT II), SAID TRACT II BEING ALL OF LOTS 7 THROUGH 12, BLOCK 8, I. & G. N. RAILROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 50, PAGE 251 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), ~~SAVE AND EXCEPT~~ A PORTION OF LOT 7 AND 8, CONVEYED TO THE HUTTO VOLUNTEER FIRE DEPARTMENT, RECORDED IN DOCUMENT NO. 1999058911 (O.P.R.W.C.T.) AND DOCUMENT NO. 2001069610 (O.P.R.W.C.T.), SAID TRACT II CONVEYED TO THE CITY OF HUTTO, TEXAS IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 1.364 ACRE TRACT (DESCRIBED AS TRACT III), AND BEING ALL OF A CALLED 0.691 ACRE TRACT (DESCRIBED AS TRACT IV) SAID TRACT IV BEING ALL OF LOTS 1–4 AND A PORTION OF LOT 5, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, ~~SAVE AND EXCEPT~~ THE PORTION OF SAID LOTS 4 AND 5 CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735 (O.P.R.W.C.T.), SAID TRACTS III–IV CONVEYED TO THE CITY OF HUTTO, TEXAS, IN DOCUMENT NO. 2003119272 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.31 ACRE TRACT (DESCRIBED AS TRACT 1), AND A CALLED 0.02 ACRE TRACT (DESCRIBED AS TRACT 2), AND A CALLED 0.13 ACRE TRACT, AND A CALLED 0.01 ACRE TRACT (DESCRIBED AS TRACT 4), ALL OF WHICH WERE CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2006070154 (O.P.R.W.C.T.), SAID TRACTS 2 AND 4 BEING A PORTION OF AN ALLEY (17’ RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID TRACTS 2 AND 4 INCORRECTLY REFERENCED IN DOCUMENT NO 2006070154 (O.P.R.W.C.T) THE ALLEY TO BE 20’ WIDE), AND BEING A PORTION OF THE ALLEY (17’ RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, AND BEING ALL OF A CALLED 1.442 ACRE TRACT (DESCRIBED AS TRACT II) AND A CALLED 2.919 ACRE TRACT (DESCRIBED AS TRACT III) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2004003059 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.093 ACRE TRACT CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2016079125 (O.P.R.W.C.T.), SAID 0.093 ACRE TRACT BEING A PORTION OF LOT 1, LOT 7 AND AN ALLEY (21’ RIGHT–OF–WAY, VACATED PER DOCUMENT NO. 2015052472 (O.P.R.W.C.T)) IN BLOCK 9 OF SAID I. & G. N. RAILROAD ADDITION, AND

(WELDON)
BEING ALL OF A TRACT DESCRIBED AS A PORTION OF LOTS 5 & 6, BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION, CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 1997029237 (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2003044735, (O.P.R.W.C.T.), AND BEING ALL OF A CALLED 0.03 ACRE TRACT CONVEYED TO WELDON R. COPELAND IN DOCUMENT NO. 2000009118, (O.P.R.W.C.T.), SAID 0.03 ACRE TRACT BEING A PORTION OF AN ALLEY (17’ RIGHT–OF–WAY) CROSSING BLOCK 8 OF SAID I. & G. N. RAILROAD ADDITION (SAID DOCUMENT NO. 2000009118, (O.P.R.W.C.T) INCORRECTLY REFERENCES THE ALLEY TO BE 20’ WIDE), AND

(420 US 79, LTD – LOT 14)
BEING ALL OF LOT 14 OF THE HUTTO EXCHANGE, RECORDED IN CABINET G, SLIDES 185–186 (P.R.W.C.T.), SAID LOT 14 WAS CONVEYED TO 420 US 79, LTD, RECORDED IN DOCUMENT NO. 2018003332 (O.P.R.W.C.T.), AND

(WILLIAMSON COUNTY)
BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 4.43 ACRE TRACT BEING A PORTION OF LOT 23, BLOCK A, OF SAID HUTTO SQUARE COMMERCIAL LOTS,

DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT LAND, AND DO HEREBY SUBDIVIDE 28.9926 ACRES AS SHOWN HEREON, TO BE KNOWN AS

THE CO–OP DISTRICT

AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT–OF–WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES

CITY OF HUTTO:

BY: _____
ODIS JONES, CITY MANAGER
401 W. FRONT STREET
HUTTO, TEXAS 78634

COPELAND:

BY: _____
WELDON R. COPELAND
PO BOX 250
HUTTO, TEXAS 78634

420 US 79, LTD.:

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

WILLIAMSON COUNTY:

BY: _____
DAN GATTIS, COUNTY JUDGE FOR WILLIAMSON COUNTY
710 MAIN STREET
GEORGETOWN, TEXAS 78626

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

BY, ODIS JONES, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

BY, WELDON COPELAND, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

BY, _____, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

BY, DAN GATTIS, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT I JUDD WILLMANN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION IS LOCATED WITHIN ZONE ‘X’, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520E, WILLIAMSON COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

I JUDD WILLMANN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

JUDD WILLMANN, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 90356

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF HUTTO, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

STEVEN M. DUARTE R.P.L.S. NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78744
512–537–2384

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

____ DAY OF _____, 20____

DOUG GAUL, MAYOR DATE SETH GIPSON, CITY SECRETARY DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, 20__ A.D., AT ____O’CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. _____

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

DATE

PLAT NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- A MINIMUM 10 FOOT PUBLIC ACCESS EASEMENT SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT OF WAY AT SITE DEVELOPMENT PERMIT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
- THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO.48491C 0520E, DATED SEPTEMBER 26, 2008.
- THE 2 TRACTS ARE DESCRIBED IN 2006070154 AS BEING PORTIONS OF THE 20’ – WIDE ALLEY THAT CROSSES BLOCK 8 OF THE I & GN RAILROAD ADDITION, AND SUFFICIENT MONUMENTS WERE FOUND IN THE FIELD TO LOCATE THESE TRACTS. HOWEVER, THE ALLEY THAT CROSSES BLOCK 8 OF THE I & GN RAILROAD ADDITION IS SHOWN ON THE PLAT TO BE 17’ – WIDE. SEVERAL MONUMENTS WERE FOUND IN THE FIELD THAT SUPPORT THE PROPER LENGTH (128’) FOR THE LOTS ALONG THE NORTH SIDE OF SAID BLOCK 8 AND THE PROPER MIDPOINT OF THE ALLEY IF HALF WAS VACATED AT 17’ WIDE, AS SHOWN IN THE DETAIL ON PAGE 2. THE SURVEYOR DID NOT FIND ANY DOCUMENTS TO SUPPORT THE CORRECTION OF THE IMPROPER ALLEY VACATION TRACTS AND COULD NOT FIND ANY INFORMATION FROM THE CITY OF HUTTO. THE MONUMENTS FOUND WERE 1/2” IRON RODS WITH “CITY OF HUTTO – PROP CORNER” ALUMINUM CAPS, AND SEEMED TO BE PLACED MATCHING THE RECORD DISTANCES OF THE PLAT AND DEEDS,, AND MATCHED THE RELATIVELY NEW IMPROVEMENTS IN THAT AREA
- A PROPERTY OWNER’S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.



Received 4/13/18



**THE
CO-OP DISTRICT**
City of Hutto,
Williamson County,
Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	4/13/2018
Project:	00627
Scale:	–
Reviewer:	SMD
Tech:	RM
Field Crew:	JCR/KDL
Survey Date:	AUG. 2017
Sheet:	8 OF 8

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 7J. **AGENDA DATE:** April 19, 2018

PRESENTED BY: David Mason

ITEM:

Consideration and possible action on a resolution authorizing the City Manager to purchase a F350 CrewCab truck with Knapheide Service Body from Silsbee Ford. (David Mason)

STRATEGIC GUIDE POLICY: Infrastructure & Growth

ITEM BACKGROUND:

This authorizes the purchase of a Ford F350 Crew Cab Truck with service body from Silsbee Ford. This purchase will be under an HGAC Contract and satisfies bidding requirements as allowed by LGC 271.102 and GC 791 Interlocal Cooperation Contracts.

BUDGETARY AND FINANCIAL SUMMARY:

This purchase will expend no more than \$64,000.00 from 50-040-801-6602, capital purchases-vehicles.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not Applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends purchase of 2018 Ford F350 Crew Cab with Service Body from Silsbee Ford, Silsbee, TX under HGAC purchasing coop pricing.

SUPPORTING MATERIAL:

1. [Quote](#)
2. [Resolution](#)

**CONTRACT PRICING WORKSHEET**
For MOTOR VEHICLES OnlyContract
No.:

VE11-15

Date
Prepared:

4/10/2018

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents **MUST** be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	CITY OF HUTTO	Contractor:	SILSBEE FORD
Contact Person:	SAM	Prepared By:	GLEN ANGELLE
Phone:		Phone:	409-880-9191
Fax:		Fax:	
Email:		Email:	GANGELLE.COWBOYFLEET@GMAIL.COM

Product Code:	E29	Description:	2018 FORD F-350 CREW CAB
---------------	-----	--------------	--------------------------

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: \$ 26,848.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
6.7L V8 DIESEL	\$ 8,455.30	EXT. WHITE	
POWER EQUIPMENT GROUP	\$ 1,057.00	INT. MEDIUM EARTH GRAY	
4X4	\$ 2,632.00		
BRAKE CONTROLLER	\$ 253.80	SPARE TIRE AND WHEEL	\$ 329.00
DAYTIME RUNNING LIGHTS	\$ 42.30	ALL-SEASON TIRES	
LIMITED SLIP REAR END	\$ 366.60	AIR	
VINYL 40/20/40 SEATS	\$ 296.10		
DRW	\$ 550.00	KNAPHEIDE 6108D54J SERVICE BODY (YOUR SPECS)	\$ 20,683.00
SYNC	\$ 343.10		
XL VALUE PACKAGE, AM/FM/CD, CRUISE	\$ 676.80		
ELECTRIC SHIFT ON FLY	\$ 173.90	Subtotal From Additional Sheet(s):	\$ -
SKID PLATES	\$ 94.00	Subtotal B:	\$ 35,953.90

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	
		Subtotal C:	\$ -

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	\$ 62,801.90	=	Subtotal D:	\$ 62,801.90
E. H-GAC Order Processing Charge (Amount Per Current Policy)					Subtotal-E:	\$ 600.00

E. H-GAC Order Processing Charge (Amount Per Current Policy)**F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges**

Description	Cost	Description	Cost
302X 1.75 =	\$ 528.50		
		Subtotal F:	\$ 528.50

Delivery Date: 90-120 DAYS

G. Total Purchase Price (D+E+F): \$ 63,930.40



Knapheide Truck Equipment - Austin
 16201 South IH35
 Buda TX 78610
 Phone: 512-312-2100
 Fax: 512-312-2101
 www.austin.knapheide.com

QUOTATION

Quote ID: RH00002254

Page 1 of 2

Customer: SILSBEE FORD INC
 P O BOX 815
 SILSBEE TX 77656

Quote Number: RH00002254
 Quote Date: 4/10/2018
 Quote valid until: 5/10/2018

Contact: GLEN
 Phone: 409-895-3800
 Fax: 409-895-3884

Prepared By: rholt
 Salesperson: RICK HOLT
 PO#:

Enduser:

Make: FORD	Model: F-350	Year: 2018	Single/Dual: DRW
Cab Type: CREW	Wheelbase: 179.0	Cab-to-Axle: 60.0	VIN:

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	6108D54-K	MODEL 6108D54J SERVICE BODY PAINTED SINGLE STAGE WHITE 9' SERVICE BODY FITS 60CA DRW CHASSIS		
1	BUYE 3034789	HITCH UNIVERSAL FIT SERVICE BO DY W/44in		
1	KTEC 7WAY-B	QUICK CONNECT 7 WAY INSTALLED		
1	KTEC BUDA S/B MUD FL	KIT, S/B MUD FLAPS - BUDA		
1	KTEC 00-CWT	CERTIFIED WEIGH TKT		
1	FAST HK-FLR	HOSE KIT WITH FLR		
1	HANN 47 24	REEL 1/2X50'		
1	CAS C130GEH34- GEN-E	COMPRESSOR / GENERATOR COMBO CAS C130GEH34-GEN-E		
1	RKI WG54	WINDOW GRILL		
1	BUYE 88930603	LIGHTBAR 60in LED 12V AMBER, BLUE AND WHITE WIRED TO CAB		
1	CATT 1356P	GRILL GUARD 11-15 F-450/550		
1	OUTS LINER	SPRAY IN BEDLINER IN CARGO AREA AND COMPARTMENT TOPS		
1	KNAP 20072732	VICE, MECHANIC'S, BASE KIT FOR USE ON BUMPERS		
1	WILT 0200607	WILTON 6" MAX OPENING UTILITY		
8	BUYE 5624872	48" LED STRIP LIGHTS WIRED TO CAB		
1	KNAP 77000776	MASTER LOCK UB LONGER THAN 108" W/ OL DOOR		
1	KNAP 20192514	CTECH 6-DRAWER UNIT, Loose, Aluminum with Composite latches Drawer fronts are power coated Red; Drawers are full-extension on ball bearing slides; Rated at 250 lbs. Includes mounting hardware, installation instructions, and drawer liners only Configuration:		



Knapheide Truck Equipment - Austin
 16201 South IH35
 Buda TX 78610
 Phone: 512-312-2100
 Fax: 512-312-2101
 www.austin.knapheide.com

QUOTATION

Quote ID: RH00002254

Page 2 of 2

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
		3 - 3" Drawers 2 - 5" Drawers 1 - 7" Drawer Width 28.0" Height 29.8" Depth 17.5" Weight 119.5 lbs 7" Drawers donot accept divider sets. Dividers and separators are ordered separately.		
Quote Total:				\$20,683.00
Discount:				\$0.00
Total Due(Sales tax not included):				\$20,683.00

The following options may be added:

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
				Yes / No

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. number:	

- ♦ Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- ♦ **Options and Quoted Items do NOT include applicable Sales Tax**
- ♦ **If a pool chassis is being held that is associated with this quotation, the pool truck will be held for a maximum of 72 hours from the time of this quotation.**

Notes:

KNAP 6108D54J MOUNTED ON W3H
 HITCH & 7-WAY
 MUD FLAPS
 WEIGHT TICKET
 VISE BRACKET
 SPRAY IN BED LINER
 COMPRESSOR / GENERATOR COMBO
 HOSE REEL
 MASTERLOCKS
 COMPARTMENT LIGHTS
 VISE
 GRILL GUARD
 HEADACHE RACK
 LIGHT BAR
 DRAWER UNIT

RESOLUTION NO. R-xx-xx-xx

WHEREAS, the City of Hutto (“City”) and Silsbee Ford have a mutual intent and understanding with respect to the supply of equipment to the City by Longhorn International Trucks Equipment, and

WHEREAS, the City and Silsbee Ford agree to enter into a purchasing agreement whereby the City desires to purchase from Silsbee Ford an F350 Crew Cab with Service Body intended for use by the Public Works Department and Silsbee Ford desires to sell such equipment to the City, and

WHEREAS, the City and Silsbee Ford wish to enter into a Purchasing Agreement outlining their mutual understanding and agreement to work cooperatively and in good faith to supply the equipment to the City by Silsbee Ford.

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

That the Mayor is hereby authorized and directed to issue on behalf of the City a Purchase Order to Silsbee Ford.

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

RESOLVED on this the **19th** day of the month of **April 19, 2018**.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8A. **AGENDA DATE:** April 19, 2018

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

ITEM:

Consideration of a public hearing and possible action on the first reading of an ordinance approving the zoning change for the property known as the Cross Creek PUD, 167.39 acres, more or less, of land, located on CR 199, from SF-1 (single family residential) to Planned Unit Development (PUD) zoning district. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The Cross Creek Planned Unit Development is an approximately 167.39 acre site located along the south side of County Road 199, north of Carl Stern Drive, east of Creekside Park. Currently the site is mostly farmland, with a wastewater treatment plant to the west of the proposed development.

Owner: Charles Shell, Trustee

Developer: Meritage Homes

Current Zoning: Extra Territorial Jurisdiction (ETJ) with a Development Agreement (DA)

Proposed Zoning: Planned Unit Development

Surrounding Zoning:

North: Extra-territorial Jurisdiction (ETJ)

East: Planned Unit Development (Meadows at Cottonwood Creek)

South: Single Family 1 (SF 1)

West: Single Family 1 (SF 1), Creekside Park

Summary of Request:

The base zoning district for the PUD is Single Family residential (SF-1). This is a medium density, suburban character district with support facilities and services that are compatible with the

residential use. The applicant is proposing to use the development standards of the single family village, as defined in the Unified Development Code (UDC), Section 10.306.11: "single household detached dwelling sited where the house is on a lot in a traditional village setting, in a development modeled on New Urbanism, traditional village, or traditional neighborhood development principles."

The purpose of the Plan is to provide a neighborhood that promotes a close-knit and friendly community environment. This PUD relies heavily on accessible communal amenities that promote an active lifestyle. The neighborhood will include appealing entry monuments, enhanced landscaping, high-quality housing, and strong connectivity.

This PUD includes a 3.5-acre park, centrally located to be a convenient walk for all residents. This park will include an amenity center for the residents. An extensive looped trail system provides access from the park to the almost 50 acres of open space within the proposed development. Cross Creek will have a 10-foot wide hike-and-bike trail that meanders through the open space, with multiple access points within the subdivision.

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

Staff Review:

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel that would result in a project more appropriate and desirable than what would result from strict application of the UDC. Development standards are required for a parcel that would be developed as a PUD. Staff has reviewed the proposed PUD development standards against the required criteria.

- 1. The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.*

The PUD application is consistent with desired guidelines of the single family village district, and provides additional guidelines to promote a walkable, vibrant neighborhood. The proposed development is adjacent to the existing Creekside Park on the west, and will provide additional recreational open space with trails along the existing creek bed.

- 2. The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.*

The area of the proposed development has been historically agricultural, with farmland and floodplain areas. The proposed development will continue the open spaces adjacent to the creek and floodplain, yet provide new housing opportunities for Hutto's growing population.

- 3. The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.*

The Cross Creek site is approximately 167 acres in size, with around 53 acres designated as open space for detention needs, or parks. The active park space is integrated into the design of the overall

site through a looped trail system, hike-and-bike trail, and centrally-located amenity center.

4. *The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development of the site.*

This PUD combines a village-style development with active open space and design guidelines to provide a cohesive, close-knit community.

5. *The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.*

The proposed development is a single family development that is located adjacent to other residential neighborhoods. The proposed street connectivity and streetscapes are designed to minimize hazards while promoting connectivity. It does not appear that development will negatively affect the health, safety, and general welfare of the community.

6. *The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.*

The proposed street layout provides for the extension of Carl Stern Drive across the creek. The new subdivision will also provide connections to the north and east. The new street layout provides adequate coverage for fire protection. Existing infrastructure will serve the site, with extensions as needed provided by the developer.

7. *The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.*

The proposed PUD will not have a greater burden on city services. The development includes almost 50 acres of floodplain and open space, extensions of existing infrastructure at developer's expense, and other design features to mitigate impacts.

8. *PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.*

New construction must conform to the design guidelines as listed within the PUD. The guidelines are a blend of existing UDC guidelines and new features, which are compatible with existing development standards.

All property owners within 200 feet have been notified by mail of the proposed zoning change.

Notice was published in the Taylor Daily Press. Notice has also been posted on the City of Hutto website.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

The Planning and Zoning Commission recommended approval to City Council on April 3, 2018.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

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

SUPPORTING MATERIAL:

1. [Ordinance - Cross Creek Planned Unit Development \(PUD\)](#)
2. [Notice Posted](#)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: ADOPTING THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE AND DEVELOPMENT PLAN DESCRIBED IN EXHIBIT "B" AND ATTACHED HERETO, FOR 167.39 ACRES, MORE OR LESS, OF LAND, IN HUTTO, WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to amend the Official Zoning Map to zone the properties described in **Exhibit "A"** being attached hereto and incorporated herein, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendment on the 3rd day of April, 2018, and;

WHEREAS, on the 19th day of April, 2018, after proper notification, the City Council held a public hearing on the requested amendment, and;

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

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

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

SECTION I.

That the City Council has considered and made findings on the following matters regarding the proposed amendment:

- 1) The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design; and
- 2) The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value; and
- 3) The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design; and
- 4) The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site; and

- 5) The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience; and
- 6) The PUD will be served by adequate facilities including streets, fire protection, water and sanitation; and
- 7) The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or arrangements are made to mitigate impacts; and
- 8) PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

That the Official Zoning Map of the City of Hutto, Texas, is hereby amended to include the property described in the **Exhibit "A"**, attached hereto and incorporated herein, and the Development Plan attached hereto as **Exhibit "B"** and incorporated herein.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **19th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

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

READ, PASSED and **ADOPTED** on first reading of ordinance this **19th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

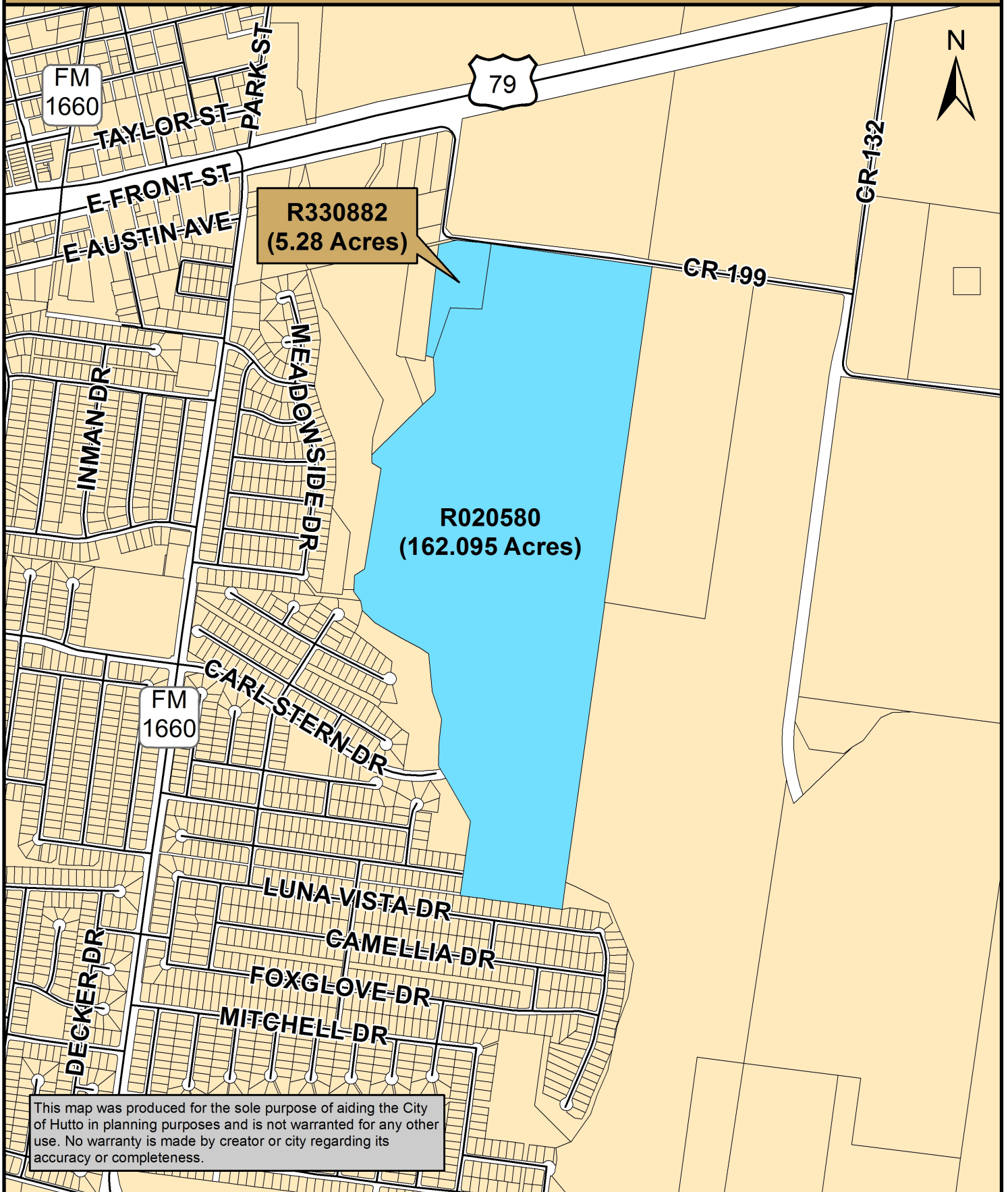
THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

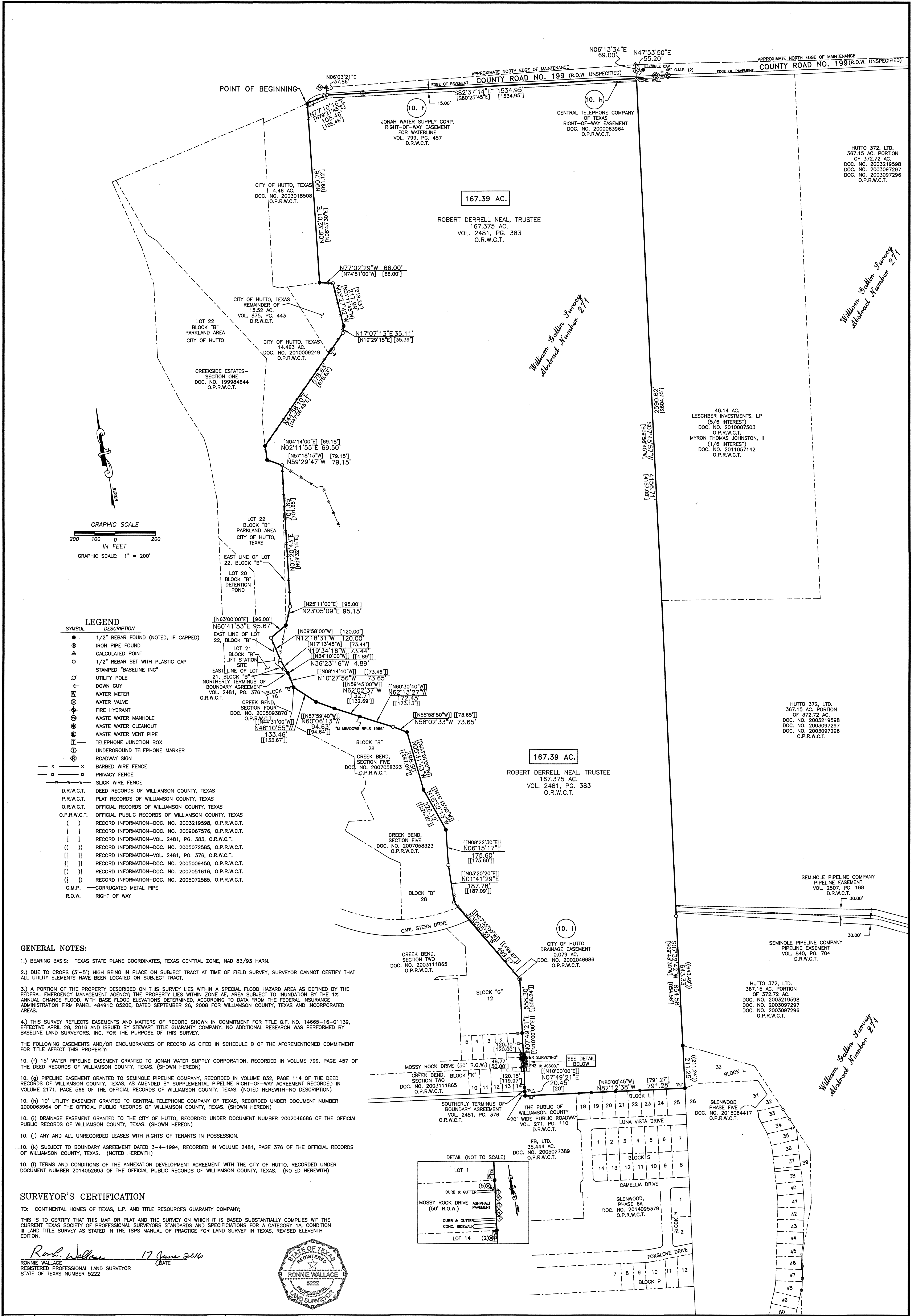
Attest:

Lisa L. Brown, City Secretary

Cross Creek PUD (167.375 acres)



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.



GENERAL NOTES:

- 1.) BEARING BASIS: TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD 83/93 HARN.
 - 2.) DUE TO CROPS (3'-5') HIGH BEING IN PLACE ON SUBJECT TRACT AT TIME OF FIELD SURVEY, SURVEYOR CANNOT CERTIFY THAT ALL UTILITY ELEMENTS HAVE BEEN LOCATED ON SUBJECT TRACT.
 - 3.) A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE AE, AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL 48491C 0520C, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
 - 4.) THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE C.F. NO. 14665-16-01139, EFFECTIVE APRIL 28, 2016 AND ISSUED BY STEWART TITLE GUARANTY COMPANY. NO ADDITIONAL RESEARCH WAS PERFORMED BY BASELINE LAND SURVEYORS, INC. FOR THE PURPOSE OF THIS SURVEY.
- THE FOLLOWING EASEMENTS AND/OR ENCUMBRANCES OF RECORD AS CITED IN SCHEDULE B OF THE AFOREMENTIONED COMMITMENT FOR TITLE AFFECT THIS PROPERTY:
10. (f) 15' WATER PIPELINE EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 799, PAGE 457 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
 10. (g) PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 832, PAGE 114 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AMENDED BY SUPPLEMENTAL PIPELINE RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 2171, PAGE 566 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH-NO DESCRIPTION)
 10. (h) 10' UTILITY EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY OF TEXAS, RECORDED UNDER DOCUMENT NUMBER 2000063964 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
 10. (i) DRAINAGE EASEMENT GRANTED TO THE CITY OF HUTTO, RECORDED UNDER DOCUMENT NUMBER 2002046686 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)
 10. (j) ANY AND ALL UNRECORDED LEASES WITH RIGHTS OF TENANTS IN POSSESSION.
 10. (k) SUBJECT TO BOUNDARY AGREEMENT DATED 3-4-1994, RECORDED IN VOLUME 2481, PAGE 376 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH)
 10. (l) TERMS AND CONDITIONS OF THE ANNEXATION DEVELOPMENT AGREEMENT WITH THE CITY OF HUTTO, RECORDED UNDER DOCUMENT NUMBER 2014052693 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (NOTED HEREWITH)

SURVEYOR'S CERTIFICATION

TO: CONTINENTAL HOMES OF TEXAS, L.P. AND TITLE RESOURCES GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY AS STATED IN THE TSPS MANUAL OF PRACTICE FOR LAND SURVEY IN TEXAS, REVISED ELEVENTH EDITION.

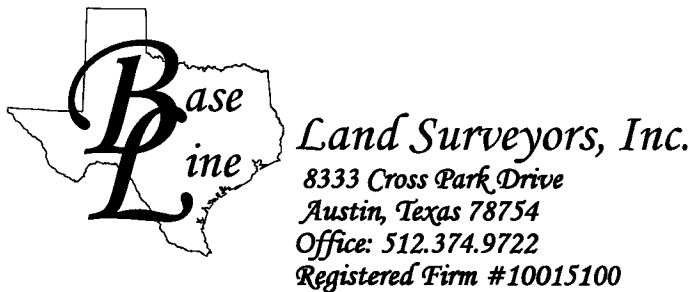
Ronnie Wallace 17 June 2016
RONNIE WALLACE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NUMBER 5222



01 of 01 SHEET	File: S:\Projects\Hutto East\Title Survey NEAL.dwg
	Layer State: Date: 06/17/16
	Scale (Hor.): 1"=200' Scale (Ver.):
	Drawn By: RLW Checked By: JSL
	Revision 1:
	Revision 2:
	Revision 3:
	Revision 4:

LAND TITLE SURVEY OF 167.39 ACRES OF LAND
OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN
WILLIAMSON COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND
CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERREL NEAL,
TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383
OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
TELE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com



METES AND BOUNDS DESCRIPTION

BEING 167.39 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271 IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED 167.375 ACRES AS CONVEYED TO ROBERT DERRELL NEAL, TRUSTEE BY INSTRUMENT OF RECORD IN VOLUME 2481, PAGE 383 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northwest corner of said 167.375 acre tract, being the northeast corner of a 4.46 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2003018508 of the Official Public Records of Williamson County, Texas and also being in the south right-of-way line of Williamson County Road Number 199 (R.O.W. unspecified);

THENCE along the north line of the 167.375 acre tract and the south right-of-way line of said Williamson County Road Number 199 the following two (2) courses:

1. North 77°10'16" East a distance of 105.46 feet (record: North 79°21'45" East a distance of 105.46 feet) to a 1/2" set with plastic cap, stamped "BASELINE, INC.";
2. South 82°37'14" East a distance of 1534.95 feet (record: South 80°25'45" East a distance of 1534.95 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the 167.375 acre tract, being the northwest corner of a 46.14 acre tract of land conveyed in percentage to Leshber Investments, LP by instrument of record in Document Number 2010007503 and to Myron Thomas Johnston, II by instrument of record in Document Number 2011057142; both of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with an illegible cap bears North 47°53'50" East a distance of 55.20 feet;

THENCE South 07°45'57" West (record: South 09°56'45" West), along the east line of the 167.375 acre tract and the west line of said 46.14 acre tract, passing at a distance of 2590.62 feet (record: 2604.35 feet) a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for the southwest corner of the 46.14 acre tract, being an angle point in the west line of the remainder of a 372.72 acre tract of land conveyed in percentage to Hutto 372, Ltd. by instruments of record in Documents Numbered 2003097296, 2003097297 and 2003219598; all of the Official Public Records of Williamson County, Texas and continuing along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract for a total distance of 4156.71 feet (record: 4157.08 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the east line of the 167.375 acre tract, being in the west line of said remainder of a 372.72 acre tract;

THENCE South 07°32'42" West (record: South 09°43'30" West), along the east line of the 167.375 acre tract and the west line of the remainder of a 372.72 acre tract, passing at a distance of 643.33 feet (record: 643.49 feet) a 1/2" rebar found for the northwest corner of Lot 32, Block L, Glenwood

Phase 5; a subdivision of record in Document Number 2015064417 of the Official Public Records of Williamson County, Texas and continuing for a total distance of 854.58 feet (record: 854.58 feet) to a 1/2 rebar found with cap, stamped "RJ" for the southeast corner of the 167.375 acre tract, being the southwest corner of said Lot 32, Block L, Glenwood Phase 5 and being the northwest corner of Lot 26, Block L, Glenwood Phase 5 and also being the northeast corner of Lot 25, Block L, Glenwood Phase 6A; a subdivision of record in Document Number 2014095379 of the Official Public Records of Williamson County, Texas;

THENCE North 82°12'38" West (record: North 80°00'45" West), along the south line of the 167.375 acre tract and the north line of Lots 18 through said Lot 25, Block L of said Glenwood Phase 6A and the north line of the remainder of a 35.444 acre tract of land conveyed to FB, Ltd. by instrument of record in Document Number 2005027389 of the Official Public Records of Williamson County, Texas a distance of 791.28 feet (record: 791.27 feet) to a 1/2" rebar found with cap, stamped "RJ" for the southwest corner the 167.375 acre tract, being in the north line of said remainder of a 35.444 acre tract, and being the southeast corner of a 20' wide Public Roadway dedicated to the public of Williamson County, Texas by instrument of record in Volume 271, Page 110 of the Deed Records of Williamson County, Texas;

THENCE North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract and the east line of said 20' wide Public Roadway a distance of 20.45 feet (record: 20') to a 1/2" rebar found with cap, stamped "RJ" for the northeast corner of the 20' wide Public Roadway, being the southeast corner of Lot 14, Block "K", Creek Bend, Section Two; a subdivision of record in Document Number 2003111865 of the Official Public Records of Williamson County, Texas and being the southerly terminus of a line described by metes and bounds in that certain Boundary Agreement between Larry W. Beran and wife, Sharon A. Beran ("Owner One") and Helmer Dahl and wife Kathryn Dahl ("Owner Two") of record in Volume 2481, Page 376 of the Official Records of Williamson County, Texas ;

THENCE continue North 07°49'21" East (record: North 10°00'00" East), along the west line of the 167.375 acre tract, as defined per said Boundary Agreement and the east line of said Lot 14, Block "K", Creek Bend, Section Two, passing at a distance of 120.15 feet (record: 119.97 feet) a 1/2" rebar found with cap, stamped "LENZ & ASSOC." for the northeast corner of Lot 14, Block "K", Creek Bend, Section Two and being the southeast corner of the area designated as right-of-way for Mossy Rock Drive (50' R.O.W.) and continuing along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of the right-of-way of said Mossy Rock Drive, passing at an additional distance of 49.77 feet (record: 50.00') a 1/2" rebar found with cap, stamped "G&R SURVEYING" for the northeast corner of the area designated as right-of-way for Mossy Rock Drive, being the southeast corner of Lot 1, Block "G", Creek Bend, Section Two and continuing 120.30 feet further (record: 120.00 feet) to an iron pipe found for the northeast corner of said Lot 1, Block "G", Creek Bend, Section Two, being the southeast corner of Lot 12, Block "G", Creek Bend Section Two and continuing for a total distance of 558.30 feet (record: 558.24 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC" for an angle point in the west line of the 167.375 acre tract, being the northeast corner of said Lot 12, Block "G" Creek Bend, Section Two;

THENCE North 30°05'39" West (record: North 27°55'00" West), along the west line of the 167.375 acre tract as defined per Boundary Agreement and the northeast line of Lot 12, Block "G", Creek Bend, Section Two, the east line of the area designated as right-of-way for Carl Stern Drive (R.O.W. varies) and the east line of Lot 28, Block "B", Creek Bend, Section Five; a subdivision of record in Document Number 2007058323 of the Official Public Records of Williamson County, Texas a distance of 499.67 feet (record: 499.67 feet) to a 1/2" rebar set with plastic cap, stamped

“BASELINE, INC.” for an angle point in the east line of said Lot 28, Block “B”, Creek Bend, Section five;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east and north lines of said Lot 28, Block “B”, Creek Bend, Section Five the following nine (9) courses:

1. North 01°41'29" East a distance of 187.78 feet (record: North 03°20'20" East a distance of 187.09 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
2. North 06°15'17" East a distance of 175.60 feet (record: North 08°22'30" East a distance of 175.60 feet) to a 1/2" rebar found;
3. North 18°52'13" West a distance of 226.12 feet (record: North 16°45'00" West a distance of 226.20 feet) to a 1/2" rebar found;
4. North 05°31'43" West a distance of 296.90 feet (record: North 03°28'00" West a distance of 297.08 feet) to a 1/2" rebar found for the northeast corner of Lot 28, Block “B”, Creek Bend, Section Five;
5. North 58°02'33" West a distance of 73.65 feet (record: North 55°58'50" West a distance of 73.65 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
6. North 62°13'27" West a distance of 172.45 feet (record: North 60°30'40" West a distance of 173.13 feet) to a 1/2" rebar found with cap, stamped “M MEADOWS RPLS 1966”;
7. North 62°02'37" West a distance of 132.71 feet (record: North 59°45'00" West a distance of 132.69 feet) to a 1/2" rebar found;
8. North 60°06'13" West a distance of 94.63 feet (record: North 57°59'40" West a distance of 94.64 feet) to a 1/2" rebar found;
9. North 46°10'55" West a distance of 133.46 feet (record: North 44°31'00" West a distance of 133.67 feet) to a 1/2" rebar found for the northwest corner of Lot 28, Block “B”, Creek Bend, Section Five, being an angle point in the east line of Lot 16, Block “B”, Creek Bend Section Four; a subdivision of record in Document Number 2005093870 of the Official Public Records of Williamson County, Texas ;

THENCE continue along the west line of the 167.375 acre tract as defined per Boundary Agreement and the east line of said Lot 16, Block “B”, Creek Bend, Section Four the following two (2) courses:

1. North 10°27'56" West a distance of 73.65 feet (record: North 08°14'40" West a distance of 73.46 feet) to a 1/2" rebar set with plastic cap, stamped “BASELINE, INC.”;
2. North 36°23'16" West a distance of 4.89 feet (record: North 34°10'00" West a distance of 4.89 feet) to a 1/2" rebar found for the northerly terminus of the line described by metes and bounds per the Boundary Agreement, being the northeast corner of Lot 16, Block “B”, Creek Bend, Section Four and being the southeast corner of Lot 21, Block “B”, Creekside Estates Section One; a subdivision of record in Document Number 199984644 of the Official Public Records of Williamson County, Texas;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of said Lot 21 and Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 19°34'16" West a distance of 73.44 feet (record: North 17°13'45" West a distance of 73.44 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 12°18'31" West a distance of 120.00 feet (record: North 09°58'00" West a distance of 120.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being an angle point in the east line of said Lot 22, Block "B", Creekside Estates Section One;

THENCE North 60°41'53" East (record: North 63°00'00" East), along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One a distance of 95.67 feet (record: 96.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One;

THENCE continue along the west line of the 167.375 acre tract, departing the east line of Lot 22, Block "B", Creekside Estates Section One the following two (2) courses:

1. North 23°05'09" East a distance of 95.15 feet (record: North 25°11'00" East a distance of 95.00 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC.";
2. North 07°20'43" East a distance of 701.65 feet (record: North 09°32'15" East a distance of 701.65 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates, Section One;

THENCE continue along the west line of the 167.375 acre tract and the east line of Lot 22, Block "B", Creekside Estates Section One and the east line of the 60.738 acre tract the following two (2) courses:

1. North 59°29'47" West a distance of 79.15 feet (record: North 57°18'15" West a distance of 79.15 feet) to a 1/2" rebar found;
2. North 02°11'55" East a distance of 69.50 feet (record: North 04°14'00" East a distance of 69.18 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract and being the southwest corner of a 14.463 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Document Number 2010009249 of the Official Public Records of Williamson County, Texas;

THENCE North 44°58'10" East (record: North 47°06'45" East), along the west line of the 167.375 acre tract, the south line of said 14.463 acre tract and the south line of the remainder of a 15.52 acre tract of land conveyed to the City of Hutto, Texas by instrument of record in Volume 875, Page 443 of the Deed Records of Williamson County, Texas a distance of 678.63 feet (record: 678.63 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for an angle point in the west line of the 167.375 acre tract and being the southeast corner of said remainder of a 15.52 acre tract;

THENCE continue along the west line of the 167.375 acre tract and the east and north lines of the remainder of a 15.52 acre tract the following three (3) courses:

1. North 17°07'13" East a distance of 35.11 feet (record: North 19°29'15" East a distance of 35.39 feet) to a 1/2" rebar found;
2. North 03°27'42" West a distance of 217.99 feet (record: North 01°17'45" West a distance of 218.23 feet) to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the remainder of a 15.52 acre tract;
3. North 77°02'29" West a distance of 66.00 feet (record: North 74°51'00" West a distance of 66.00 feet) to a 1/2" rebar found for an angle point in the west line of the 167.375 acre tract, and being the southeast corner of said 4.46 acre tract;

THENCE North 06°32'01" East (record: North 08°43'30" East), along the west line of the 167.375 acre tract and the east line of the 4.46 tract a distance of 890.76 feet (record: 891.12 feet) to the POINT OF BEGINNING.

This tract contains 167.39 acres of land, more or less, out of the William Gatlin Survey, Abstract Number 271 in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

Ronnie Wallace 17 June 2016
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222

File: S:\Projects\Hutto East\Docs\Fieldnotes\Boundary Neal_fn.doc





CROSS CREEK PLANNED UNIT DEVELOPMENT

HUTTO, TEXAS



CROSS CREEK PLANNED UNIT DEVELOPMENT

The proposed development of the Neal Tract known as Cross Creek is intended to be a neighborhood that promotes a close-knit and friendly community environment. The planning principles used to develop this Planned Unit Development (PUD) rely heavily on the promotion of accessible communal amenities that promote an active lifestyle. The neighborhood is to include high-quality housing, appealing entry monuments, enhanced landscaping, and strong connectivity.

The concept plan for this PUD highlights an approximately 3.5-acre neighborhood park, centrally located within a convenient five- to ten-minute walk of all residents. This formal park and amenity center is complimented by almost 50 acres of open space that is made up of riparian natural areas, meadows, and play field space.

All of these amenities are connected through an extensive looped trail system. Cross Creek trails include a 10-foot hike and bike trail meandering through the large open space area that begins from a trailhead near the south entrance and connects to multiple greenlinks in the neighborhood. Within the neighborhood, a shaded, meandering sidepath along the main collector runs north to south and completes the loop.

This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.



1. General Provisions

1.1. Title

This ordinance is known as “Cross Creek Planned Unit Development,” and may be cited as “Cross Creek PUD” or “Neal Tract PUD” or “this PUD.”

1.2. Purpose and Intent

The Cross Creek PUD Ordinance is intended to facilitate high quality residential housing options, an intimate neighborhood feel, and pedestrian and vehicular interconnectivity within the neighborhood. Cross Creek’s defining characteristics are quality streetscape aesthetics, opportunities for active transportation choice through a strong commitment to the expansion and integration into the City’s trail network, and centrally located and highly accessible recreation space. The PUD is intended to integrate good planning practices to meet the spirit and intent of the Hutto Unified Development Code (UDC).

1.3. PUD Consistency

This PUD plan and development standards set forth in this Ordinance are consistent with the following criteria:

1.3.1. This PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development and recommended land uses, it does not adversely affect property near the site, and it achieves the benefits of improved design.

1.3.2. This PUD does not adversely affect land with significant historical, cultural, recreational or aesthetic value.

1.3.3. This PUD gives benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.

1.3.4. The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development on the site.

1.3.5. This PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.

1.3.6. This PUD is to be served by adequate City facilities including streets, fire protection, water and sanitation.

1.3.7. This PUD does not have a significantly greater burden on the city’s existing infrastructure, public improvements and services than development at a density permitted under the current UDC.

1.3.8. This PUD’s architectural design, landscaping, hardscaping, and signage are compatibility with

adjacent development, internal consistency of design, and conformance to city design standards.

1.4 Base Zoning District

The base zoning district for this PUD is SF-1 Residential. The uses allowed in the SF-1 District shall control unless otherwise specified herein. The development standards in the SF-1 Village classification shall control if not otherwise set out in this PUD.

1.5. Severability

If a regulation, article, section, phrase, clause, term, word, or part of this PUD is considered invalid, it will not affect the applicability and enforceability of the remaining portions.

1.6. Amendments to Ordinance

1.6.1. Technical or engineering considerations may call for minor deviations from the approved PUD. Development Services staff may approve minor deviations if they conform to this code, and are consistent with the intent of the original PUD approval. Minor deviations include 10% numerical deviations to the standards set forth in this PUD.

1.6.2. Changes to approved PUD plans that Development Services staff finds are not minor deviations require a new application and approval through the PUD process. changes

1.6.3. Precise location of streets, trails, greenlinks, stormwater facilities, lot layouts, building elevations, and amenities represented on graphics, illustrations and exhibits in this PUD are for illustrative purposes only and are subject to change.

1.6. Definitions

1.6.1. This PUD is intended meet and use the definitions laid forth in Section 10.202, Definitions, of Chapter 2 Administration of the UDC.

1.7. Vested Development Rights

The effective date and expiration of vested development rights for property within the boundary of this PUD shall comply with Section 10.204 the UDC.

The development of this project is governed by the “Unified Development Code of the City of Hutto, Texas” (amended 03-09-2012) in effect on the date of adoption of this ordinance, which may also be cited as the “UDC,” specifically the requirements of the SF-1 District. In those cases where in conflict, this PUD shall take precedence over the UDC.

CROSS CREEK AMENITY CENTER & PARK



This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.



2. Development Plan

2.1. PUD master plan

2.1.1. The proposed PUD for this 167-acres tract is intended to be viewed as addressing compliance with the following code sections found in Chapter 5 Subdivisions of the UDC: Section 10.509, Parkland and Open Space; Section 10.510, Pedestrian and Bicycle Facilities; and Section 10.511 Street Classification. The PUD Concept Plan can be found in “Exhibit A.”

2.1.2. Parkland and Open Space

2.1.2.1. Parkland and Open Space Plan compliance for this PUD is found in “Exhibit B.” **There shall be no further land dedication, fees in lieu of land, or development/improvement fees required to satisfy the parkland dedication requirement.**

2.1.2.1.1. A 3.5-acre central park that is to include a public lawn, playground, pavillion, art, shaded trellis, landscaping, and the private HOA amenity center with a pool, splash pad and outdoor kitchen. The central park is also to include two enhanced intersections with pedestrian refuges and striping across the collector.

2.1.2.1.2. A large open space (approximately 49 acres) of riparian zone natural area, meadows, and play field to be dedicated to the City that includes an extensive 10’ concrete meandering trail which connects to the neighborhood via greenlinks and an 8’ sidepath along the collector, creating a looped trail system.

2.1.2.1.4. Any deed dedicated open space to the City will contain and/or include language restricting certain active uses of such land.

2.1.3. Street, Pedestrian, and Bicycle Facility Standards

2.1.3.1. Streets in this PUD will be classified as either Neighborhood Conservation Local or Neighborhood Conservation Collector. The Carl Stern Boulevard extension is not classified within this PUD and will follow the City’s standards for a Major Collector.

2.1.3.1.1. Neighborhood Conservation Local. A Neighborhood Conservation Local is a residential street defined by its reduced paving, promoting an efficient use of the street ROW, as depicted in “Exhibit C.”

- Driveway access to residential units is permitted.
- Parking will occur along one side of the street, with the other side being designated as a no parking zone by signage on each block entrance.
- Driveways are not to be located closer than 40 feet from the corner of a street curb, measured from the edge of the street to the center of the driveway.

2.1.3.1.2. Neighborhood Conservation Collector. A Neighborhood Conservation Collector is a residential collector street that defined by reduced paving, promotion of pedestrian and bicycle facilities, and enhanced landscaping, as depicted in “Exhibit C.”

- Driveway access to residential units is prohibited.
- On street parking is prohibited.
- Medians are allowed but not to exceed 50 feet in length.
- Due to the large amount of open space within the right-of-way and the low speeds on the streets in the neighborhood, sight visibility triangles at the intersections of Conservation Local streets and Conservation Collector streets shall be measured from the curb instead of the right-of-way.

2.1.3.2. The Neighborhood Conservation Local and Neighborhood Conservation Collector are intended to adhere to the street classification standards below:

Classification	ADT	ROW	BOC -BOC	Lanes	Lane Width	Design Speed	Driveways	Parking	Street Tree Planting Area	Sidewalks
Neighborhood Conservation Local	800	50 ft.	29 ft.	2	10 ft.	20-30 MPH	Yes	One Side	5.5 ft. min.	5 ft. both sides
Neighborhood Conservation Collector	>800	69 ft.	25 ft.*	2	12-15 ft.*	30-35 MPH	None	None	6 ft. min.	8 ft. / 4 ft. **
*With median present BOC to BOC is 15' for one directional travel lane. Landscaped medians shall be maintained by the HOA and shall receive necessary licenses and approvals for irrigation and signage. **One side of street will have an 8-foot multi-use sidepath.										

2.1.3.3. See “Exhibit C” for further clarification on street configurations.

2.1.3.4. Pedestrian and Bicycle Facility Standards

2.1.3.4.1. ‘Sidepath’ shall be locate along one side of the neighborhood collector as shown in “Exhibit C” at a width of 8 feet on the Neighborhood Conservation Collector and otherwise adhere to the Section 10.510.4 Multi-use Paths, of Chapter 5 Subdivisions of the UDC.

2.1.3.4.2. Carl Stern Drive shall include an 8-foot sidepath along one side of the road. A sidewalk shall not be required along the opposite side of the road due to the extended length of the bridge and extensive floodplain on either side.

2.1.3.4.3. ‘Greenlinks’ are placed throughout this PUD to accomplish improved pedestrian circulation to adhere to the Section 10.513.3.3 Connectivity Index, of Chapter 5 Subdivisions of the UDC. These greenlinks shall be 15 ft. wide and contain a 5 ft. wide path when connecting sidewalk and trails proposed in this PUD. See “Exhibit B” for the proposed locations of all greenlinks.

2.2. Permitted Uses

2.2.1. The residential zoning district is 'Classic Neighborhood', which is to be comprised of detached single-family houses from four to eight dwelling units per acre.

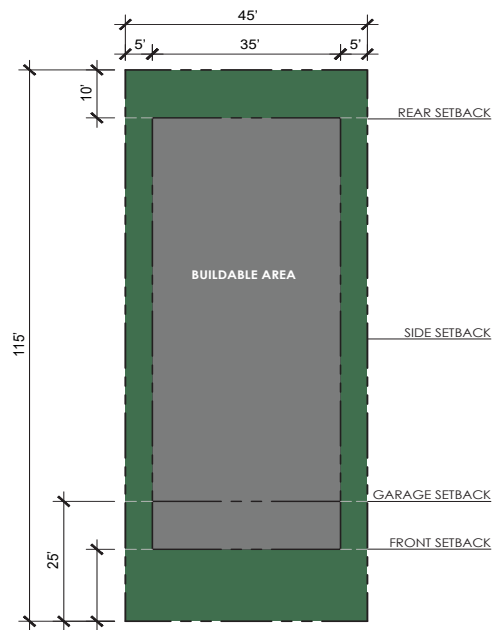
2.2.2. The permitted uses of the 'Classic Neighborhood' in this PUD are those allowed in the SF-1 Zoning District, as set out in Section 10.304, Permitted Uses, of Chapter 3 Land Use Standards of the UDC.

2.3. Use Descriptions and Standards

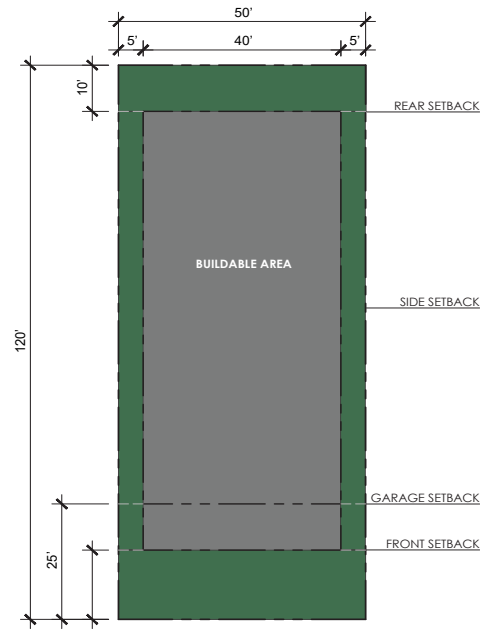
2.3.1. For the application and description of uses refer to the following sections of Chapter 3 Land Use Standards of the UDC: Section 10.306, Residential Uses; Section 10.309, Institutional and Civic Uses; Section 10.310, Temporary Uses; and Section 10.311, Accessory Uses.

2.3.2. For general performance standards refer to Section 10.312, General Performance Standards of Chapter 3 Land Use Standards of the UDC.

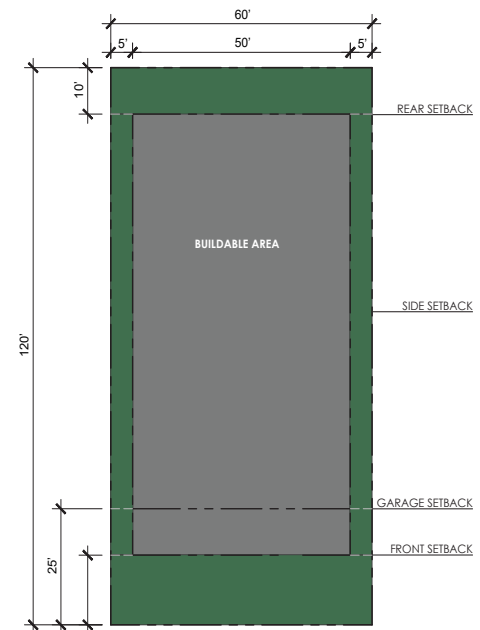
2.4. Lot Dimension and Area



45' LOT LAYOUT



50' LOT LAYOUT



60' LOT LAYOUT

2.4.1. Minimum lot dimensions will consist of:

Lot Classification	Min. Lot Width (typical)	Corner Lot Width	Min. Lot Depth	Min. Lot Area (typical)
45-Foot	45	55	110	5,000 sq. ft.
50-Foot	50	60	120	6,000 sq. ft.
60-Foot	60	60	120	7,200 sq. ft.

2.4.1.1. Lot width shall be measured at the building line when irregularly shaped.

2.4.1.2. Projected Lot Mix

Lot Size	Range (min.-max.)
45' lots	15-45%
50' lots	15-45%
60' lots	15-45%

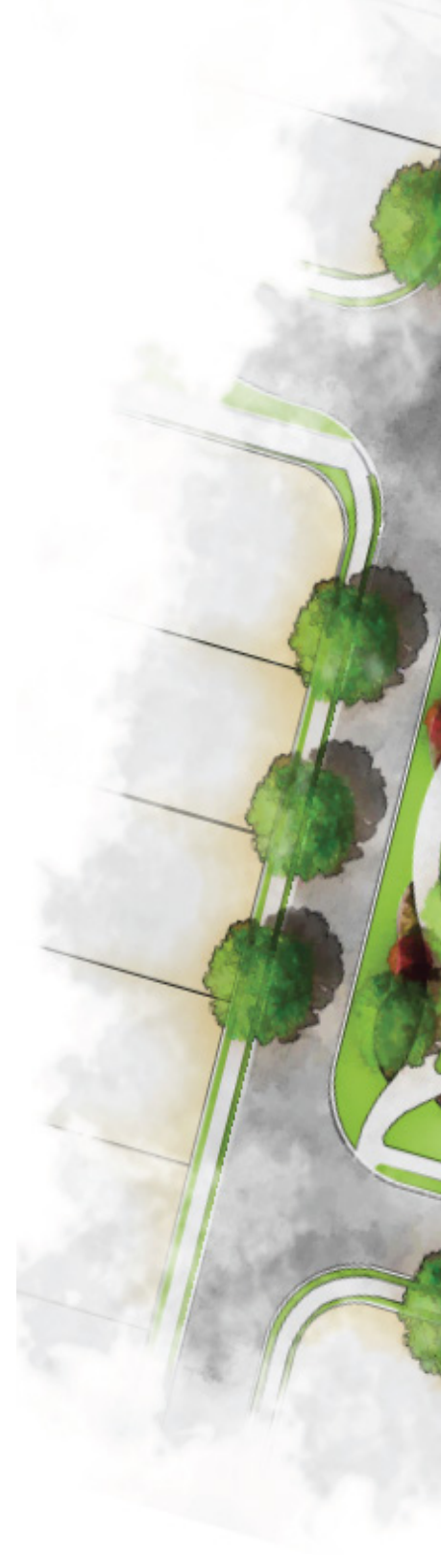
2.4.2. Building Setbacks will consist of:

	Front	Garage Door	Side	Side Street	Rear	Building Height
Typical Lot (50'+ lot)	20 ft.	25 ft.	5 ft.	15 ft.	10 ft.	35 ft. / 2.5 Stories
Typical Lot (45'-49' lot)	20 ft.	25 ft.	5 ft.	10 ft.	10 ft.	35 ft. / 2.5 stories
Cul-de-Sac or Bulb Lot	15 ft.	20 ft.	5 ft.	10 ft.	5 ft.	35 ft. / 2.5 Stories
Accessory Building	*see note	+see note	5 ft.	15 ft.	5 ft.	15 ft.

* Accessory buildings are prohibited between the front building wall of the primary structure and the public right of way.

+ Detached Garages need to maintain the 25-foot front yard garage door setback.

1. Accessory structures must be placed at least 10 ft. or a lesser or greater distance equivalent to their height from primary structures on a site.
2. Primary structure must be oriented where the front façade is parallel to and facing the street as much as possible, and not another dwelling on an adjacent lot. On corner lots, houses may face the corner or either fronting street. This is in accordance to Section 10.404.2.2 Building Orientation in Chapter 4 Site Design Standards of the UDC.
3. Building permitting does not apply to accessory structures no more than 200 sq. ft.



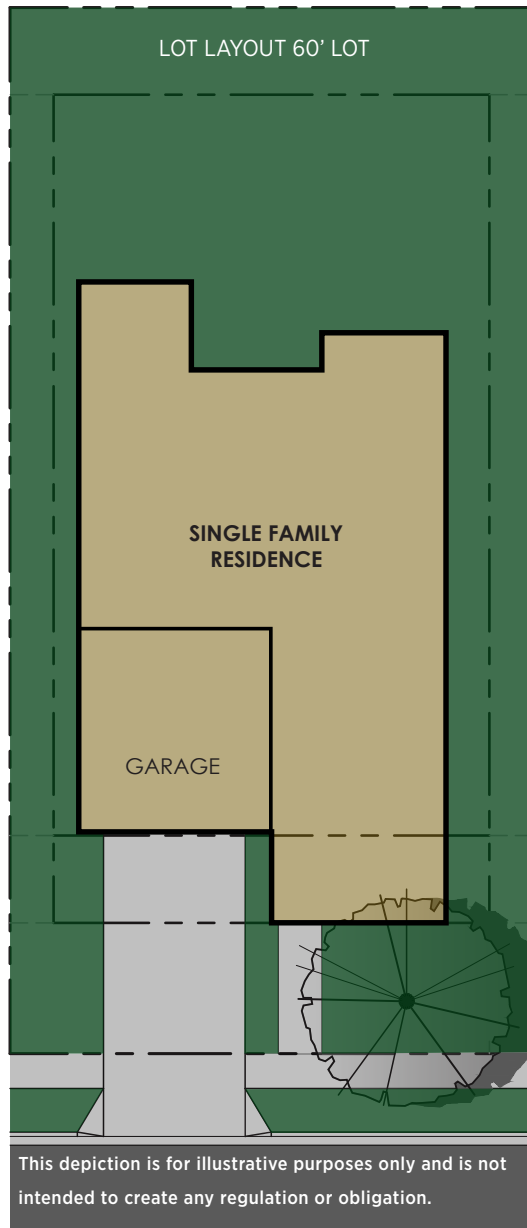
CROSS CREEK AMENITY CENTER & PARK





This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.





EXAMPLE LOT LAYOUT

2.4.2.1. For Swimming pools and spas refer to Section 10.103.4.4, Swimming Pools and Spas, of Chapter 4 Site Design Standards of the UDC.

2.4.2.2. Setback encroachment and exceptions:

Structure or Use	Conditions
Air conditioning equipment	Any part of side or rear setback, but not front or side street setbacks.
Awnings and steps	Any part of side or rear setback, but no more than 3 ft. into front or side street setback.
Backflow prevention devices	Any part of side, side street, front, or rear setback
Bay windows, decks, chimneys, entry vestibules less than 8ft. wide and less than 33% of wall lengths	No more than 3 ft. into side, side street, or 7 ft. rear setback, but not front setback.
Ramps and other access devises required by ADA	Any yard on site.
Retain walls	Any yard on site.

2.4.2.3. Encroachments across property lines, into the public right-of-way, or into utility drainage, access, or conservation or riparian easements are prohibited.

2.4.2.4 Lot coverage

The single household dwellings parking and driveway area lot coverage may not cover more than 50% of the front yard, or no more than 65% on the front yard of a cul-de-sac.

2.4.2.5 Parking

Off-street parking shall be in compliance with the standards set forth in 10.105.9.1 Required Parking Spaces, of Chapter 4 Site Design Standards of the UDC.

2.5. Architectural Standards

2.5.1. Masonry requirements:

Front building facade	100%
Side street building facade	100%
Side building facade	See Section 2.5.1.1 for options
Rear building facade	See Section 2.5.1.1 for options
* windows, doors, trim and other architectural elements are exempt from masonry. ** secondary non-masonry materials, such as the siding used in the picture below (left), are allowed when complimentary to the predominant masonry material.	



These depictions are for illustrative purposes only and are not intended to create any regulation or obligation.

2.5.1.1. Design Options for Side and Rear Facades

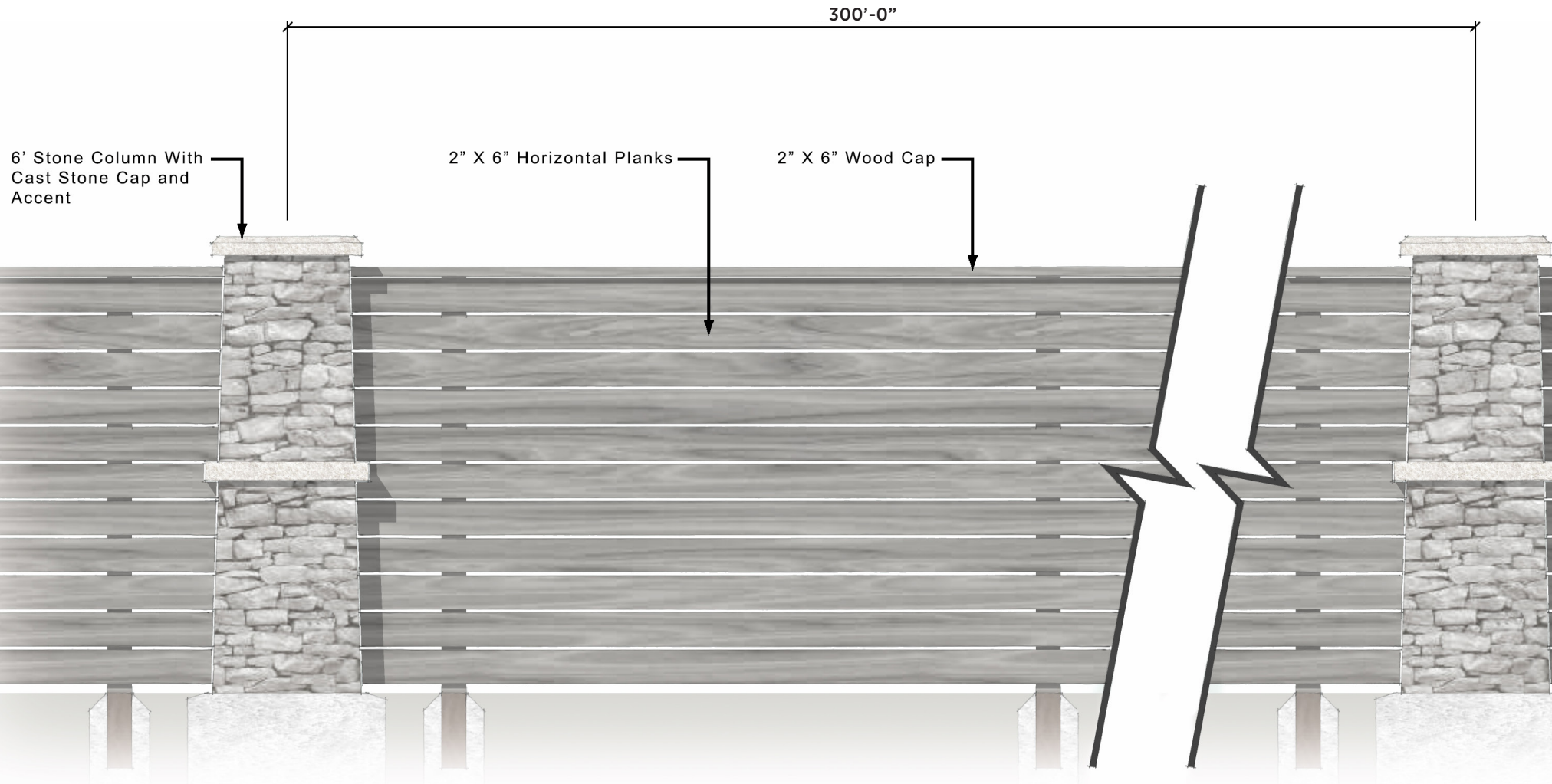
Must include at least one of the following elements:

1. Side, rear or alley loaded garage, or detached garage.
2. Masonry (brick, stone) wainscot at least 4 ft. on side and rear walls.
3. Functional front porch at least 100 sq. ft.
4. One of the following green building certifications:
 - National Association of Home Builders National Green Building Program: ANSI ICC 700-2008 National Green Building Standard, Bronze, Silver, or Gold;
 - U.S. Green Building Council Leadership in Energy and Environmental Design (LEED): Certified, Silver, Gold or Platinum; or
 - Energy Star Certified Homes, Version 3.0

2.5.2. Garages

2.5.2.1. Front loading garages shall not protrude more than 6 ft. from the front building wall of the primary structure.

2.5.2.2. For the 45-foot and 50-foot lots the width of the garage door will not exceed 55% the width of the front building façade. For a 60-foot lot, the garage door will not exceed 50% the width of the front building façade for two car garages, and 60% for three car garages. This width shall only measure the door itself. A third garage door shall not be required to be set back four feet from the other garage door(s).



This depiction is for illustrative purposes only and only the written standards are intended to create any regulation or obligation.

2.6. Bufferyard Standards

2.6.1. There are no bufferyard requirements for this PUD, as there is not a mix of land uses proposed.

2.7. Sidewalks

2.7.1. Sidewalks are to be constructed in accordance with the approved street cross sections in Exhibit C.

2.8. Fences and Walls

2.8.1. For fences and walls refer to Section 10.408 of Chapter 4 Site Design Standards of the UDC with the exception of development perimeter fences.

2.8.1.1. Fences on internal and perimeter collector-level and higher classification roadways shall be 6 ft. to 8 ft. in height, constructed of wood fencing with masonry columns every 300 ft. and at intersections, as depicted on the previous page.

2.9. Landscaping

2.9.1. Tree plantings

2.9.1.1. Tree plantings require one large native tree for 45-foot and 50-foot lots and two native trees for 60-foot lots, to be planted as street trees or front yard trees. Additional shade trees or ornamental trees may be provided but are not required, at the discretion of the builder.

2.9.1.2. See Section 10.407.6.2 Native Tall Tree and Section 10.407.6.3 Native Short Trees of Chapter 4 Site Design Standards of the UDC for approved planting list.

2.9.2. Shrub plantings

2.9.2.1. Native shrubs shall be planted at a count of five 5-gallon and 10 one-gallon within the front half of the lot.

2.9.2.2. There shall be a minimum of two different native shrub species per lot.

2.9.2.3. See Section 10.407.6.4 Native Shrubs of Chapter 4 Site Design Standards of the UDC for approved planting list.

2.9.3. Ground cover

2.9.3.1. Ground cover must be planted on areas of developed parcels that are not part of an impervious surface, covered with porous paving, or occupied with landscaping.

2.9.3.2. Planting beds must be filled in with mulch or decorative landscape rock.

2.9.4. Tree and shrub sizing

2.9.4.1. Tree sizes must have a caliper measurement of 2 inches at 4 feet above trunk base for large native trees. Shrubs must be at least 1 gallon and have a minimum growing height of 2 feet.



This depiction is for illustrative purposes only and is not intended to create any regulation or obligation.



CROSS CREEK EXHIBITS

- Exhibit A Concept Plan
- Exhibit B Park and Open Space Plan
- Exhibit C Street Cross Sections

EXHIBIT A

Concept Plan

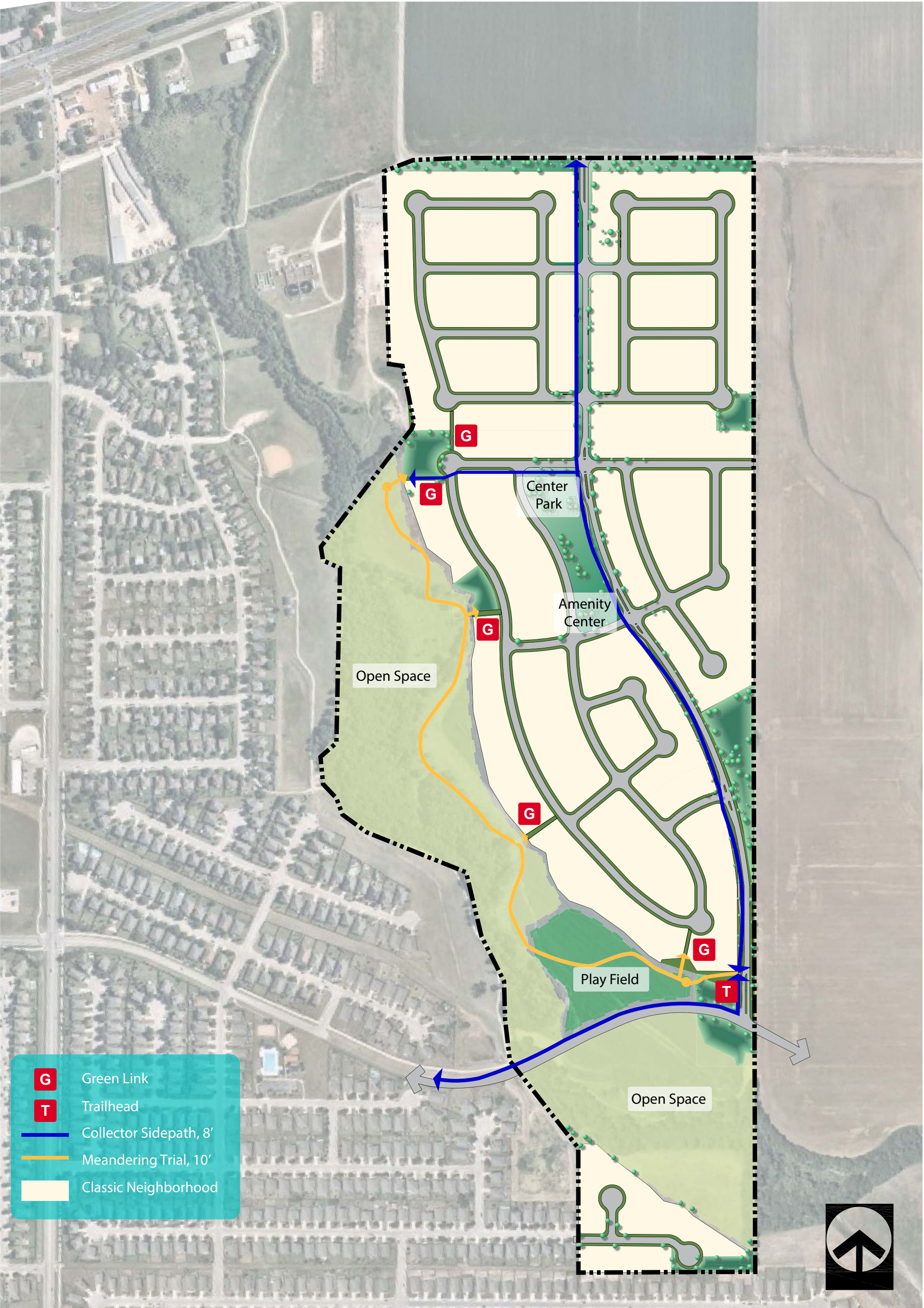


EXHIBIT B

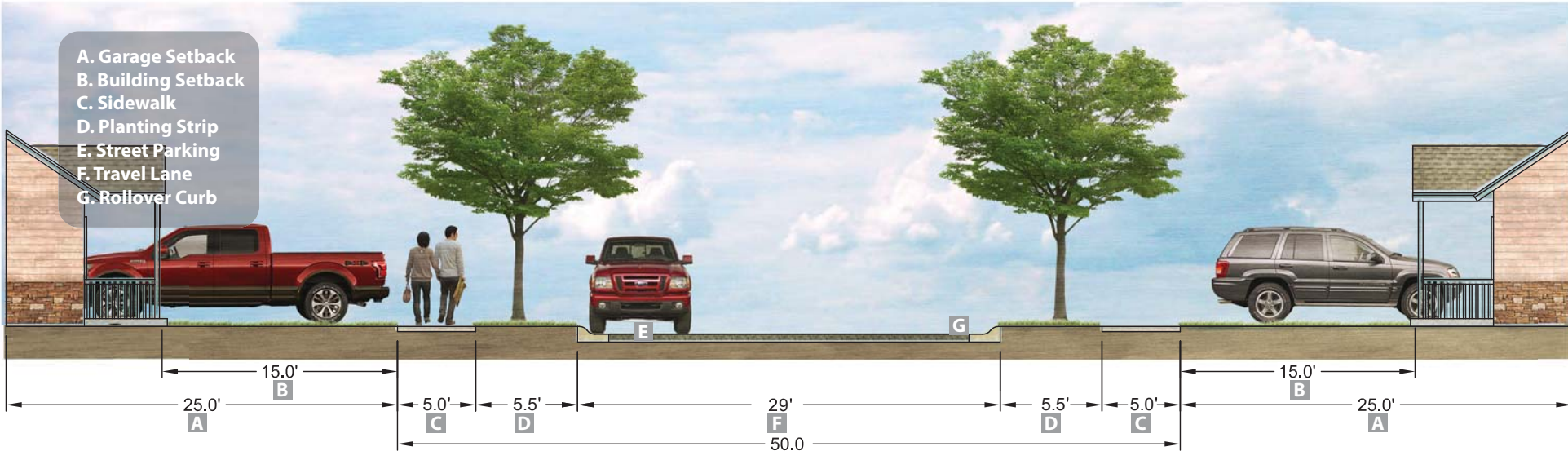
PARK AND OPEN SPACE PLAN



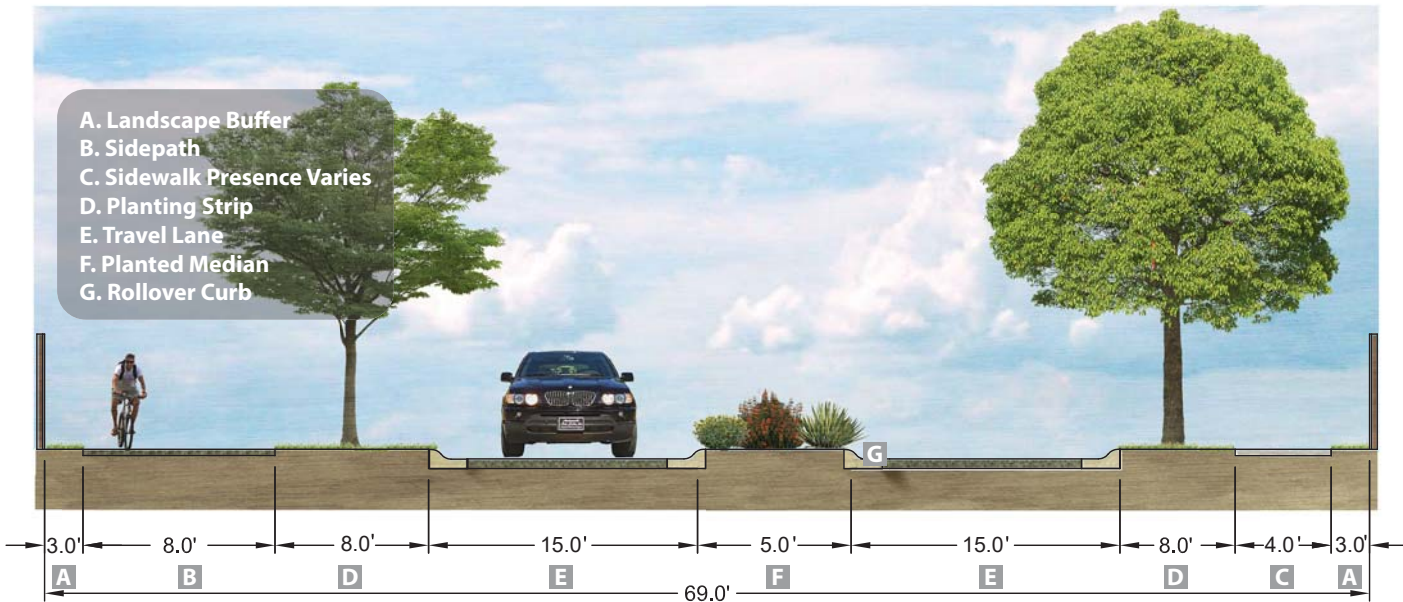
EXHIBIT C

Road Sections

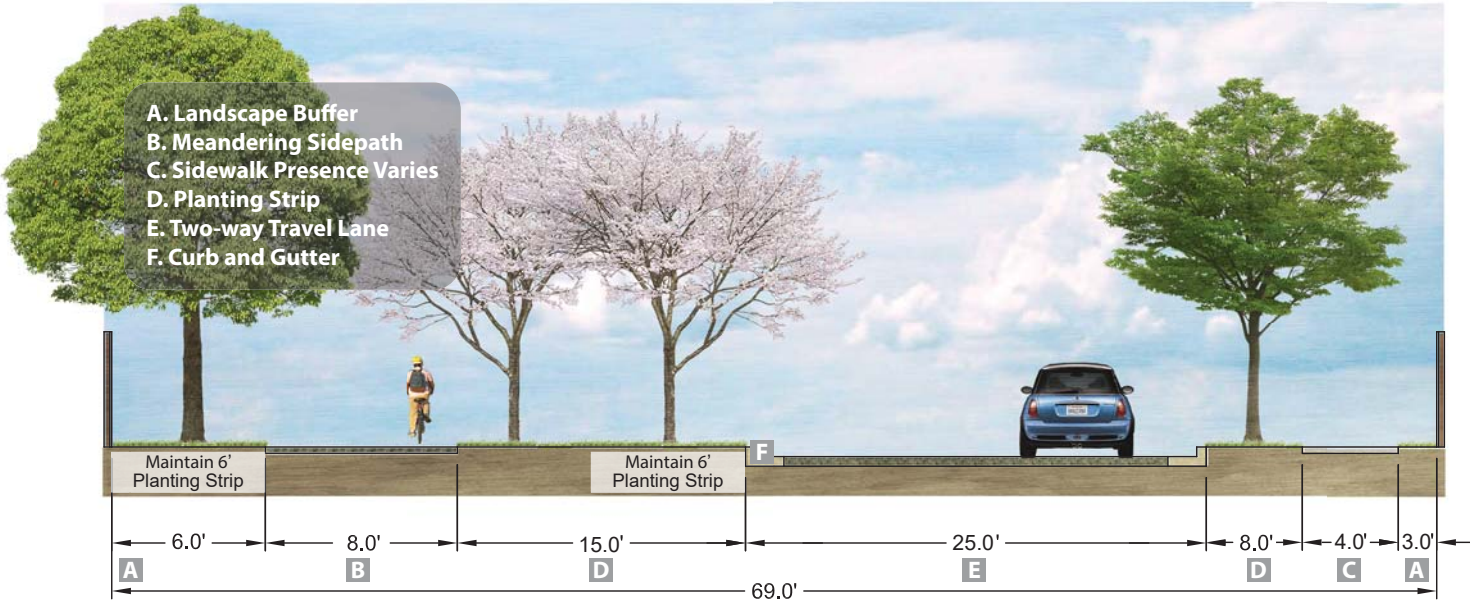
Neighborhood Conservation Local



Neighborhood Conservation Collector With Median



Neighborhood Conservation Collector Without Median



This PUD document was
developed for Meritage Homes
by Halff Associates, Inc.





CROSS CREEK **PLANNED UNIT DEVELOPMENT**

HUTTO, TEXAS

PUBLIC NOTICE NOTICE OF A PUBLIC HEARING

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

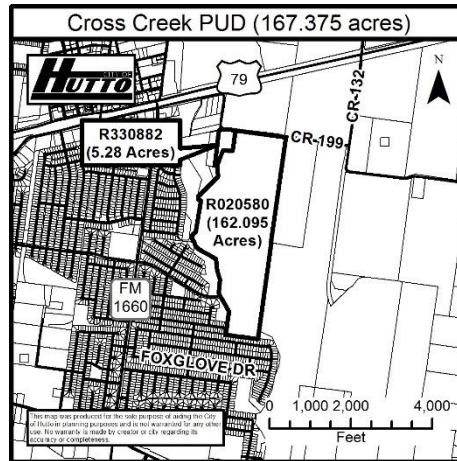
Planned Unit Development (PUD) zoning
request for the property known as the **Cross
Creek Planned Unit Development (PUD)**,
167.39 acres, more or less, of land, out of the
William Gatlin Survey, Abstract No. 271, in
Williamson County, Texas, located on the
South side of CR 199.

The public hearing will be held on:
April 19, 2018 at 7:00 p.m.

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

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

Publication Date: April 1, 2018



**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 8B. **AGENDA DATE:** April 19, 2018

PRESENTED BY: Lisa Brown, City Secretary

ITEM:

Consideration and possible action on the first reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02.092 Library Advisory Board, Composition; terms of members. (Lisa Brown)

STRATEGIC GUIDE POLICY: Quality of Life & Services

ITEM BACKGROUND:

The purpose of amending this portion of the ordinance is to expand the number of members of the advisory board from five to seven members. Attached is a redlined copy of the ordinance with the recommended changes.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

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

SUPPORTING MATERIAL:

1. [Library Advisory Board Ordinance](#)
2. [Ordinance](#)

Division 4. Library Advisory Board

Sec. 2.02.091 Creation

The city library advisory board shall make recommendations to the city council concerning planning, development and operations of the city library, assist in preparing grants, and meet with other interested persons with library development knowledge. It shall also hold meetings to receive public input.

Sec. 2.02.092 Composition; terms of members

The board shall consist of ~~five~~seven members that serve a three-year term.

Sec. 2.02.093 Powers and duties

The board shall have the following powers, duties and responsibilities:

- (1) To make recommendations to the city council regarding policies, rules and regulations relating to the administration of the public library system, its facilities and programs.
- (2) To review budget recommendations developed by staff.
- (3) To receive information and comments from citizens pertaining to the city's library and its related facilities and programs.
- (4) To make recommendations with staff regarding the planning of facilities during the concept plan phase, and the availability of grants to the city council.
- (5) To cooperate with the public schools, citizens and city staff in the development of library facilities and programs.
- (6) To supply reports to the city council regarding the status of any library facility and/or programs as deemed appropriate by the city council.
- (7) To participate in fundraising activities, including but not limited to the acquisition of grant funding and in-kind third-party donations to the city for the benefit of library development.

(8) Make an annual report to the city council showing the activities of the commission for the current year.

Secs. 2.02.094-2.02.120 Reserved

ORDINANCE NO. O-

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE COMPOSITION CHAPTER 2, ARTICLE 2.02, SECTION 2.02.092 TERMS OF MEMBERS AND PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, AND PENALTY CLAUSE AND EFFECTIVE DATE.

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

SECTION. I

That Chapter 2, Article 2.02, Section 2.02.092 Composition; terms of members of the code of ordinances (2014 Edition) is hereby amended as follows:

ARTICLE 2.02 BOARDS, COMMISSIONS AND AUTHORITIES

Division 4. Generally Section 2.02.092 Composition; terms of members

The board shall consist of seven members that serve a three year term.

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and APPROVED the first reading on the **19th** day of **April 2018**.

READ, APPROVED and ADOPTED the ordinance on the second reading this **19th** day of **April 2018**.

CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Lisa L. Brown, City Secretary

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

8C.

AGENDA DATE: April 19, 2018

PRESENTED BY:

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

ITEM:

Consideration and possible action on the second and final reading of an ordinance amending the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02, Section 2.02.122; Chapter 8, Article 8.04, Sections 8.04.105 and 8.04.108; and Chapter 16, Article 16.01, Sections 16.01.001 and 16.03.001. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

The following is a housekeeping item to amend the Code of Ordinances (2014 edition) based on the past years amendments to the Unified Development Code (UDC).

In July of 2017, City Council approved an amendment to the UDC related to the repeal of a stand alone SmartCode ordinance and the integration of the SmartCode into the UDC. With this amendment the term SmartCode was changed to Form Based Code and the term Warrant was changed to Minor Modification.

The December 2017 amendment changed the approval process for Minor Modifications in Old Town from the Historic Preservation Commission to the Planning and Zoning Commission.

This proposed amendment to the Code of Ordinances cleans up the terminology used in other chapters of the Code of Ordinances to match the terms used in the Unified Development Code. This impacts the following sections,

- Powers and Duties of the Zoning Board of Adjustment – Section 2.02.122,
- Itinerant and Mobile Street Vendors – Sections 8.04.105 and 8.04.108, and
- Planning and Miscellaneous Development Regulations – Sections 16.01.001 and 16.03.001.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the ordinance.

SUPPORTING MATERIAL:

1. [Ordinance - Code of Ordinances Amendment - Chapters 2, 8 and 16](#)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS AMENDING THE CODE OF ORDINANCES (2014 EDITION), CHAPTER 2, ARTICLE 2.02 BOARDS, COMMISSIONS AND AUTHORITIES, SECTION 2.02.122, CHAPTER 8, ARTICLE 8.04 PEDDLERS, SOLICITORS AND VENDORS, SECTIONS 8.04.105 AND 8.04.108, AND CHAPTER 16, ARTICLE 16.01 GENERAL PROVISIONS, SECTIONS 16.01.001 AND 16.03.001; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an amendment has been presented to the City Council of the City of Hutto, Texas to amend the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02 Boards, Commissions and Authorities, Section 2.02.1.22, Chapter 8, Article 8.04 Peddlers, Solicitors and Vendors, Sections 8.04.105 and 8.04.108, and Chapter 16, Article 16.01 General Provisions, Sections 16.01.001 and 16.03.001, and;

WHEREAS, on the 5th day of April, 2018, after proper notification, the City Council held a public hearing on the proposed amendment, and;

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

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

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

SECTION I.

1.

That the Code of Ordinances (2014 Edition), Chapter 2, Article 2.02 Boards, Commissions and Authorities, Section 2.02.1.22 is hereby amended as follows:

Section 2.02.122 Powers and duties

- (1) Consider numerical variance requests for: use, site design, subdivision, ~~SmartCode~~ form based code and special exceptions, subject to variance approval criteria, recommendation of development services staff, and state law.

2.

That the Code of Ordinances (2014 Edition), Chapter 8, Article 8.04 Peddlers, Solicitors and Vendors, Sections 8.04.105 and 8.04.108 are hereby amended as follows:

Section 8.04.105 Itinerant vendor location and operation

- (4) Inside the boundaries of the historic overlay district without ~~warrant~~ minor modification approval by the ~~historic preservation commission~~ Planning and Zoning Commission;

Any itinerant vendor or vendor operating out of a motor vehicle or trailer, as defined in the Texas Transportation Code, that wishes to locate within the historic overlay district, as described in section 8.04.072 of this article, shall locate on the properties directly abutting the east side of Short Street, north of Farley Street and South of West Pecan Street. Otherwise, ~~warrant~~ minor modification approval by the ~~historic preservation commission~~ Planning and Zoning Commission must be obtained for locating elsewhere in Old Town Hutto. This section does not apply to special events and small market events. Motor vehicles in the designated vendor zone that sell food items shall be designed and intended for vending. Ordinary vehicles, vans, and pick-up trucks shall not be permitted for food vending operations. The International Property Maintenance Code, federal, state and county codes, and all other applicable codes and ordinances adopted by the city shall apply to the designated vendor zone regarding structures and properties.

3.

That the Code of Ordinances (2014 Edition), Chapter 16, Article 16.01 General Provisions, Sections 16.01.001 and 16.03.001 are hereby amended as follows:

Section 16.01.001 Applicability of Development Standards

All new development in Hutto must meet the standards in the Unified Development Code (UDC) ~~and/or, if applicable, the SmartCode~~. As of January 1, 2011, the UDC replaced chapter 10 (subdivisions), chapter 14 (zoning), and signage and landscaping standards set forth in chapter 3 of the 2007 Code of Ordinances. ~~As of March 19, 2009, the Smart Code replaced the above-mentioned chapters, except when deferred to the UDC or other codes, for new development in Old Town Hutto, and for development which opts into the SmartCode.~~ (Ordinance adopting Code)

Section 16.03.001 ~~Adoption~~ This Section deleted in its entirety

~~The SmartCode (SC), adopted by Ordinance 09-005-00, adopted March 19, 2009, as amended, is not printed herein. The SmartCode is on file in the development services offices of the city and may be viewed at the following webpage: <http://www.huttotx.gov/index.aspx?nid=756> (Ordinance adopting Code)~~

SECTION II. Publication Clause

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

SECTION III. Severability Clause

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

SECTION IV. Repealing Clause

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

SECTION V. Open Meeting Clause

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

SECTION VI. Effective Date

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

READ and **APPROVED** on first reading on this the **5th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

READ, PASSED and **ADOPTED** on second reading of ordinance this **19th** day of **April, 2018** at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

Attest:

Lisa L. Brown, City Secretary

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9A. **AGENDA DATE:** April 19, 2018

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

ITEM:

Consideration and possible action on a resolution authorizing the City manager to prepare a Municipal Service Plan for the proposed annexation of the Pollard Tracts, 65.925 acres, more or less, of land, out of the William Gatlin Survey, Abstract No. 271, located on CR 137. (Ashley Lumpkin)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

Per the Texas Local Government Code, a Municipal Service Plan (MSP) is required to be prepared for proposed annexation areas. This MSP essentially states that the annexed land will receive services from the City, including but not limited to Police and patrol services, utility service, planning and building inspection services, code enforcement, library privileges, and street maintenance. Only annexed land into the city limits is entitled to full services by the City. This MSP has gone through the applicable departments for review.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

The City Attorney has approved the process as to form.

STAFF RECOMMENDATION:

Staff recommends that the Council approve the resolution.

SUPPORTING MATERIAL:

1. [Resolution - Pollard Tracts Annexation - Municipal Service Plan \(MSP\)](#)

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE A MUNICIPAL SERVICE PLAN FOR THE ANNEXATION OF THE PROPERTY KNOWN AS THE “POLLARD TRACTS” (65.925 ACRES), MORE OR LESS, OF LAND, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, AND ATTACHED HERETO.

WHEREAS, Section 43.065(a) of the Texas Local Government Code requires that, within certain specified statutory timeframes, the Hutto City Council must authorize the City Manager to prepare a service plan that provides for the extension of full municipal services to the areas which are proposed for annexation, and;

WHEREAS, the service plan has been prepared and described in **Exhibit “B”**, and attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, hereby authorizes the City Manager to immediately prepare a service plan that provides for the extension of full municipal services, and described in **Exhibit “B”**, a copy of same being attached hereto and incorporated herein for all purposes.

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

RESOLVED this **19th** day of **April, 2018**.

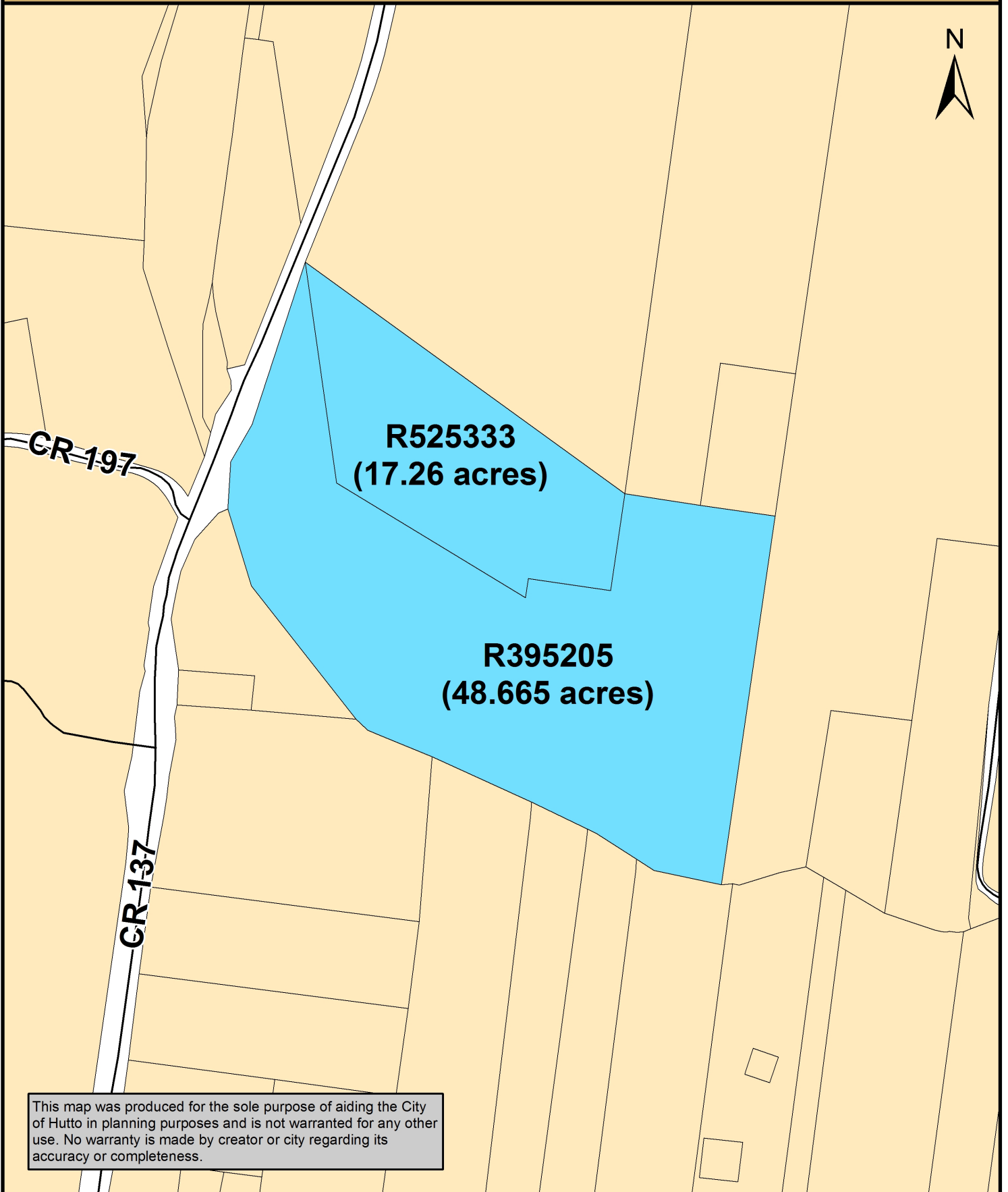
CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTEST:

Lisa L. Brown, City Secretary

Pollard property (65.925 acres)



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

EXHIBIT A

TRACT 2
FIELD NOTES TO ACCOMPANY MAP OF SURVEY
48.64 ACRES
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 48.64 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 16 ACRE TRACT CALLED SIXTH PARCEL, A PORTION OF THAT CERTAIN 10.5 ACRE TRACT CALLED FOURTH PARCEL, A PORTION OF THAT CERTAIN 6.5 ACRE TRACT CALLED THIRD PARCEL AND A PORTION OF THAT CERTAIN 26.5 ACRE TRACT CALLED SECOND PARCEL - SECOND TRACT DESCRIBED IN A DEED TO STONY BROOK RANCH RECORDED IN VOLUME 611, PAGE 125 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. THE HEREIN DESCRIBED 48.64 ACRES ALSO BEING A PORTION OF THAT CERTAIN 8.749 ACRES CALLED TRACT ONE AND THAT CERTAIN 43.251 ACRES CALLED TRACT TWO IN A DEED TO ELIZABETH L. POLLARD RECORDED IN DOCUMENT NUMBER 199961968 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 48.64 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found on the east line of County Road 137 at the westerly most northwest corner of the said 43.251 acre Pollard tract, also being at the southwest corner of the remainder portion of the said 16 acre Stony Brook Ranch tract;

THENCE, with the east line of County Road 137, the following three (3) courses and distances:

- 1) N 25°48'50" E, 14.75 feet to a ½ inch diameter steel pin found;
- 2) N 12°12'49" E, at 37.95 feet passing a ½ inch diameter steel pin found at the southwest corner of the said 8.749 acre Pollard tract, the same being the northwest corner of the remainder portion of the said 16 acre Stony Brook Ranch tract, and continuing with the west line of the said 8.749 acre Pollard tract for a total distance of 114.98 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southerly most corner of that certain 1.070 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2004034196 of the Official Public Records of Williamson County, Texas;
- 3) N 23°33'16" E, crossing the said 8.749 acre Pollard tract, along the east line of the said 1.070 acre Williamson County, Texas tract, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at 314.34 feet and continuing a total distance of 609.79 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the intersection with the east line of the said 8.749 acre Pollard tract, at an easterly corner of the said 1.070 acre Williamson County, Texas tract, the same being the southerly most corner of that certain 7.000 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2009059205 of the Official Public Records of Williamson County, Texas;

Tract 2
48.64 Acres
Page 2 of 3

THENCE, S 06°40'27" E, along the east line of the said 8.749 acre Pollard tract, the same being the west line of that certain 79.93 acre tract described in a deed to BLS Strategic Investments, LLC, recorded in Document Number 2006029584 of the Official Public Records of Williamson County, Texas, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at 371.90 feet and continuing a total distance of 866.40 feet to a ½ inch diameter steel pin found at the southeast corner of the said 8.749 acre Pollard tract, the same being the southwest corner of the said 79.93 acre BLS Strategic Investments, LLC tract, and being on the north line of the said remainder portion of the 16 acre Stony Brook Ranch tract;

THENCE, S 57°53'22" E, a distance of 851.91 feet along the north line of the remainder portion of the 16 acre and 10.5 acre Stony Brook Ranch tracts, the same being the south line of the said 79.93 acre BLS Strategic Investments, LLC tract, to a ½ inch diameter steel pin found on the west line of the said 6.5 acre Stony Brook Ranch tract at an exterior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, N 09°11'28" E, a distance of 71.06 feet to a ½ inch diameter steel pin found at the northwest corner of the remainder portion of the said 6.5 acre Stony Brook Ranch tract, the same being an interior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, S 80°44'44" E, a distance of 321.22 feet to a ½ inch diameter steel pin found on the west line of the said 26.5 acre Stony Brook Ranch tract at the northeast corner of the remainder portion of the said 6.5 acre Stony Brook Ranch tract, and being an exterior corner of the said 79.93 acre BLS Strategic Investments, LLC tract;

THENCE, N 09°15'39" E, a distance of 375.27 feet along the east line of the said 79.93 acre BLS Strategic Investments, LLC tract, the same being the west line of the said 26.5 acre Stony Brook Ranch tract, to a point in a 6" diameter hackberry tree, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. for reference bears N 02°24' E, 0.48 feet;

THENCE, S 79°54'15" E, at 291.92 feet passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of the said 26.5 acre Stony Brook Ranch tract, being a common line with the said 43.251 acre Pollard tract, and continuing a total distance of 587.71 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of the said 43.251 acre Pollard tract, from which a ½ inch diameter steel pin found at the northeast corner of the said 43.251 acre Pollard tract bears N 09°31'47" E, 554.89 feet;

THENCE, S 09°31'47" W, a distance of 1439.98 feet to a point in the center of Brushy Creek at the southeast corner of the said 43.251 acre Pollard tract;

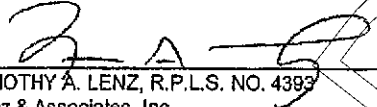
Tract 2
48.64 Acres
Page 3 of 3

THENCE, with the center of Brushy Creek and south line of the said 43.251 acre Pollard tract, the following seven (7) courses and distances:

- 1) N 77°59'38" W, 272.98 feet to a point;
- 2) N 58°28'38" W, 256.50 feet to a point;
- 3) N 64°11'38" W, 603.31 feet to a point;
- 4) N 64°35'38" W, 367.26 feet to a point;
- 5) N 35°47'38" W, 718.67 feet to a point;
- 6) N 20°39'40" W, 320.25 feet to a point;
- 7) N 14°32'14" W, 90.31 feet to a point on the east line of County Road 137;

THENCE, N 26°32'17" E, a distance of 203.60 feet along the east line of County Road 137 to the PLACE OF BEGINNING, containing 48.64 acres of land, more or less.

BEARINGS BASED ON NORTH, N.A.D. 1983


TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

2005-1238E(48.64ac).doc

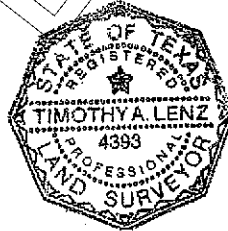


EXHIBIT B

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY
17.26 ACRES
WILLIAM GATLIN SURVEY, A-271
WILLIAMSON COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 17.26 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 79.93 ACRE TRACT DESCRIBED IN A DEED TO BLS STRATEGIC INVESTMENTS LLC RECORDED IN DOCUMENT NUMBER 2006029584 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 17.26 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found at the southwest corner of the said 79.93 acre tract, the same being at the southeast corner of the remainder portion of that certain 8.749 acre tract called Tract One in a deed to Elizabeth L. Pollard recorded in Document Number 199961968 of the Official Public Records of Williamson County, Texas, and being on the north line of that certain 5.741 acre tract described in a deed to Elizabeth L. Pollard recorded in Document Number 2006110918 of the Official Public Records of Williamson County, Texas;

THENCE, N 06°40'27" W, a distance of 866.40 feet along a westerly line of the said 79.93 acre tract and east line of the said 8.749 acre Pollard tract to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the east right-of-way line of County Road 137 at the easterly most corner of that certain 1.070 acre portion of the said 8.749 acre Pollard tract described in a deed to Williamson County, Texas recorded in Document Number 2004034196 of the Official Public Records of Williamson County, Texas, the same being at the southerly most corner of that certain 7.000 acre tract described in a deed to Williamson County, Texas recorded in Document Number 2003059205 of the Official Public Records of Williamson County, Texas;

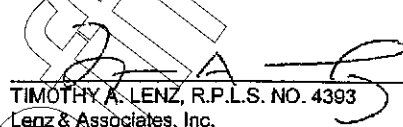
THENCE, S 52°38'34" E, a distance of 1523.60 feet, crossing the said 79.93 acre tract, to a point in a 6 inch diameter hackberry tree at an exterior corner of the said 5.741 acre Pollard tract, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc for reference bears N 02°24' E, 0.48 feet;

THENCE, with common lines between the said 79.93 acre tract and the said 5.741 acre Pollard tract, the following four (4) courses and distances:

- 1) S 09°15'39" W, 375.27 feet to a ½ inch diameter steel pin found;
- 2) N 80°44'44" W, 321.22 feet to a ½ inch diameter steel pin found;
- 3) S 09°11'28" W, 71.06 feet to a ½ inch diameter steel pin found;
- 4) N 57°53'22" W, 851.91 feet to the **PLACE OF BEGINNING**, containing 17.26 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

DATE OF SURVEY: NOVEMBER 18, 2013


TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
Firm No. 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

(2005-1238N.oc)

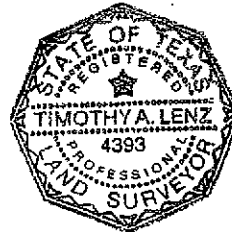


Exhibit "C"

1. Easement dated September 26, 1928, executed by W. H. Farley, Sr. to Texas Power & Light Company, recorded in Volume 239, Page 127, Deed Records, Williamson County, Texas.
2. Right of Way Easement dated November 10, 1936, executed by Hal C. Farley to Texas Power & Light Company, recorded in Volume 281, Page 598, Deed Records, Williamson County, Texas.
3. Right of Way Easement dated August 29, 1974, executed by Hal C. Farley to Jonah Water Supply Corp., recorded in Volume 598, Page 19, Deed Records, Williamson County, Texas.
4. Right of Way Easement dated April 25, 1972, executed by Dr. Jay J. Johns to Manville Water Supply Corp., recorded in Volume 598, Page 721, Deed Records, Williamson County, Texas;
5. Easement and Right of Way dated March 3, 2004, executed by Elizabeth L. Pollard to Oncor Electric Delivery Company, recorded under Document No. 2004023224, Official Public Records, Williamson County, Texas;
6. The rights of Upper Brushy Creek Water Control and Improvement District to levy taxes and issue bonds;
7. General real estate taxes for 2018 and subsequent years.

Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

**CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT “B”

**65.925 acres, more or less, of land, out of the
William Gatlin Survey, Abstract No. 271, in Williamson County, Texas.**

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:

Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:

Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:

The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:

The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services may be provided within the departments' current budgets with additional staffing as needed.

LIBRARY

Existing Services: None

Services to be Provided:

City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Water service to the properties will be provided by City of Hutto.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:

Sanitary sewer service to the properties will be provided by City of Hutto.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:

All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

CITY OF HUTTO CITY COUNCIL AGENDA

AGENDA ITEM NO.:

9B.

AGENDA DATE: April 19, 2018

PRESENTED BY:

ITEM:

Consideration and possible action concerning Hutto Public Library policy and procedures. (Eliska Padilla)

STRATEGIC GUIDE POLICY: Well Balanced & Diversified Economy

ITEM BACKGROUND:

In 2008, City Council was presented with and established the original Library Policies and Procedures Manual for the Hutto Public Library. In February and March of this year, the Library Advisory Board began the review of these policies, updating the policy manual to provide guidance for current conditions.

The policies have not been brought to the City since 2008. The Library staff and Library Advisory Board have determined there is a need to include:

- A consistent way of handling Library hours of operation following City holidays,
- A temporary library card for non-residents, and displaced persons due to declared natural disasters,
- A donation policy which defines the types of materials accepted and method of donation,
- A modified code of conduct including banning patrons who violate said code from the library,
- An update to public computers and internet use to include a charge for color copies, fax charges both local, and long-distance,
- Details for the management of art displays in the Library and City Hall, and
- Clarification on grants, donations, sponsorships and fundraising.

BUDGETARY AND FINANCIAL SUMMARY:

No changes to budget. All fee changes were included in the December 2017 fee schedule approved by Council.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Library Advisory Board recommends approval of the policies and procedures update.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends approval of policies & procedures update

SUPPORTING MATERIAL:

1. [Library Policies and Procedures 2018](#)

Hutto Public Library Policies & Procedures Manual

Established February 2008
Revised by City Council, August 2015
Revised by Library Advisory Board, October 2016
Revised by Library Advisory Board, March 2017



Hutto Public Library
205 West Street * Hutto, Texas 78634 * (512) 759-4008
www.huttotx.gov/library

Contents

I. Mission and Vision.....	3
II. Hours of Operation	4
III. Circulation	5
IV. Collection Development	8
V. Citizen's Request for Reconsideration of Library Material	12
VI. Borrowing from Other Libraries.....	13
VII. Code of Conduct	14
VIII. Public Computers and Internet Use	15
IX. Exhibits	16
X. Confidentiality of Library Records	18
XI. Americans with Disabilities Act Compliance	19
XII. Library Bill of Rights and Freedom to Read Statement	20
XIII. Use of Volunteers	27
XIV. Grants	28
XV. Bookmobile	29
XVI. Reading Garden	30

Mission Statement

The mission of the Hutto Public Library is to fulfill the educational, informational, cultural, and recreational needs of all its patrons through the services offered in a modern public library. The Library values the citizens of Hutto and responds to their needs, wants, and demands by providing a clean and inviting building, well-organized and up-to-date collections, friendly professional service and well-trained staff who are committed to the Library vision.

Vision Statement

The Hutto Public Library aims to eradicate illiteracy, to develop a lifelong love for reading, and a quest for knowledge.

Hours of Operation

It is the policy of this library, in regard to hours of operation, that the library be open as many hours in a day and as many days in the week as possible. The hours of operation shall be determined by the convenience of all parts of the population, including working people, and the ability of the staff to cover the hours of operation, within the limits of established work week. When it is impossible for the staff, within the prescribed limits of their work week, to keep the library open at all convenient hours for the public, consideration shall be given to increasing the number of staff. The library follows the holiday and emergency schedule of the City of Hutto. If the City of Hutto is closed on Friday, the Library will close the following Saturday.

Circulation Policies

People living or owning property within the City of Hutto limits and Hutto ISD boundaries may obtain a library card for free.

Proof of residency is required. Post office boxes cannot be used as proof of residence. At least one of the following photo IDs and proof of residency is required:

1. Valid driver's license
2. Water or Utility Bill with picture ID
3. Personal Check with picture ID
4. Lease agreement with picture ID
5. Military ID
6. Other proof of residence as determined by the Library Supervisor.

Under 16:

1. Completed application.
2. Parent or legal guardian must be present with minor to co-sign for a card and present his/her current TDL, Texas ID, MID and proof of current residence.
3. Minor must be present to sign the application and accept card.
4. Suggested to eliminate age restriction and encourage reading at all ages.

City of Hutto Employees. Current employees of the City of Hutto may receive a Hutto Public Library card without fee regardless of residency.

Card Renewal. Library cards are issued for a one-year period.

1. To renew a card, all fines and all other debts must be paid in full.
2. Children's cards will be renewed without having a parent or guardian sign again.
3. Adults must verify registration information – in person. Changes in residency require new proof of residency.

Replacement Cards. Library cardholders are encouraged to keep their Library card secure. Should a Library card become lost or stolen, it is the responsibility of the cardholder to notify the Library immediately. There is a \$1 charge for replacement cards.

Non-Residents. People not living or owning property within the City of Hutto limits and Hutto ISD boundaries may obtain a library card for a \$10 annual fee. This fee will be charged yearly at the time of renewal.

Temporary Library Cards. Patrons requesting temporary library cards will follow the Non-Resident annual fee of \$10. Those patrons who have been displaced due to a declared natural disaster and are in need of assistance, may be granted a temporary library card with the fee waived. Temporary Library card holders will only be allowed to check out two items per check out and will not have access to OverDrive, Inter-Library Loans, or Texshare cards.

B. Patron Responsibilities

All Hutto Public Library cardholders agree to comply with Library rules and regulations, to pay all fines, to make good any loss or damage to books incurred by the cardholder, and to give immediate notice of any change of residence. Guardians of juveniles who signed for a child's card assume responsibility for the child's card. Cardholders may not avoid responsibility for overdue fines and other incurred fees or costs by using another family members' card. Habitual or severe abuse of library policies, non-payment of fines, fees and other abuses may result in denial of Library services, as determined by the Library Supervisor.

C. Circulation Periods

I. Card Use:

- a. Library materials may not be checked out until a library card is issued.
- b. Library cards –or a form of ID must be presented to check out materials.

2. Loan periods:

- a. Library materials are checked out for a 2-week period.
- b. Materials may be renewed twice, providing there is not a waiting list.
Videos will be checked out for only two weeks and must be returned after that time period. No renewal on videos.
- c. Interlibrary loan materials are due by the date indicated on check out slip.
- d. The Library Supervisor determines all other or special loan periods.

3. Circulation Limits:

- a. Non-Circulating Materials. Reference materials, archived materials, and other materials as determined by the Library Supervisor are not available for check out.
- b. Items per Library Card. An individual may have 10 items at a time checked out on their library card.
- c. New Library Card. On a new library card, a patron may check out only two items the first time. New patrons may not check out GED or High School Equivalency Test study books until they have had their library card for at least 1 month and checked out and returned at least 2 items.
- d. Video. An individual may have 3 videos checked out on his/her card at a time.
One family cannot check out more than 6 videos at one time.
- e. Series. Only 3 titles out of a series may be checked out per household.
- f. Other Limits. When determined by the Library staff, specific titles, authors, subjects or special collections may be limited due to high demand or other reasons.

4. Renewals:

Library materials may be renewed in person, phone, e-mail and online. Presentation of a Library card is not required for renewal of materials. Materials may be renewed up to 2 times. Items that are on reserve for other patrons may not be renewed. Videos will not be renewed and must be returned after 2 weeks.

5. Reserves:

Materials may be reserved in person, phone, e-mail, and online. Persons will be notified when the item becomes available. Reserves have the same restrictions as limits on circulation (see #3 above). Reserves will be held for a period of three days only. If the item is not picked up within three working days, it will be checked out to the next patron on the reserve list or returned to the shelf. Limit of 3 items may be reserved at one time per cardholder.

D. Fines and Fees:

- I. Overdue Fines: 25¢ per day, per item, with a maximum fine of \$10.00 per overdue item. A notice will be sent 1 week after the material is due. If the material is not returned within one month, a bill will be sent for the cost of the item.
2. Damaged Materials: Library patrons are liable for any damage to library materials while checked out to them. The Library will not charge for normal wear of library materials.
 - a. If materials are damaged so as to be judged by the Library as being unsuitable for the collection, the patron must pay the cost of the item and a \$5 processing fee and the fines accrued. The item may then become the property of the individual.
 - b. If the item can be repaired or is still useable, a reduced fee may be charged at the Library Supervisor's discretion.
3. Loss of Borrowing Privileges. Patrons with lost or damaged materials or with fines that exceed \$5.00 may not check out materials until records are cleared by having items paid or replaced. Replaced item must be the equivalent to what was checked out. The acceptance of the material is at the discretion of the Library Supervisor or staff.

Collection Development Policy

A. Principles and Objectives

1. Purpose. The purpose of the Hutto Public Library is to provide all library users with carefully selected materials and to assist individuals in the pursuit of educational and recreational information. The library collection as a whole will be an unbiased and diverse source of information, representing multiple viewpoints on a wide range of topics. Materials are selected to best meet these objectives.

2. Viewpoints. The Library neither encourages nor discourages any particular viewpoint. No material will be excluded because of the race, nationality, religion, gender, sexual orientation, and political or social views of the author. Selection of materials by the Library does not mean endorsement of the contents or the views expressed in those materials.

3. Rights. The freedom to read, along with the freedom to hear and to view, is protected by the First Amendment to the Constitution of the United States. To this end, the Hutto Public Library upholds the principles of the American Library Association's Library Bill of Rights, Freedom to Read, and the Texas Library Association's Intellectual Freedom Statement. These documents are at the end of this policy.

4. Parental Responsibility. It is the responsibility of the parent or legal guardian to supervise and monitor the library activities of their child. The library staff cannot be held responsible for the materials checked out by minors.

B. Responsibility for Selection

The Library Supervisor is responsible for the selection of library materials following the guidelines and criteria outlined in this policy.

Selection Criteria

I. The main points considered in selecting materials are:

- a. Individual merit of the item
- b. Popular demand and/or patron request
- c. Library need for material
- d. Budget

e. Authority of author and/or publisher

2. Review sources are used to assist in selecting materials. Review sources used include, but are not limited to, the following:

a. Library Journal

b. School Library Journal

c. Booklist

d. Other professional review publications

e. Area newspapers with book reviews

3. Materials may be selected without a review. Consideration is given to materials that may be relevant to the library's collections (i.e. Texas collection, local interest, local authors.)

4. Formats of materials collected by the Hutto Public Library include print (books and periodicals), multimedia (audios and videos), and electronic resources (online databases, eBooks, and eAudiobooks. New and emerging formats will be considered when appropriate.

5. The Archives Collection contains materials pertinent to Hutto history and includes other paper formats such as documents, photographs, vertical files, and such materials appropriate for this special collection.

C. Gifts and donations

Gifts and Donations

1. General Gifts. The Hutto Public Library accepts gifts of books and other materials with the understanding that the items will be added to the collection only if appropriate and needed. The Library reserves the right to decide the disposition of all gifts received. If items given to the Library are not needed because of duplication, condition, age, etc., the Library Supervisor will dispose of them as he/she sees fit. Such items may be offered to the Friends of the Library for their book sales. Library staff cannot receive personal gifts from individuals per the City of Hutto's Policies and Procedures.

2. Other Gifts. Gifts of a more specific nature, such as works of art, furniture or equipment, shall be referred to the Library Supervisor for acceptance. The

Library Foundation or the Friends of the Library kindly accept nonspecific gifts of money.

3. Memorials & Honorariums. Citizens may wish to honor or memorialize an individual with the purchase of appropriate Library material to be added to the collection. The Library accepts donations of funds for memorials or honorariums. The Library Supervisor makes selection of items purchased as memorials or honorariums, with consideration given to the donor's preferences. Appropriate bookplates will be added to materials in memory of or honoring individuals. The same criteria for selection of purchased Library materials will also be applied to gifts and donations. Once added to the Library collection, gifts, memorials, and such donations fall under the Collection Development Policy and will be maintained and handled as the rest of the Library's holdings.

D. Collection Maintenance

I. Criteria. For an up-to-date, attractive and useful collection, a continuous schedule of withdrawal and replacement is required. The CREW Method will be followed as a guideline for appropriate age of materials. Other criterion for evaluation and maintenance of the collection includes, but is not limited to, the following:

- a. Condition of the material
 - b. Usage based on observation and computer generated reports
 - c. Superseded editions or revisions
 - d. Popularity and appeal
 - e. Outdated information
 - f. Space and budgetary considerations
 - g. Professional appraisal & evaluation
2. Disposition. The Library Supervisor will determine final disposition of any materials withdrawn from the Library collection. Materials in poor physical condition or having little anticipated resale value will be discarded. The Friends of the Library will be allowed to sell discarded or withdrawn materials, and proceeds of such sales will be used to support the Library's mission, programs or to enhance the Library's collections.

E. Reconsideration of Materials

The Hutto Public Library strives to meet a wide variety of tastes and interests with high quality and popular materials. The City of Hutto is comprised of many diverse groups, with different beliefs, standards and theologies. Every citizen has the right to his or her opinions and beliefs. Differences of opinion regarding the suitability of Library materials may arise. Patrons requesting that material be withdrawn from the collection or with concerns about an item's placement in the Library may complete a "Citizen's Request for Reconsideration of Library Material" form. It is the responsibility of the Library Supervisor to make a final determination on all such requests.

F. Donation Policy

Hutto Public Library welcomes donations that are clean, dry, and mold-free. Donations will be evaluated by library staff. If they meet the library guidelines, donations could be added to the collection or donated to the Friends of the Hutto Public Library for their ongoing and bi-annual book sales. Otherwise, they will be recycled/disposed as appropriate.

Donation Guidelines:

- Please bring your donations to the front desk during library hours. Items left outside will be automatically recycled;
- Please bring your items in boxes or bags you can leave at the library;
- Please limit book donations to no more than three boxes at a time;
- Call the library in advance if you wish to bring a large number of boxes to donate materials; and
- If you require a receipt, please let staff know at time of donation. We cannot assign a value to the materials.

We gladly accept:

- Hardcover and paperback books in gently used or new conditions, including large print and children's books;
- Recent Best Sellers;
- Commercially recorded items (music CDs, DVDs/Blu-Ray, audiobooks on CD) in their original cases; and
- Recent magazines for free patron usage.

We cannot accept:

- Items that are dirty, moldy, smelly, chewed, wet, or otherwise damaged;
- Boxes that have been moved from non-temperature controlled long term storage to the library;
- Books with missing covers or pages;
- Softcover books with crooked or twisted spines;
- Encyclopedias, textbooks, or Reader's Digest condensed books; and
- VHS tapes.

Citizen's Request for Reconsideration of Library Material

Title of Material: _____

Author: _____ Call Number: _____

Type: book _____ cd _____ video _____ Other _____

Your Name: _____ Telephone: _____

Address: _____

Group you represent (if any): _____

Did you examine the entire work? _____ If not, what parts? _____

Specifically, to what in the material do you object? _____

What do you believe is the purpose of this material? _____

Is there anything useful or good about this material? _____

What prompted you to use this material? _____

For what age group would you recommend this material? _____

What would you recommend to replace this material? _____

Your Signature: _____ Date: _____

Borrowing from Other Libraries

Interlibrary Loan

Interlibrary loan is the process of lending and borrowing materials between libraries via a mailing system. Because of limited budget, space, and other factors, the Library cannot provide all materials that are requested. Therefore, interlibrary loan is used to obtain from other libraries those materials that are beyond the scope of the Hutto Public Library's collections. This service is free of charge; however patrons may be requested to pay return postage on these borrowed items.

TexShare Cards

TexShare Cards allow patrons to visit and borrow other libraries' materials for free that participate in the Texas State Library and Archives Commission's TexShare Program. Note that each library has their own set of rules for TexShare cardholders. Visit <https://www.tsl.texas.gov/texshare/card> for current information and to see which libraries participate in the program.

Current Hutto Public Library cardholders, 18 years of age or older, in good standing with no pending fines or lost or damaged items may apply for a TexShare card. Active Hutto Public Library patrons are eligible for a TexShare Card after holding a card for two months. TexShare Card applications and renewals must be made in person. TexShare Cards are good for one year from the date of issue and must be renewed in person when expired.

Code of Conduct

To make the library a pleasant place for all, the following rules have been adopted. Patrons who cannot comply with these policies will be asked to leave the library's property and can result in being banned from the library permanently.

Unacceptable Library Behavior under the Texas Penal Code:

1. Misuse or vandalism of Library property.
2. Bringing pets or animals into the Library (except service animals).
3. Unsupervised children under 12 years of age (Guardian cannot be a minor under age 18).

Parents who leave a child unattended in the Hutto Public Library are exposing their child to potential harm and may themselves be committing an offense under Texas Penal Code, Section 22.041c, Abandoning and Leaving Unsupervised Children which states, A person commits an offense if, having custody, care, or control of a child younger than 15 years, he intentionally abandons the child in any place under circumstances that expose a child to an unreasonable risk of harm. If the library staff becomes aware of any child left at the library, and the parent/guardian cannot be located, the Hutto Police Department will be notified.

4. Carrying unlicensed weapons. (Texas Penal Code §42.01 and §30.06e)
5. Intoxication from alcohol or drugs and/or possessing alcohol or illegal drugs. (Texas Penal Code §4902)
6. Smoking or other tobacco use including vapors.
7. Having food or beverages by the computers.
8. Engaging in acts of sexual misconduct, including, but not limited to, indecent exposure, sexual contact and sexual intercourse. (Texas Penal Code §21.07 and 21.08)
9. Soliciting.
10. Disorderly conduct including obscene or abusive language or behavior.
11. Sleeping in the library.
12. Refusal to leave at closing time.
13. Loitering on library property.
14. Any other illegal activities.
15. Disruptive behavior that may cause annoyance to other library patrons.
16. Gambling in any form on City property. (Texas Penal Code §47.02)

Public Computers and Internet Use

Computer workstations are available for public use. Fees for print/copy are \$0.10 for black and white, per impression and \$0.25 for color, per impression. Patrons may fax \$1.00 for the first page and \$0.25 for subsequent pages for local/toll-free fax and \$2 for the first page and \$0.50 for subsequent pages for long-distance fax. Faxing to international numbers is not allowed. (ARTICLE A7.000 LIBRARY) Access to the computer workstations is available on a first-come, first-served basis. Priority to computers will be given to patrons who are using the computers for educational or work related reasons versus recreational activities (i.e. gaming and social purposes).

Due to the unrestricted environment of the Internet, information accessed on the Internet may contain material that is incorrect, inauthentic, unreliable, illegal, obscene or sexually explicit. The library does not provide filters on computers, we assume no liability or responsibility for what is viewed by patrons or is left on the screen to be later viewed by a subsequent patron. Restriction or supervision of a child's access to the Internet is the responsibility of the parent or guardian; the library does not have the right or responsibility to act in loco parentis. The Library expressly disclaims any liability or responsibility arising from access to or use of information obtained through its electronic information systems, or any consequences thereof.

A. Children's policy

It is the library's policy that parents or legal guardians must assume responsibility for deciding what library resources are appropriate for their children. There will be some resources parents may feel are inappropriate for their children. Parents are requested to supervise their children's Internet sessions.

B. Rules governing use

- Computer usage is limited to one-hour sessions if others are waiting.
- User should leave the terminal when asked to do so by Library staff.
- Users may not install or download any software without permission from Library staff.
- Users may not use any library workstation for any illegal or criminal purposes.
- Users may not make any attempt to damage computer equipment or software.
- Users will not make any attempt to gain unauthorized access to restricted files or networks, or to damage or modify computer equipment or software.
- Users may not violate copyright laws or software licensing agreements in their use of library workstations.
- Users may not engage in any activity that is deliberately and maliciously offensive, indecent, or slanderous.
- Users will respect the privacy of other users, and will refrain from attempting to view or read material being used by others.
- By mutual agreement, two persons may share one access session as long as behavior or conversation does not disturb other users or Library staff.
- Users may not harass staff or other patrons.

- Should complaints be made regarding Internet usage, Library staff members are authorized to end a user's session.
- Violations may result in loss of computer usage.
- Internet help will be provided by Library staff on a limited basis.

Exhibits

Exhibits in the Hutto Public Library are arranged to provide educational and cultural stimulus and to promote reading. The cooperation of non-profit organizations in the loan of materials for display is welcomed. Non-profits must be registered with the Internal Revenue Service. Businesses may only display materials on the day(s) they have partnered with the library for programs.

Posters, leaflets and other promotional literature announcing non-profit community activities sponsored by any group or organization for cultural purposes, specifically excluding materials expressing religious or political views, may be submitted to the Library for public distribution.

ART DISPLAY

The Hutto Public Library manages the art displays both in the City Hall and in the library and encourages area residents to display their artwork in the designated areas. Artwork on display will be available for public viewing at all times the library or City Hall is open. The library will provide a hanging system for these pieces and further holes in the wall are not allowed.

All artists wishing to display their work in the library or in spaces available in City Hall must complete and sign a Local Artist Showcase Application form. The library is not responsible for damage to the art displayed. Artists are responsible for insuring materials displayed.

Local Artist Showcase Application

The Library provides:

- Wall space and hooks to hang pieces;
- A limited security system composed of outside cameras;
- Limited assistance in setting up the display;
- Routine observation of the area by staff during the work day; and
- Showcase Meeting Area: Artists are encouraged to come and view the Showcase area prior to their scheduled exhibit date in order to assess the quantity of their artworks that they will be able to display for six weeks.

The artist provides:

- Artworks that are **framed** with hanging wire or eye screws that can connect to the hooks on the wall. If the canvas is stretched and there is no framing, the edges of the canvas should be finished in order to project a finished, quality project. If hanging an item that is not framed, such as a quilt, soft sculpture, or ceramic piece, some form of secure attachment must be placed on the item, by the artist, to hang properly on the hook;
- Information about the works, and a brief bio of the artist, her/his art experiences, influences. Artwork must be listed on the Artist Inventory sheet provided at time of set-up; and
- If the artist wishes to display an item in a manner other than wall hanging on the hooks provided, the artist will be responsible to supply the display medium in consultation with the library staff. Nails are not to be used on the walls.

Exhibit dates: From ___/___/20___ To ___/___/20___

Artist Name: _____

Address: _____

Street	City	Zip Code
--------	------	----------

Email: _____ Phone: (____) ____ - _____

The library has explained to me, and provided written documentation stating the type of security available for my artwork. These are limited to security cameras and general observation by staff during business hours. I understand that I may choose to purchase insurance for works on public display. The Hutto Public Library and City of Hutto are not responsible for damage to the artwork displayed.

I will be present on ___/___/20___ to set up the exhibit and no later than ___/___/20___ to take down the exhibit. I will assist with both the set up and the take down.

Artist's signature: _____ Date ___/___/20___

Confidentiality of Library Records

Records of this library which identify or serve to identify a person who requests, obtains, or uses library materials or services are confidential and are exempt from required disclosure under the Texas Open Records Act Section 552.124.

Exceptions

Such records generally may be disclosed only if:

1. The library determines that disclosure is reasonably necessary to the operation of the library and the records are not confidential under other state or federal law.
2. The records are released to the person to whom the information relates; or the person to whom the information relates has given permission, in writing, for the information to be released.
3. The records are required under a valid court order or subpoena, as provided under the provisions of the Texas open Records Act

This policy will be implemented by procedures set out in The Hutto Public Library Procedures Manual.

Each Employee and Volunteer (hereafter called Employee) who provides services for the Hutto Public Library shall be bound by this confidentiality agreement.

An Employee shall not disclose Patron information, including address, telephone number, reading preferences, circulation statistics, or overdue/fine status, to any outside agency or individual. Nor shall he or she make personal comments on a Patron's choice of reading material.

An Employee shall ensure that all staff, volunteers, and board members receive a copy of the confidentiality policy.

Violations of the policy may result in reprimand, loss of certain job/volunteer responsibilities, or termination.

Americans with Disabilities Act compliance

POLICY WITH REGARD TO THE AMERICANS WITH DISABILITIES ACT

This library fully intends to comply with the spirit and letter of the law with regard to its services and treatment of all patrons with disabilities.

To that end, this library will make any reasonable effort to inform its staff and volunteers of the law and make them aware of the problems of the disabled as well as the special services that are mandated by ADA. These may include assistance with the electronic catalog, telecommunications devices for the deaf, large print materials and a willing attitude to retrieve materials from shelves or relocate activities to accessible areas.

The library will survey its physical facility for architectural barriers and make any reasonable effort to modify any existing problems, to the extent budget considerations allow. All major defects will be addressed in any remodeling or alteration of the facility.

The library will fully investigate any complaints alleging non-compliance with ADA.

Library Bill of Rights and Freedom to Read Statement

Library Bill of Rights

The American Library Association affirms that all libraries are forums for information and ideas, and that the following basic policies should guide their services.

- a. Books and other library resources should be provided for the interest, information, and enlightenment of all people of the community the library serves. Materials should not be excluded because of the origin, background, or views of those contributing to their creation.
- b. Libraries should provide materials and information presenting all points of view on current and historical issues. Materials should not be proscribed or removed because of partisan or doctrinal disapproval.
- c. Libraries should challenge censorship in the fulfillment of their responsibility to provide information and enlightenment.
- d. Libraries should cooperate with all persons and groups concerned with resisting abridgment of free expression and free access to ideas.
- e. A person's right to use a library should not be denied or abridged because of origin, age, background, or views.
- f. Libraries which make exhibit spaces and meeting rooms available to the public they serve should make such facilities available on an equitable basis, regardless of the beliefs or affiliations of individuals or groups requesting their use.

Adopted June 18, 1948. Amended February 2, 1961, June 27, 1967, and January 23, 1980, by the ALA Council

THE FREEDOM TO READ

The Freedom to read is essential to our democracy. It is continuously under attack. Private groups and public authorities in various parts of the country are working to remove books from sale, to censor textbooks, to label "controversial" books, to distribute lists of "objectionable" books or authors, and to purge libraries. These actions apparently rise from a view that our national tradition of free expression is no longer valid; that censorship and suppression are needed to avoid the subversion of politics and the corruption of morals. We, as citizens devoted to the use of books and as librarians and publishers responsible for disseminating them, wish to assert the public interest in the preservation of the freedom to read.

We are deeply concerned about these attempts at suppression. Most such attempts rest on a denial of the fundamental premise of democracy: that the ordinary citizen, by exercising critical judgment, will accept the good and reject the bad. The censors, public and private, assume that they should determine what is good and what is bad for their fellow-citizens.

We trust Americans to recognize propaganda, and to reject it. We do not believe they need the help of censors to assist them in this task. We do not believe they are prepared to sacrifice their heritage of a free press in order to be "protected" against what others think may be bad for them. We believe they still favor free enterprise in ideas and expression.

We are aware, of course, that books are not alone in being subjected to efforts at suppression. We are aware that these efforts are related to a larger pattern of pressures being brought against education, the press, films, radio and television. The problem is not only one of actual censorship. The shadow of fear cast by these pressures leads, we suspect, to an even larger voluntary curtailment of expression by those who seek to avoid controversy.

Such pressure toward conformity is perhaps natural to a time of uneasy change and pervading fear. Especially when so many of our apprehensions are directed against an ideology, the expression of a dissident idea becomes a thing feared in itself, and we tend to move against it as against a hostile deed, with suppression.

And yet suppression is never more dangerous than in such a time of social tension. Freedom has given the United States the elasticity to endure strain. Freedom keeps open the path of novel and creative solutions, and enables change to come by choice. Every silencing of a heresy, every enforcement of an orthodoxy, diminishes the toughness and resilience of our society and leaves it the less able to deal with stress.

Now as always in our history, books are among our greatest instruments of freedom. They are almost the only means for making generally available ideas or manners of expression that can initially command only a small audience. They are the natural medium for the new idea and the untried voice from which come the original contributions to social growth. They are essential to the extended discussion which serious thought requires, and to the accumulation of knowledge and ideas into organized collections.

We believe that free communication is essential to the preservation of a free society and a creative culture. We believe that these pressures towards conformity present the danger of limiting the range and variety of inquiry and expression on which our democracy and our culture depend. We believe that publishers and librarians have a profound responsibility to

give validity to that freedom to read by making it possible for the readers to choose freely from a variety of offerings.

The freedom to read is guaranteed by the Constitution. Those with faith in free people will stand firm on these constitutional guarantees of essential rights and will exercise the responsibilities that accompany these rights.

We therefore affirm these propositions:

1. It is in the public interest for publishers and librarians to make available the widest diversity of views and expressions, including those which are unorthodox or unpopular with the majority.
2. Creative thought is by definition new, and what is new is different. The bearer of every new thought is a rebel until that idea is refined and tested. Totalitarian systems attempt to maintain themselves in power by the ruthless suppression of any concept which challenges the established orthodoxy. The power of a democratic system to adapt to change is vastly strengthened by the freedom of its citizens to choose widely from among conflicting opinions offered freely to them. To stifle every nonconformist idea at birth would mark the end of the democratic process. Furthermore, only through the constant activity of weighing and selecting can the democratic mind attain the strength demanded by times like these. We need to know not only what we believe but why we believe it.
3. Publishers, librarians and booksellers do not need to endorse every idea or presentation contained in the books they make available. It would conflict with the public interest for them to establish their own political, moral or aesthetic views as a standard for determining what books should be published or circulated.

Publishers and librarians serve the educational process by helping to make available knowledge and ideas required for the growth of the mind and the increase of learning. They do not foster education by imposing as mentors the patterns of their own thought. The people should have the freedom to read and consider a broader range of ideas than those that may be held by any single librarian or publisher or government or church. It is wrong that what one can read should be confined to what another thinks proper.

4. It is contrary to public interest for publishers or librarians to determine the acceptability of a book on the basis of the personal history or political affiliations of the author.

A book should be judged as a book. No art or literature can flourish if it is to be measured by the political views or private lives of its creators. No society of free people can flourish which draws up lists of writers to whom it will not listen, whatever they may have to say.

5. There is no place in our society for efforts to coerce the taste of others, to confine adults to the reading matter deemed suitable for adolescents, or to inhibit the efforts of writers to achieve artistic expression.

To some, much of modern literature is shocking. But is not much of life itself shocking? We cut off literature at the source if we prevent writers from dealing with the stuff of life. Parents and teachers have a responsibility to prepare the young to meet the diversity of experience in life to which they will be exposed, as they have a responsibility to help them learn to think critically for themselves. These are affirmative responsibilities, not to be discharged simply by preventing them from reading works for which they are not yet prepared. In these matters taste differs, and taste cannot be legislated; nor can machinery be devised which will suit the demands of one group without limiting the freedom of others.

6. It is not in the public interest to force a reader to accept with any book the prejudgment of a label characterizing the book or author as subversive or dangerous.

The ideal of labeling presupposes the existence of individuals or groups with wisdom to determine by authority what is good or bad for the citizen. It presupposes that individuals must be directed in making up their minds about the ideas they examine. But Americans do not need others to do their thinking for them.

7. It is the responsibility of publishers and librarians, as guardians of the people's freedom to read, to contest encroachments upon that freedom by individuals or groups seeking to impose their own standards or tastes upon the community at large.

It is inevitable in the give and take of the democratic process that the political, the moral, or the aesthetic concepts of an individual or group will occasionally collide with those of another individual or group. In a free society individuals are free to determine for themselves what they wish to read and each group is free to determine what it will recommend to its freely associated members. But no group has the right to take the law into its own hands, and to impose its own concept of politics or morality upon other members of a democratic society. Freedom is no freedom if it is accorded only to the accepted and the inoffensive.

8. It is the responsibility of publishers and librarians to give full meaning to the freedom to read by providing books that enrich the quality and diversity of thought and expression. By the exercise of this affirmative responsibility, they can demonstrate that the answer to a bad book is a good one; the answer to a bad idea is a good one.

The freedom to read is of little consequence when expended on the trivial; it is frustrated when the reader cannot obtain matter fit for that reader's purpose. What is needed is not only the absence of restraint, but the positive provision of opportunity for

the people to read the best that has been thought and said. Books are the major channel by which the intellectual inheritance is handed down, and the principal means of its testing and growth. The defense of their freedom and integrity, and the enlargement of their service to society, requires of all publishers and librarians the utmost of their faculties, and deserves of all citizens the fullest of their support.

We state these propositions neither lightly nor as easy generalizations. We here stake out a lofty claim for the value of books. We do so because we believe that they are good, possessed of enormous variety and usefulness, worthy of cherishing and keeping free. We realize that the application of these propositions may mean the dissemination of ideas and manners of expression that are repugnant to many persons. We do not state these propositions in the comfortable belief that what people read is unimportant. We believe rather that what people read is deeply important; that ideas can be dangerous; but that the suppression of ideas is fatal to a democratic society. Freedom itself is a dangerous way of life, but it is ours.

This statement was originally issued in May of 1953 by the Westchester Conference of the American Library Association and the American Book Publishers Council, which in 1970 consolidated with the American Educational Publishers Institute to become the Association of American Publishers.

Adopted June 15, 1953; revised January 28, 1972; January 16, 1991, by the ALA Council and the AAP Freedom to Read Committee. A Joint Statement by: American Library Association & Association of American Publishers.

Subsequently Endorsed by:

American Booksellers Association
American Booksellers Foundation for
Free Expression
American Civil Liberties Union
American Federation of Teachers AFL-
CIO
Anti-Defamation League of B'nai B'rith
Association of American University
Presses
Children's Book Council
Freedom to Read Foundation
International Reading Association
Thomas Jefferson Center for the
Protection of Free Expression

National Association of College Stores
National Council of Teachers of
English
P.E.N. - American Center
People for the American Way
Periodical and Book Association of
America
Sex Information and Education
Council of the U.S.
Society of Professional Journalists
Women's National Book Association
YWCA of the U.S.A.

THE TEXAS LIBRARY ASSOCIATION INTELLECTUAL FREEDOM STATEMENT

A. Preamble

The Texas Library Association holds that the freedom to read is a corollary of the constitutional guarantee of freedom of the press. Freedom of choice in selecting materials is a necessary safeguard to the freedom to read, and shall be protected against extra-legal, irresponsible attempts by self-appointed censors to abridge it. The Association believes that citizens shall have the right of free inquiry and the equally important right of forming their own opinions, and that it is of the utmost importance to the continued existence of democracy that freedom of the press in all forms of public communication be defended and preserved. The Texas Library Association subscribes in full to the principles set forth in the LIBRARY BILL OF RIGHTS of the American Library Association, Freedom to Read Statement, and interpretative statements adopted thereto.

B. Areas of Concern

- I. LEGISLATION. The Texas Library Association is concerned with legislation at the federal, state, local and school district level which tends to strengthen the position of libraries and other media of communication as instruments of knowledge and culture in a free society. The Association is also concerned with monitoring proposed legislation at the federal, state, local and school district level which might restrict, prejudice or otherwise interfere with the selection, acquisition, or other professional activities of libraries, as expressed in the American Library Association's LIBRARY BILL OF RIGHTS and the Freedom to Read Statement.

The Intellectual Freedom Committee works with the Legislative Committee to watch proposed legislation, at the various levels, which would restrict or interfere with the selection, acquisition, or other professional activities of libraries.

2. INTERFERENCE. The Association is concerned with the proposed or actual restrictions imposed by individuals, voluntary committees, or administrative authority on library materials or on the selection judgment, or on the procedures or practices of librarians.

The Intellectual Freedom Committee attempts to eliminate restrictions which are imposed on the use or selection of library materials or selection judgment or on the procedures or practices of librarians; receives requests for advice and assistance where freedom has been threatened or curtailed; and recommends action to the Executive Board where it appears necessary.

3. MATERIALS SELECTION POLICY. The Texas Library Association believes that every library, in order to strengthen its own selection process, and to provide an objective basis for evaluation of that process, should develop a written official statement of policy for the selection of library materials.

The Intellectual Freedom Committee encourages all libraries to develop a written statement of policy for the selection of library materials which includes an endorsement of the LIBRARY BILL OF RIGHTS.

4. EDUCATION. The Texas Library Association is concerned with the continuing education of librarians and the general public in understanding and implementing the philosophy inherent in the LIBRARY BILL OF RIGHTS and the ALA Freedom to Read Statement.

The Intellectual Freedom Committee supports an active education program for librarians, trustees, and the general public.

5. LIAISON WITH OTHER ORGANIZATIONS. The Texas Library Association, in order to encourage a united front in defending the rights to read, shall cooperate with other organizations concerned with intellectual freedom.

The Intellectual Freedom Committee advises on TLA positions and cooperates with other organizations.

Use of Volunteers

The Library welcomes and encourages members of the community to volunteer their time and talents to enrich and expand library services. Volunteers are expected to conform to all policies of the City of Hutto and the rules outlined in this manual, and are selected and retained for as long as the library needs their services. Volunteers may be used for special events, projects, and activities or on a regular basis to assist staff.

Volunteers must be at least 13 years of age and complete a volunteer form. Teen volunteer forms require a parent/guardian signature. Parent/Guardian must be present when the form is signed. Volunteers who work with the public may be subject to a background check, providing references, going through a formal interview, and attending an orientation.

Services provided by volunteers will not be used in place of hiring full- or part-time staff. Volunteers may apply for paid positions under the same conditions as other outside applicants.

Grants

All grant proposals are subject to the City of Hutto's Finance Department Policies and Procedures. The purpose of a grant is to assist the library with starting new or expanding current programs and services that reflect the Hutto Public Library's Mission and Vision Statements. Grants should not be expected to diminish, curtail, substitute or cut in any way the local funding of the Library.

Applications for grants, donations, sponsorship and fundraising with collaborations with Friends of the Hutto Public Library or other outside agencies for fundraising must be presented to the Library Advisory Board for approval.

The Hutto Public Library will follow the City of Hutto's Donations, Grants, Sponsorships & Funding Policy.

Any individual or agency requesting a tax donation, should proceed through the Friends of the Hutto Public Library.

Bookmobile

The Library provides outreach services to the community via the Bookmobile. The Bookmobile travels to scheduled locations that target underserved populations in the community. Items circulated via the Bookmobile are not subject to fines or fees. The Library has the right to refuse serving patrons or organizations who display a pattern of failing to return or damaging materials.

Guidelines for Bookmobile Rotation Crates Shared with Local Organizations

- Review all books in the crate to determine if they meet your institution's standards
- There will be no penalty for lost or damaged books, but an organization may be taken off the rotation list if items continue to go missing or get damaged.
- The library reserves the right to not include an organization in a rotation. If an organization is removed from the rotation, they may reapply for the rotation after 60 days.
- All CD's, cassette tapes, & stickers have been removed
- Crates will be dropped off to participating institutions by the library on the first Monday of each month between 10-11AM unless it is a holiday or if there is severe weather
- Crates will be picked up from participating institutions by the library on the last Friday of each month 10-11AM so that the library can sanitize the books unless it is a holiday or if there is severe weather
- The library will notify the institution immediately if the rotation's drop off or pick up needs to be rescheduled
- Contact the library as soon as possible if the rotation's drop off or pick up needs to be rescheduled

Reading Garden

The goals of the Reading Garden are as follows:

- Beautify the land located behind the library
- Provide a seating area outside for library programs and events
- Educate patrons about plants and butterflies
- Provide a recreational activity for local gardeners
- Create an area for native plants to grow
- Provide a habitat for monarch butterflies

Recommended Maintenance of Garden

- Life Span of Plant
 - Keep a journal to determine what plants do best in the area
 - If a plant begins to wilt or die, try to determine if the plant is dying from normal seasonal conditions, water conditions (too much? Too little?), fungus, pests, etc.
 - If the species planted dies 2 times, it is time to replace the plant with a different species, one that is more resistant to the conditions
- Watering
 - When plants are new, be sure to water long (2 hours minimum) and deep with soaker hose for the first two seasons after they have been planted
 - Water early in the morning. Evening watering can encourage fungus to grow.
 - Use a screwdriver in the soil to measure the moistness of the soil. Its recommended that the soil be moist 6" deep to encourage deep root growth.
 - Matured plants can be watered based on their species' needs
- Fertilizing
 - Vary the organic fertilizer to encourage a well balanced diet for the plants
- Mulch & Compost
 - Add mulch once a year in Spring (Mid February)
- Apply 2" layer of mulch
- Apply a light layer of compost
- Pruning
 - Depends on the type of plant. Follow recommendations by species.
- Weeding
 - If possible, remove weeds and their roots to ensure that the weed does not grow back
- Pest Control
 - Addressed as needed
- Emergency Help
 - Contact the Williamson County Master Gardener Society for any questions or problems

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF 11 CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

- WHEREAS, the City of _____ is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and
- WHEREAS, the Steering Committee has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and
- WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and
- WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor; and
- WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and
- WHEREAS, the Executive Committee in its December 2017 meeting set a budget for 2018 that compels an assessment of eleven cents (\$0.11) per capita; and
- WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

I.

That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of _____ and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

II.

The City is further authorized to pay its assessment to the Steering Committee of eleven cents (\$0.11) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

III.

A copy of this Resolution and the assessment payment check made payable to “*Steering Committee of Cities Served by Oncor*” shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the _____ day of _____, 2018, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of _____, Texas.

Signature
Mayor

ATTEST:

Signature
City Secretary

APPROVED AS TO FORM:

Signature
City Attorney

STAFF REPORT ON ASSESSMENT RESOLUTION FOR STEERING COMMITTEE OF CITIES SERVED BY ONCOR

Purpose of the Resolution

The City of _____ is a member of a 162-member city coalition known as the Steering Committee of Cities Served by Oncor. The resolution approves the assessment of an eleven cent (\$0.11) per capita fee to fund the activities of the Steering Committee.

Why this Resolution is Necessary

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over two decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of “Be It Resolved” Paragraphs

I. The City is currently a member of the Steering Committee; this paragraph authorizes the continuation of the City’s membership.

II. This paragraph authorizes payment of the City’s assessment to the Steering Committee in the amount of eleven cents (\$0.11) per capita, based on the population figure for the City as shown in the latest TML Directory of City Officials.

III. This paragraph requires notification to the Chair of the Steering Committee, Paige Mims, that the City has adopted the Resolution.

Payment of Assessment

A copy of the resolution should be mailed with payment of the fee to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010. Checks should be made payable to: *Steering Committee of Cities Served by Oncor*.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF 11 CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

- WHEREAS, the City of _____ is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and
- WHEREAS, the Steering Committee has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and
- WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and
- WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor; and
- WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and
- WHEREAS, the Executive Committee in its December 2017 meeting set a budget for 2018 that compels an assessment of eleven cents (\$0.11) per capita; and
- WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

I.

That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of _____ and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

II.

The City is further authorized to pay its assessment to the Steering Committee of eleven cents (\$0.11) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

III.

A copy of this Resolution and the assessment payment check made payable to “*Steering Committee of Cities Served by Oncor*” shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the _____ day of _____, 2018, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of _____, Texas.

Signature
Mayor

ATTEST:

Signature
City Secretary

APPROVED AS TO FORM:

Signature
City Attorney

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.:

9D.

AGENDA DATE: April 19, 2018

PRESENTED BY:

ITEM:

Consideration and possible action ratifying the mailing notice for the creation of the Public Improvement District for the Co-Op District.
(Helen Ramirez)

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

SUPPORTING MATERIAL:

There are no supporting documents.

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 10A. **AGENDA DATE:** April 19, 2018

PRESENTED BY: Anthony Emadi

ITEM: Presentation of March and second quarter financial statements and investment report. (Anthony Emadi)

STRATEGIC GUIDE POLICY: Fiscal Responsibility

ITEM BACKGROUND:

Monthly Presentation of Financials

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Not applicable.

SUPPORTING MATERIAL:

1. [Utility Fund Revenues March 2017](#)
2. [Utility Fund March 2018 Revenues](#)
3. [Income Statement for March and comparison to Budget](#)
4. [Balance Sheet 3.30.2018](#)
5. [Fund Balances 3.30.2018](#)



City of Hutto, TX

Income Statement

Account Summary

For Fiscal: 2016-2017 Period Ending: 03/31/2017

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 50 - Utility Fund						
Revenue						
50-5041	Interest Earned	6,000.00	6,000.00	743.73	3,552.48	2,447.52
50-5042	Bond interest	15,000.00	7,500.00	533.52	3,805.61	3,694.39
50-5051	NSF Fees	6,990.00	4,000.00	90.00	1,530.00	2,470.00
50-5052	Late Fees	170,568.00	170,568.00	13,116.83	90,823.28	79,744.72
50-5053	UB Collections Fees	7,500.00	2,500.00	0.00	0.00	2,500.00
50-5054	Overages / Shortages	0.00	0.00	0.00	-10.00	10.00
50-5064	Sale of Assets	1,500.00	0.00	0.00	0.00	0.00
50-5099	Miscellaneous Income	52,000.00	5,000.00	0.00	2,466.85	2,533.15
50-5113	Water Connection Fee	123,600.00	50,000.00	2,700.00	17,475.00	32,525.00
50-5114	WasteWater Connection Fees	103,000.00	75,000.00	10,650.00	43,618.00	31,382.00
50-5201	Water User Fees	4,921,629.00	4,350,000.00	318,520.13	2,105,424.21	2,244,575.79
50-5203	WasteWater User Fees	3,967,591.00	3,700,000.00	304,076.29	1,815,754.38	1,884,245.62
50-5205	Reconnect Fees	55,002.00	90,000.00	9,735.00	55,150.00	34,850.00
50-5206	New Account / Transfer fees	62,240.00	0.00	0.00	0.00	0.00
50-5310	HEDC Interlocal Agreement	100,000.00	100,000.00	125,000.00	125,000.00	-25,000.00
50-5509	Miscellaneous Revenue	0.00	0.00	-14,590.57	-14,590.57	14,590.57
50-5852	Transfer From Fund 52	1,248,852.00	728,497.00	312,213.00	624,426.00	104,071.00
50-5911	Capital Lease	80,000.00	0.00	0.00	0.00	0.00
50-5921	Bond Proceeds	2,300,000.00	5,655,000.00	0.00	0.00	5,655,000.00
Revenue Total:		13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76
Fund: 50 - Utility Fund Total:		13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76
Total Surplus (Deficit):		13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76

Income Statement

For Fiscal: 2016-2017 Period Ending: 03/31/2017

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 50 - Utility Fund					
Revenue	13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76
Fund: 50 - Utility Fund Total:	13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76
Total Surplus (Deficit):	13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76

Fund Summary

Fund	Original	Current	MTD Activity	YTD Activity	Budget
	Total Budget	Total Budget			Remaining
50 - Utility Fund	13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76
Total Surplus (Deficit):	13,221,472.00	14,944,065.00	1,082,787.93	4,874,425.24	10,069,639.76



City of Hutto, TX

Income Statement

Account Summary

For Fiscal: 2017-2018 Period Ending: 03/31/2018

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 50 - Utility Fund						
Revenue						
50-5041	Interest Earned	7,000.00	7,000.00	0.00	0.00	7,000.00
50-5042	Bond interest	15,000.00	15,000.00	0.00	0.00	15,000.00
50-5051	NSF Fees	6,000.00	6,000.00	120.00	670.00	5,330.00
50-5052	Late Fees	172,000.00	172,000.00	13,922.49	95,477.72	76,522.28
50-5053	UB Collections Fees	7,500.00	7,500.00	0.00	12,826.29	-5,326.29
50-5099	Miscellaneous Income	10,000.00	10,000.00	22,338.09	23,383.21	-13,383.21
50-5113	Water Connection Fee	100,000.00	100,000.00	1,225.00	16,050.00	83,950.00
50-5114	WasteWater Connection Fees	75,000.00	75,000.00	6,300.00	26,850.00	48,150.00
50-5201	Water User Fees	4,950,000.00	4,482,500.00	346,846.93	1,901,508.35	2,580,991.65
50-5203	WasteWater User Fees	4,600,000.00	4,655,000.00	440,047.79	1,902,823.92	2,752,176.08
50-5205	Reconnect Fees	75,000.00	75,000.00	8,630.00	48,875.00	26,125.00
50-5206	New Account / Transfer fees	62,250.00	62,250.00	0.00	0.00	62,250.00
50-5310	HEDC Interlocal Agreement	100,000.00	100,000.00	0.00	5,200.00	94,800.00
50-5510	Bad Debt Revenue	0.00	0.00	175.75	-12,650.54	12,650.54
50-5852	Transfer From Fund 52	1,200,000.00	1,200,000.00	0.00	0.00	1,200,000.00
50-5921	Bond Proceeds	12,438,361.00	7,373,340.00	0.00	0.00	7,373,340.00
Revenue Total:		23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05
Fund: 50 - Utility Fund Total:		23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05
Total Surplus (Deficit):		23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05

Income Statement

For Fiscal: 2017-2018 Period Ending: 03/31/2018

Group Summary

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 50 - Utility Fund					
Revenue	23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05
Fund: 50 - Utility Fund Total:	23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05
Total Surplus (Deficit):	23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05

Fund Summary

Fund	Original	Current	MTD Activity	YTD Activity	Budget
	Total Budget	Total Budget			Remaining
50 - Utility Fund	23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05
Total Surplus (Deficit):	23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05



City of Hutto, TX

Income Statement

Group Summary

For Fiscal: 2017-2018 Period Ending: 03/31/2018

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 10 - General Fund					
Revenue	13,081,430.75	13,186,930.75	487,170.75	9,983,429.11	3,203,501.64
Expense	13,080,786.17	13,722,140.96	1,486,249.76	6,140,993.58	7,581,147.38
Fund: 10 - General Fund Surplus (Deficit):	644.58	-535,210.21	-999,079.01	3,842,435.53	-4,377,645.74
Fund: 11 - General Debt Service Fund					
Revenue	1,651,792.64	1,651,792.64	0.00	84,719.10	1,567,073.54
Expense	1,716,192.03	2,023,892.85	0.00	735,716.82	1,288,176.03
Fund: 11 - General Debt Service Fund Surplus (Deficit):	-64,399.39	-372,100.21	0.00	-650,997.72	278,897.51
Fund: 20 - Court Technology Fund					
Revenue	7,000.00	7,000.00	676.22	3,316.81	3,683.19
Expense	16,190.00	16,190.00	200.00	9,995.92	6,194.08
Fund: 20 - Court Technology Fund Surplus (Deficit):	-9,190.00	-9,190.00	476.22	-6,679.11	-2,510.89
Fund: 21 - Court Security Fund					
Revenue	5,100.00	5,100.00	507.17	1,152.62	3,947.38
Expense	31,250.00	31,250.00	1,076.01	1,994.70	29,255.30
Fund: 21 - Court Security Fund Surplus (Deficit):	-26,150.00	-26,150.00	-568.84	-842.08	-25,307.92
Fund: 22 - Court Training Fund					
Revenue	500.00	500.00	37.50	170.00	330.00
Expense	2,000.00	2,000.00	0.00	0.00	2,000.00
Fund: 22 - Court Training Fund Surplus (Deficit):	-1,500.00	-1,500.00	37.50	170.00	-1,670.00
Fund: 24 - Hotel Tax Fund					
Revenue	250,000.00	250,000.00	9,624.56	60,617.32	189,382.68
Expense	263,000.00	355,000.00	0.00	80,665.00	274,335.00
Fund: 24 - Hotel Tax Fund Surplus (Deficit):	-13,000.00	-105,000.00	9,624.56	-20,047.68	-84,952.32
Fund: 26 - ATS Red Light Camera Fund					
Expense	5,000.00	5,000.00	154.25	4,339.37	660.63
Fund: 26 - ATS Red Light Camera Fund Total:	5,000.00	5,000.00	154.25	4,339.37	660.63
Fund: 27 - PEG Capital Fees					
Revenue	32,500.00	32,500.00	0.00	728.02	31,771.98
Expense	26,200.00	26,200.00	0.00	0.00	26,200.00
Fund: 27 - PEG Capital Fees Surplus (Deficit):	6,300.00	6,300.00	0.00	728.02	5,571.98
Fund: 50 - Utility Fund					
Revenue	23,818,111.00	18,340,590.00	839,606.05	4,021,013.95	14,319,576.05
Expense	26,016,586.00	20,263,107.00	591,219.10	4,811,345.53	15,451,761.47
Fund: 50 - Utility Fund Surplus (Deficit):	-2,198,475.00	-1,922,517.00	248,386.95	-790,331.58	-1,132,185.42
Fund: 52 - Impact Fees Fund					
Revenue	1,200,000.00	1,200,000.00	75,107.75	403,830.00	796,170.00
Expense	1,200,000.00	1,200,000.00	0.00	0.00	1,200,000.00
Fund: 52 - Impact Fees Fund Surplus (Deficit):	0.00	0.00	75,107.75	403,830.00	-403,830.00
Fund: 60 - Capital Improvements Project					
Revenue	14,608,265.00	14,608,265.00	112,700.00	908,061.34	13,700,203.66
Expense	15,071,264.00	15,071,264.00	751,601.42	6,154,622.43	8,916,641.57
Fund: 60 - Capital Improvements Project Surplus (Deficit):	-462,999.00	-462,999.00	-638,901.42	-5,246,561.09	4,783,562.09
Fund: 62 - Drainage & Streets Fund					
Revenue	3,000,000.00	3,000,000.00	27,987.38	27,987.38	2,972,012.62
Expense	2,567,910.51	2,567,910.51	59,293.10	1,187,191.78	1,380,718.73
Fund: 62 - Drainage & Streets Fund Surplus (Deficit):	432,089.49	432,089.49	-31,305.72	-1,159,204.40	1,591,293.89
Total Surplus (Deficit):	-2,341,679.32	-3,001,276.93	-1,336,376.26	-3,631,839.48	630,562.55

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
10 - General Fund	644.58	-535,210.21	-999,079.01	3,842,435.53	-4,377,645.74
11 - General Debt Service Fund	-64,399.39	-372,100.21	0.00	-650,997.72	278,897.51
20 - Court Technology Fund	-9,190.00	-9,190.00	476.22	-6,679.11	-2,510.89
21 - Court Security Fund	-26,150.00	-26,150.00	-568.84	-842.08	-25,307.92
22 - Court Training Fund	-1,500.00	-1,500.00	37.50	170.00	-1,670.00
24 - Hotel Tax Fund	-13,000.00	-105,000.00	9,624.56	-20,047.68	-84,952.32
26 - ATS Red Light Camera Fund	-5,000.00	-5,000.00	-154.25	-4,339.37	-660.63
27 - PEG Capital Fees	6,300.00	6,300.00	0.00	728.02	5,571.98
50 - Utility Fund	-2,198,475.00	-1,922,517.00	248,386.95	-790,331.58	-1,132,185.42
52 - Impact Fees Fund	0.00	0.00	75,107.75	403,830.00	-403,830.00
60 - Capital Improvements Pro...	-462,999.00	-462,999.00	-638,901.42	-5,246,561.09	4,783,562.09
62 - Drainage & Streets Fund	432,089.49	432,089.49	-31,305.72	-1,159,204.40	1,591,293.89
Total Surplus (Deficit):	-2,341,679.32	-3,001,276.93	-1,336,376.26	-3,631,839.48	11,192,815.01



City of Hutto, TX

Balance Sheet

Account Summary

As Of 03/30/2018

Balance

Fund: 10 - General Fund

Assets

Total Assets:	9,509,244.01	<u>9,509,244.01</u>
---------------	--------------	---------------------

Liability

Total Liability:	<u>1,163,336.93</u>
------------------	---------------------

Equity

Total Beginning Equity:	<u>4,503,471.55</u>
-------------------------	---------------------

Total Revenue	9,983,429.11
---------------	--------------

Total Expense	<u>6,140,993.58</u>
---------------	---------------------

Revenues Over/Under Expenses	<u>3,842,435.53</u>
------------------------------	---------------------

Total Equity and Current Surplus (Deficit):	8,345,907.08
---	--------------

Total Liabilities, Equity and Current Surplus (Deficit):	<u>9,509,244.01</u>
--	---------------------

Balance Sheet

As Of 03/30/2018

		Balance	
Fund: 11 - General Debt Service Fund			
Assets			
	Total Assets:	-416,013.50	-416,013.50
Liability			
	Total Liability:	16,327.50	
Equity			
	Total Beginning Equity:	218,656.72	
Total Revenue		84,719.10	
Total Expense		735,716.82	
Revenues Over/Under Expenses		-650,997.72	
	Total Equity and Current Surplus (Deficit):	-432,341.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		-416,013.50

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 20 - Court Technology Fund		
Assets		
Total Assets:	<u>2,920.86</u>	<u><u>2,920.86</u></u>
Liability		
Total Liability:	<u>0.00</u>	
Equity		
Total Beginning Equity:	<u>9,599.97</u>	
Total Revenue	3,316.81	
Total Expense	<u>9,995.92</u>	
Revenues Over/Under Expenses	<u>-6,679.11</u>	
Total Equity and Current Surplus (Deficit):	<u>2,920.86</u>	
Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>2,920.86</u></u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 21 - Court Security Fund		
Assets		
Total Assets:	26,948.64	<u>26,948.64</u>
Liability		
Total Liability:	0.00	
Equity		
Total Beginning Equity:	27,790.72	
Total Revenue	1,152.62	
Total Expense	1,994.70	
Revenues Over/Under Expenses	-842.08	
Total Equity and Current Surplus (Deficit):	26,948.64	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>26,948.64</u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 22 - Court Training Fund		
Assets		
Total Assets:	<u>2,323.37</u>	<u><u>2,323.37</u></u>
Liability		
Total Liability:	<u>0.00</u>	
Equity		
Total Beginning Equity:	<u>2,153.37</u>	
Total Revenue	170.00	
Total Expense	<u>0.00</u>	
Revenues Over/Under Expenses	170.00	
Total Equity and Current Surplus (Deficit):	2,323.37	
Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>2,323.37</u></u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 24 - Hotel Tax Fund		
Assets		
	Total Assets:	361,877.71
		<u>361,877.71</u>
Liability		
	Total Liability:	164,065.95
Equity		
	Total Beginning Equity:	217,859.44
Total Revenue		60,617.32
Total Expense		80,665.00
Revenues Over/Under Expenses		-20,047.68
	Total Equity and Current Surplus (Deficit):	197,811.76
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>361,877.71</u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 25 - Hutto Police Seizure Fund		
Assets		
Total Assets:	14,242.08	<u>14,242.08</u>
Liability		
Total Liability:	0.00	
Equity		
Total Beginning Equity:	14,242.08	
Total Revenue	0.00	
Total Expense	0.00	
Revenues Over/Under Expenses	0.00	
Total Equity and Current Surplus (Deficit):	14,242.08	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>14,242.08</u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 26 - ATS Red Light Camera Fund		
Assets		
Total Assets:	<u>151,603.24</u>	<u><u>151,603.24</u></u>
Liability		
Total Liability:	<u>59,995.84</u>	
Equity		
Total Beginning Equity:	<u>95,946.77</u>	
Total Revenue	0.00	
Total Expense	<u>4,339.37</u>	
Revenues Over/Under Expenses	<u>-4,339.37</u>	
Total Equity and Current Surplus (Deficit):	<u>91,607.40</u>	
Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>151,603.24</u></u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 27 - PEG Capital Fees		
Assets		
Total Assets:	46,463.60	<u>46,463.60</u>
Liability		
Total Liability:	0.00	
Equity		
Total Beginning Equity:	45,735.58	
Total Revenue	728.02	
Total Expense	0.00	
Revenues Over/Under Expenses	728.02	
Total Equity and Current Surplus (Deficit):	46,463.60	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>46,463.60</u>

Balance Sheet

As Of 03/30/2018

		Balance	
Fund: 40 - Park Improvement Fund			
Assets			
	Total Assets:	315,791.61	315,791.61
Liability			
	Total Liability:	0.00	
Equity			
	Total Beginning Equity:	315,791.61	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	315,791.61	
	Total Liabilities, Equity and Current Surplus (Deficit):		315,791.61

Balance Sheet

As Of 03/30/2018

		Balance
Fund: 50 - Utility Fund		
Assets		
	Total Assets:	<u>154,862,037.31</u>
		<u><u>154,862,037.31</u></u>
Liability		
	Total Liability:	<u>128,874,898.13</u>
Equity		
	Total Beginning Equity:	<u>26,772,460.81</u>
Total Revenue		4,021,013.95
Total Expense		<u>4,806,335.58</u>
Revenues Over/Under Expenses		-785,321.63
	Total Equity and Current Surplus (Deficit):	25,987,139.18
	Total Liabilities, Equity and Current Surplus (Deficit):	<u><u>154,862,037.31</u></u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 52 - Impact Fees Fund		
Assets		
Total Assets:	1,789,453.75	<u>1,789,453.75</u>
Liability		
Total Liability:	1,385,623.75	
Equity		
Total Beginning Equity:	0.00	
Total Revenue	403,830.00	
Total Expense	0.00	
Revenues Over/Under Expenses	403,830.00	
Total Equity and Current Surplus (Deficit):	403,830.00	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>1,789,453.75</u>

Balance Sheet

As Of 03/30/2018

	Balance	
Fund: 60 - Capital Improvements Project		
Assets		
Total Assets:	461,170.45	<u>461,170.45</u>
Liability		
Total Liability:	3,067,505.93	
Equity		
Total Beginning Equity:	2,640,225.61	
Total Revenue	908,061.34	
Total Expense	6,154,622.43	
Revenues Over/Under Expenses	-5,246,561.09	
Total Equity and Current Surplus (Deficit):	-2,606,335.48	
Total Liabilities, Equity and Current Surplus (Deficit):		<u>461,170.45</u>

Balance Sheet

As Of 03/30/2018

		Balance	
Fund: 62 - Drainage & Streets Fund			
Assets			
	Total Assets:	-1,138,029.38	-1,138,029.38
Liability			
	Total Liability:	21,175.02	
Equity			
	Total Beginning Equity:	0.00	
Total Revenue		27,987.38	
Total Expense		1,187,191.78	
Revenues Over/Under Expenses		-1,159,204.40	
	Total Equity and Current Surplus (Deficit):	-1,159,204.40	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,138,029.38



City of Hutto, TX

Fund Balance Report

As Of 03/30/2018

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
10 - General Fund	4,503,471.55	9,983,429.11	6,140,993.58	8,345,907.08
11 - General Debt Service Fund	218,656.72	84,719.10	735,716.82	-432,341.00
20 - Court Technology Fund	9,599.97	3,316.81	9,995.92	2,920.86
21 - Court Security Fund	27,790.72	1,152.62	1,994.70	26,948.64
22 - Court Training Fund	2,153.37	170.00	0.00	2,323.37
24 - Hotel Tax Fund	217,859.44	60,617.32	80,665.00	197,811.76
25 - Hutto Police Seizure Fund	14,242.08	0.00	0.00	14,242.08
26 - ATS Red Light Camera Fund	95,946.77	0.00	4,339.37	91,607.40
27 - PEG Capital Fees	45,735.58	728.02	0.00	46,463.60
40 - Park Improvement Fund	315,791.61	0.00	0.00	315,791.61
51 - Utility Debt Service Fund	-1,430,831.02	-1,604.51	1,721,346.13	-3,153,781.66
52 - Impact Fees Fund	0.00	403,830.00	0.00	403,830.00
60 - Capital Improvements Project	2,640,225.61	908,061.34	6,154,622.43	-2,606,335.48
62 - Drainage & Streets Fund	0.00	27,987.38	1,187,191.78	-1,159,204.40
Report Total:	6,660,642.40	11,472,407.19	16,036,865.73	2,096,183.86

**CITY OF HUTTO
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: 11A.

AGENDA DATE: April 19, 2018

PRESENTED BY:

ITEM:

Executive Session, as authorized by Texas Government Code, Section 551.071, regarding consulting with an Attorney, and Section 551.087, economic development negotiations related to the Co-Op District, Carmel Creek and Project Butterfly.

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

RELATED COUNCIL COMMITTEE OR ADVISORY BOARD RECOMMENDATIONS:

CITY ATTORNEY REVIEW:

STAFF RECOMMENDATION:

SUPPORTING MATERIAL:

There are no supporting documents.