



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, September 5, 2023 at 7:00 PM Council Chambers

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Consideration and possible action of the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 1, 2023.
- 4.2. Consideration and possible action on the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one amenity lot and one park lot, located on County Road 132.
- 4.3. Consideration and possible action on the proposed Lidell Walker Phase 2 Final Plat, 39.937 acres, more or less, of land, 194 residential lots, six open space/detention lots, and one park lot, located on the northwest corner of County Road 132 and County Road 133.
- 4.4. Consideration and possible action to disapprove the proposed Heritage Mill North Final Plat, 41.284 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.
- 4.5. Consideration and possible action on the proposed Mustand Creek Phase 6 Final Plat, 11.69 acres, more or less, of land, comprised of one non-residential lot east of FM1660N and south of Main Hippo Drive.

5. AGENDA ITEMS

- 5.1. Hold a public hearing for the proposed Alta Ed Schmidt Preliminary Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119.
- 5.2. Hold a public hearing for the proposed CTC at Emory Crossing Preliminary Plat, 56.318 acres, more or less, of land, 1 multi-family lot, located on CR 119.
- 5.3. Consideration and possible action on the minor modification application of Happy Panini food truck to be located in the Historic District at 201 West Street.
- 5.4. Consideration and possible action on the minor modification application of Happy Panini food truck to be located in the Historic District at 101 Main Street.
- 5.5. Consideration and possible action on the minor modification application of Pete's Cajun Seafood food truck to be located in the Historic District at 101 Main Street.
- 5.6. Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 4037 FM 1660 (North), to allow an elevated water pump station (UDC 10.304.8).

- 5.7. Hold a public hearing and consider a recommendation to City Council for the proposed amendment to the Townwest Commons Planned Unit Development (PUD), 18.83 acres, more or less, of land, located northwest of US79 and Ed Schmidt Blvd.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the September 5, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on September 1, 2023 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action of the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 1, 2023.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Meeting minutes 8.1.2023



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, August 1, 2023 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Members of the Planning and Zoning commission in attendance were:
Jim Morris, Bryan Lee, Jerica Lawyer, Tony Wertz, Rick Hudson, Susanna Boyer and
Cheryl Stewart

3. PUBLIC COMMENT

There was no public comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on July 11, 2023.

A motion was made by Commissioner Tony Wertz to approve the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on July 11, 2023, seconded by Vice Chair Bryan Lee. Motion passed 7 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the appointment of the Planning and Zoning Commission Chair and Vice Chair Positions.

Susanna Boyer - Chair

Rick Hudson - Vice Chair

A motion was made by Commissioner Jerica Lawyer to appoint members of the Planning and Zoning Commission into Chair and Vice Chair Positions seconded by Commissioner Jim Morris. Motion passed 7 Ayes to 0 Nays.

- 4.3. Consideration and possible action on the minor modification application of Ernie's See Me Rollin food truck to be located in the Historic District at 209 Farley Street.

A motion was made by Commissioner Tony Wertz to approve the minor modification application of Ernie's See Me Rollin food truck to be located in the Historic District at 209 Farley Street, seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

- 4.4. Consideration and possible action to approve the proposed North Town Commons Block B Preliminary Plat, 3.1 acres, more or less, of land, two (2) commercial lots, located on FM 1660 and Limmer Loop.

A motion was made by Commissioner Jim Morris to approve the proposed North Town Commons Block B Preliminary Plat, 3.1 acres, more or less, of land, two (2) commercial lots, located on FM 1660 and Limmer Loop seconded by Vice Chair Bryan Lee. Motion passed 6 Ayes to 1 Nay.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

The meeting was adjourned at 7:49 PM

7. CERTIFICATION

I certify that this notice of the August 1, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 30, 2023 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Lidell Walker Phase 1 Final Plat, 25.134 acres, more or less, of land, 86 residential lots, one amenity lot and one park lot, located on County Road 132.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 1 Final Plat consists of 86 residential lots, one amenity lot, and one park lot located on County Road 132, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family 1 (Mustang Creek and HISD)

NORTH: ETJ (Agriculture and Industrial uses)

EAST: ETJ (Vacant, Agriculture, with Proposed Single Family in County)

SOUTH: SF-1 Single Family 1 and ETJ Residential (Highlands North and Rivers Crossing)

SUMMARY OF REQUEST:

The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed. Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the Traffic Impact Analysis.

The Final Plat is subject to HB 3167 approval.

STAFF REVIEW:

Staff recommends approval of the Lidell Walker Phase 1 Final Plat with the condition that prior to recordation the engineer shall:

1. Update the changes as referenced within the tables.
2. Drainage study shall be approved.

AGENDA ITEM REPORT

4.2.



FISCAL NOTES:

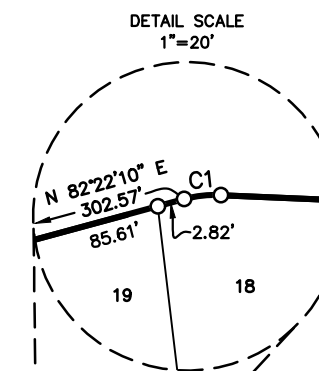
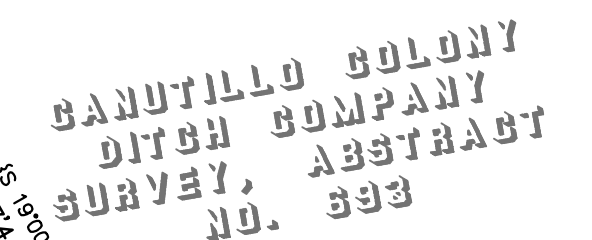
Not applicable to this item.

POLICY IMPLICATIONS:

Not applicable to this item.

ATTACHMENTS:

1. Lidell-WalkerPh1FP-U2-Plat(8-3-23)



SHEET 1 OF 4

DETAIL "B"
SCALE 1"=50'

SS 2

C104

C103

1 O.S.

0.044 AC. ROW DEDICATION

30.00'

STREET DD

COUNTY ROAD 132
(R/W)

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A.C. – AMENITY CENTER R – RESIDENTIAL O.S. – OPEN SPACE
O.S.D. – OPEN SPACE/DRAINAGE EASEMENT O.S.W. – OPEN SPACE/WASTEWATER LINE EASEMENT P – PARK

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
61	SS	20,950	P
62	SS	9,577	R
63	SS	9,492	R
64	SS	10,983	R
65	SS	9,586	R
66	SS	9,569	R
67	SS	10,296	R
68	SS	8,400	R
69	SS	13,057	R
70	SS	9,250	R
71	SS	10,210	R
72	SS	9,167	R
73	SS	7,219	R
74	SS	7,200	R
75	SS	7,200	R
76	SS	7,200	R
77	SS	8,333	R
78	SS	8,140	R
79	SS	1,927	O.S.W.
80	SS	7,572	R
81	SS	7,873	R
82	SS	8,519	R
83	SS	9,260	R
84	SS	2,276	O.S.D.
85	SS	8,361	R
86	SS	7,795	R
87	SS	7,455	R
88	SS	7,200	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
89	SS	7,200	R
90	SS	8,400	R
91	SS	8,392	R
92	SS	10,238	R
93	SS	10,580	R
94	SS	8,587	R
95	SS	7,823	R
96	SS	7,540	R
97	SS	7,667	R
98	SS	9,363	R
99	SS	9,360	R
100	SS	8,541	R
101	SS	3,000	O.S.D.
102	SS	7,200	R
103	SS	8,057	R
104	SS	13,321	R
105	SS	7,116	R
106	SS	6,589	R
107	SS	6,600	R
108	SS	6,600	R
109	SS	6,600	R
110	SS	6,600	P
111	SS	6,600	R
112	SS	6,600	R
113	SS	7,515	R
114	SS	9,151	R
115	SS	10,469	R
116	SS	10,609	O.S.D.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	TT	9,813	R
2	TT	8,469	R
3	TT	8,400	R
4	TT	10,613	R
5	TT	13,007	R
6	TT	6,747	R
7	TT	7,160	R
8	TT	7,754	R
9	TT	8,212	R
10	TT	8,585	R
11	TT	8,858	R
12	TT	8,054	R
13	TT	13,704	R
14	TT	25,665	R
15	TT	10,415	R
16	TT	12,799	R
17	TT	9,468	R
18	TT	40,780	A.C.
19	TT	12,152	R

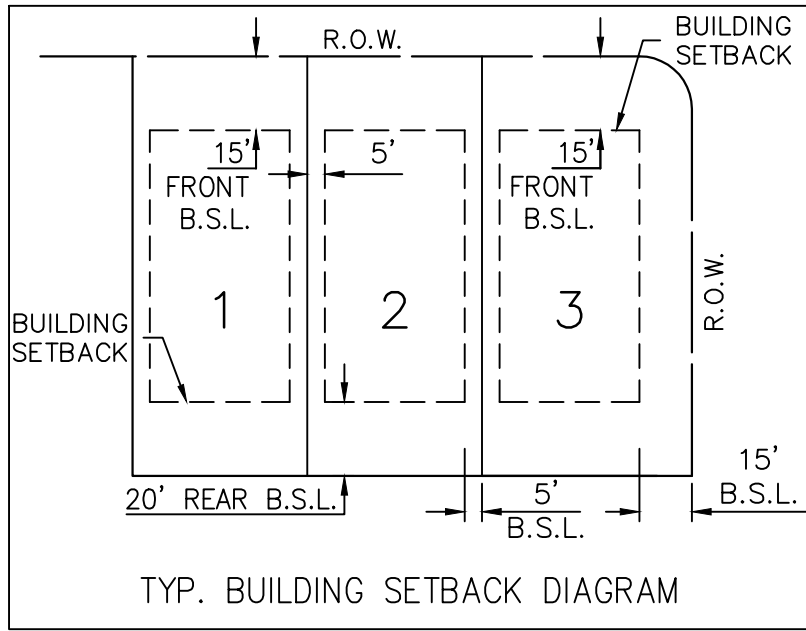
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
20	TT	9,331	R
21	TT	7,200	R
22	TT	7,200	R
23	TT	12,997	R
24	TT	8,986	R
25	TT	8,420	R
26	TT	8,740	R
27	TT	7,280	R
28	TT	9,378	R
29	TT	7,088	O.S.
30	TT	7,990	R
31	TT	7,200	R
32	TT	7,200	R
33	TT	7,200	R
34	TT	7,200	R
35	TT	7,200	R
36	TT	8,510	R
37	TT	8,677	R
38	TT	1,153	O.S.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 35°07'34" E	85.65'
L2	N 69°33'22" E	90.18'
L3	N 68°22'16" E	126.23'
L4	S 83°08'58" E	18.38'
L5	S 06°51'02" W	15.98'
L6	N 07°15'48" E	69.02'
L7	S 07°15'48" W	69.02'
L8	S 61°54'00" W	56.09'
L9	S 68°20'13" W	70.00'
L10	S 83°08'58" E	95.00'
L11	S 38°08'58" E	21.21'
L12	N 07°33'22" E	16.00'
L13	N 82°44'12" W	105.00'
L14	S 07°15'48" W	67.54'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
SEPULVEDA STREET	55 FT.	880 FT.
EMBARCADERO COVE	55 FT.	370 FT.
TOPANGA DRIVE	60 FT.	399 FT.
DIVISADERO DRIVE	55 FT.	2,015 FT.
TOTAL LINEAR FEET		3,664 FT.



LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	86	17.498 AC.
AMENITY CENTER	1	0.936 AC.
PARK	1	0.481 AC.
OPEN SPACE	2	0.189 AC.
OPEN SPACE/DRAINAGE ESMT.	3	0.365 AC.
OPEN SPACE/W.W.L.E.	1	0.044 AC.
RIGHT-OF-WAY	–	5.213 AC.
RIGHT-OF-WAY DEDICATION	2	0.408 AC.
TOTAL	96	25.134 AC.



CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.86'	12.50'	17°42'45"	N 88°46'27" W	3.85'
C2	86.99'	172.50'	28°53'31"	N 07°10'58" W	86.07'
C3	22.89'	22.50'	58°17'21"	N 50°46'24" W	21.92'
C4	163.82'	422.50'	22°12'57"	S 88°58'27" W	162.80'
C5	27.89'	22.50'	71°00'56"	S 42°21'30" W	26.14'
C6	39.27'	22.50'	99°59'38"	S 43°08'47" E	34.47'
C7	307.94'	2,286.60'	7°42'58"	N 89°17'07" W	307.71'
C8	12.43'	12.50'	56°58'30"	N 66°05'06" E	11.92'
C9	322.37'	62.50'	295°31'51"	N 05°21'47" E	66.67'
C10	12.78'	12.50'	58°35'04"	N 56°09'49" W	12.23'
C11	305.08'	2,231.60'	7°49'59"	N 89°22'20" W	304.85'
C12	8.78'	12.50'	40°14'54"	S 66°35'13" W	8.60'
C13	165.03'	52.50'	180°06'10"	S 43°29'09" E	105.00'
C14	8.66'	12.50'	39°42'54"	N 26°42'29" E	8.49'
C15	19.63'	12.50'	90°00'00"	N 38°08'58" W	17.68'
C16	19.63'	12.50'	90°00'00"	S 51°51'02" W	17.68'
C17	19.63'	12.50'	90°00'00"	N 38°08'58" W	17.68'
C18	19.63'	12.50'	90°00'00"	S 51°51'02" W	17.68'
C19	290.35'	62.50'	266°10'39"	S 40°03'39" E	91.29'
C20	18.80'	12.50'	86°10'39"	N 49°56'21" E	17.08'
C21	19.63'	12.50'	90°00'00"	N 38°08'58" W	17.68'
C22	317.95'	750.00'	24°17'22"	S 84°42'21" W	315.57'
C23	19.43'	12.50'	89°04'50"	S 28°01'15" W	17.54'
C24	287.20'	62.50'	263°17'03"	S 64°52'39" E	93.41'
C25	422.71'	805.00'	30°05'10"	S 81°48'27" W	417.87'
C26	19.63'	12.50'	90°00'00"	N 51°51'02" E	17.68'
C27	8.66'	12.50'	39°42'54"	N 13°00'25" W	8.49'
C28	137.85'	52.50'	150°26'45"	S 42°21'30" W	101.53'
C29	8.66'	12.50'	39°42'54"	S 82°16'34" E	8.49'
C30	185.14'	477.50'	22°12'57"	S 88°58'27" W	183.99'
C31	8.66'	12.50'	39°42'54"	N 80°13'28" E	8.49'
C32	126.19'	52.50'	137°43'10"	N 50°46'24" W	97.93'
C33	8.66'	12.50'	39°42'54"	S 01°46'16" E	8.49'
C34	114.72'	227.50'	28°53'31"	N 07°10'58" W	113.51'
C35	43.49'	172.50'	14°26'46"	N 00°02'25" E	43.38'
C36	43.49'	172.50'	14°26'46"	N 14°24'21" W	43.38'
C37	79.78'	422.50'	10°49'08"	N 85°19'39" W	79.66'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C38	79.98'	422.50'	10°50'45"	S 83°50'25" W	79.86'
C39	4.06'	422.50'	0°33'04"	S 78°08'30" W	4.06'
C40	94.72'	2,286.60'	2°22'24"	S 88°02'36" W	94.71'
C41	72.26'	2,286.60'	1°48'38"	N 89°51'53" W	72.25'
C42	140.96'	2,286.60'	3°31'56"	N 87°11'36" W	140.94'
C43	10.15'	62.50'	9°18'24"	S 42°15'03" W	10.14'
C44	62.22'	62.50'	57°02'28"	S 75°25'30" W	59.68'
C45	44.14'	62.50'	40°27'50"	N 55°49'22" W	43.23'
C46	47.60'	62.50'	43°38'20"	N 13°46'16" W	46.46'
C47	50.78'	62.50'	46°33'21"	N 31°19'34" E	49.40'
C48	53.20'	62.50'	48°46'23"	N 78°59'26" E	51.61'
C49	54.27'	62.50'	49°45'05"	S 51°44'50" E	52.58'
C50	8.44'	2,231.60'	0°13'00"	N 85°33'51" W	8.44'
C51	62.70'	2,231.60'	1°36'35"	N 86°28'39" W	62.70'
C52	62.70'	2,231.60'	1°36'35"	N 88°05'14" W	62.70'
C53	62.70'	2,231.60'	1°36'35"	N 89°41'50" W	62.70'
C54	62.70'	2,231.60'	1°36'35"	S 88°41'35" W	62.70'
C55	45.84'	2,231.60'	1°10'37"	S 87°17'59" W	45.84'
C56	10.83'	52.50'	11°48'54"	N 52°22'13" E	10.81'
C57	50.83'	52.50'	55°28'21"	N 86°00'51" E	48.87'
C58	42.03'	52.50'	45°52'28"	S 43°18'45" E	40.92'
C59	49.75'	52.50'	54°17'25"	S 06°46'12" W	47.91'
C60	11.59'	52.50'	12°39'02"	S 40°14'25" W	11.57'
C61	14.76'	227.50'	3°43'04"	N 05°24'16" E	14.76'
C62	55.29'	227.50'	13°55'27"	N 03°25'00" W	55.15'
C63	44.67'	227.50'	11°15'01"	N 16°00'13" W	44.60'
C64	1.28'	52.50'	1°23'32"	N 17°23'25" E	1.28'
C65	55.46'	52.50'	60°31'41"	N 13°34'11" W	52.92'
C66	41.82'	52.50'	45°38'07"	N 66°39'05" W	40.72'
C67	27.64'	52.50'	30°09'51"	S 75°26'56" W	27.32'
C68	10.11'	477.50'	1°12'49"	N 80°31'29" W	10.11'
C69	67.42'	477.50'	8°05'22"	N 85°10'35" W	67.36'
C70	67.91'	477.50'	8°08'54"	S 86°42'17" W	67.85'
C71	39.70'	477.50'	4°45'51"	S 80°14'54" W	39.69'
C72	4.39'	12.50'	20°07'08"	N 87°55'32" E	4.37'
C73	4.28'	12.50'	19°35'47"	S 72°13'00" E	4.25'
C74	52.53'	52.50'	57°19'31"	S 88°55'08" W	50.36'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C75	41.71'	52.50'	45°31'31"	S 37°29'37" W	40.63'
C76	43.61'	52.50'	47°35'44"	S 09°04'01" E	42.37'
C77	39.79'	805.00'	2°49'56"	N 84°33'56" W	39.79'
C78	58.56'	805.00'	4°10'04"	N 88°03'56" W	58.55'
C79	58.56'	805.00'	4°10'04"	S 87°46'00" W	58.55'
C80	15.00'	805.00'	1°04'03"	S 85°08'56" W	15.00'
C81	58.56'	805.00'	4°10'04"	S 82°31'52" W	58.55'
C82	58.56'	805.00'	4°10'04"	S 78°21'47" W	58.55'
C83	58.56'	805.00'	4°10'04"	S 74°11'43" W	58.55'
C84	58.56'	805.00'	4°10'04"	S 70°01'38" W	58.55'
C85	15.00'	805.00'	1°04'03"	S 67°24'35" W	15.00'
C86	1.56'	805.00'	0°06'41"	S 66°49'12" W	1.56'
C87	96.46'	62.50'	88°25'36"	S 22°33'04" W	87.17'
C88	105.69'	62.50'	96°53'30"	S 70°06'30" E	93.54'
C89	85.05'	62.50'	77°57'56"	N 22°27'47" E	78.64'
C90	5.78'	750.00'	0°26'30"	S 72°46'55" W	5.78'
C91	71.30'	750.00'	5°26'49"	S 75°43'35" W	71.27'
C92	69.43'	750.00'	5°18'14"	S 81°06'06" W	69.40'
C93	82.11'	750.00'	6°16'22"	S 86°53'24" W	82.07'
C94	89.33'	750.00'	6°49'27"	N 86°33'41" W	89.27'
C95	100.51'	62.50'	92°08'29"	S 46°57'26" W	90.02'
C96	90.90'	62.50'	83°19'50"	S 40°46'43" E	83.10'
C97	79.53'	62.50'	72°54'30"	N 61°06'07" E	74.27'
C98	19.41'	62.50'	17°47'50"	N 15°44'57" E	19.34'
C99	14.18'	12.50'	64°58'52"	N 39°20'28" E	13.43'
C100	4.62'	12.50'	21°11'47"	N 82°25'48" E	4.60'
C101	23.56'	15.00'	90°00'00"	N 52°15'48" E	21.21'
C102	23.56'	15.00'	90°00'00"	S 37°44'12" E	21.21'
C103	18.46'	15.00'	70°31'44"	S 47°28'20" E	17.32'
C104	5.10'	15.00'	19°28'16"	S 02°28'20" E	5.07'
C105	18.46'	15.00'	70°31'44"	N 61°59'56" E	17.32'
C106	5.10'	15.00'	19°28'16"	N 16°59'56" E	5.07'
C107	10.15'	62.50'	91°8'24"	N 42°15'03" E	10.14'
C108	10.85'	12.50'	49°42'54"	N 62°27'18" E	10.51'
C109	1.58'	12.50'	7°15'37"	S 89°03'27" E	1.58'



08/03/2023

LEGAL DESCRIPTION

FIELD NOTES FOR A 25.134 ACRE TRACT OF LAND OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE CALLED 106.918 ACRE TRACT OF LAND AND THE CALLED 65.281 ACRE TRACT OF LAND, BOTH CONVEYED TO WMV NORTH HUTTO, LLC BY GENERAL WARRANTY DEEDS WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 25.134 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of County Road 132 (variable width right-of-way, no deed of record found) at the southeast corner of the above described WMV North Hutto 106.918-acre tract, and the southwest corner of the remaining portion of a called 105.75 acre tract of land as conveyed to Charles Mervin Walker and Grace E. Walker by Warranty Deed recorded in Volume 484, Page 331 of the Deed Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132 and the south line of said WMV North Hutto 106.918 acre tract, N 82°44'12" W a distance of 867.72 feet to a 1/2-inch iron rod found at the southwest corner of said WMV North Hutto 106.918 acre tract and at the southeast corner of said WMV North Hutto 65.281 acre tract, for an angle point of the herein described tract;

THENCE, with the north right-of-way line of said County Road 132 and the south line of said WMV North Hutto 65.281 acre tract, N 83°08'58" W a distance of 406.40 feet to a 1/2-inch iron rod with a cap stamped "TLS" found at the northeast corner of a fifteen (15') foot right-of-way tract as dedicated by plat of RIVER CROSSING SUBDIVISION PHASE THREE, a subdivision as recorded in Cabinet X, Slides 249-252 of the Plat Records of Williamson County, Texas, at an angle point of said WMV North Hutto 65.281 acre tract, for an angle point of the herein described tract;

THENCE, partially with the north right-of-way line of said County Road 132 and partially with the north line of said RIVER CROSSING SUBDIVISION PHASE THREE and the south line of said WMV North Hutto 65.281 acre tract, N 82°26'38" W, pass a 1/2-inch iron rod with a cap stamped "RPLS 2218" found at the northeast corner of Lot 11, Block J of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 15.00 feet, pass a 1/2-inch iron rod with a cap stamped "RPLS 2218" found at the common north corner of Lot 9 and Lot 10, Block J of said RIVER CROSSING SUBDIVISION PHASE THREE at a distance of 233.17 feet, and continuing on for a total distance of 524.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the southwest corner of said WMV North Hutto 65.281 acre tract, and at the southeast corner of MUSTANG CREEK, PHASE 1, a subdivision as recorded in Document Number 2020111349 of the Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract, from which a 1/2-inch iron rod found on the north line of said RIVER CROSSING SUBDIVISION PHASE THREE subdivision bears N 82°26'38" W a distance of 653.49 feet;

THENCE, departing the north line of said RIVER CROSSING SUBDIVISION PHASE THREE with the west line of said WMV North Hutto 65.281-acre tract and the east line of said MUSTANG CREEK, PHASE 1, N 21°39'45" W, a distance of 441.98 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the east line of Lot 107 of MUSTANG CREEK, PHASE 8, a subdivision as recorded in Document Number 2022091992 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE, departing the east line of said Lot 107, over and across said WMV North Hutto 65.281-acre tract, N 68°20'15" E a distance of 318.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

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

THENCE, over and across said WMV North Hutto 65.281-acre tract and said WMV North Hutto 106.918-acre tract, N 35°07'34" E a distance of 85.65 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

THENCE continuing over and across said WMV North Hutto 106.918-acre tract, N 69°33'22" E a distance of 90.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

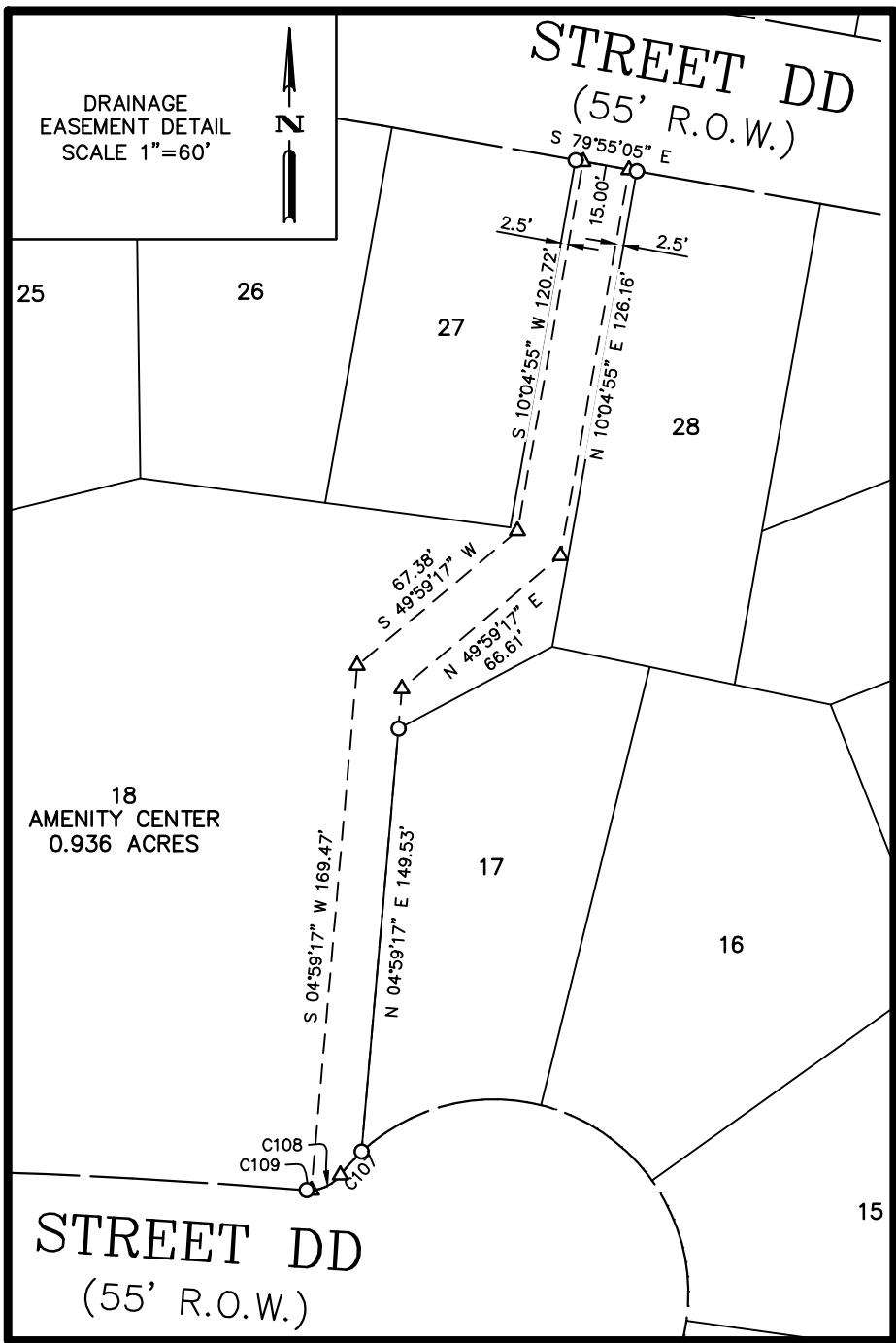
THENCE continuing over and across said WMV North Hutto 106.918-acre tract, N 82°22'10" E a distance of 302.57 feet to a 1/2-inch iron rod with cap stamped "BGE INC" at a point of curvature of a curve to the right;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract along said curve to the right, an arc distance of 3.86 feet, having a radius of 12.50 feet, a central angle of 17°42'45" and a chord which bears N 88°46'27" W a distance of 3.85 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 79°55'05" E a distance of 258.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, N 68°22'16" E a distance of 126.23 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the east line of said WMV North Hutto 106.918-acre tract and the west line of said Walker 105.75-acre tract for the northeast corner of the herein described tract;

THENCE, with the common line of said WMV North Hutto 106.918-acre tract and said Walker 105.75-acre tract, S 21°37'44" E a distance of 900.50 feet to the southeast corner and POINT OF BEGINNING and containing 25.134 acres of land, more or less.



FINAL PLAT
LIDELL WALKER
PHASE 1

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



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

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WMV NORTH HUTTO, LLC, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND JAMES DOUGHERTY, BEING THE OWNER OF A CALLED 106.918 ACRES OF LAND, AND A CALLED 65.281 ACRES OF LAND, BOTH OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AS CONVEYED TO IT BY INSTRUMENTS RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 25.134 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 1

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

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

JAMES DOUGHERTY
3310 N CAPITAL OF TX HWY, SUITE 202
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY’S NAME
MY COMMISSION EXPIRES _____

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

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

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

DATE

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. ON–SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100–YEAR STORM EVENTS, IF NECESSARY.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER’S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED SF–1 VILLAGE.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 57%.
23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
25. TRAFFIC IMPACT FEES WILL BE DUE BASED ON RESOLUTION R–2021–147A.

08/03/2023



CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE

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

RICHARD HUDSON, CHAIR DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



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

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Lidell Walker Phase 2 Final Plat, 39.937 acres, more or less, of land, 194 residential lots, six open space/detention lots, and one park lot, located on the northwest corner of County Road 132 and County Road 133.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 1 Final Plat consists of 194 residential lots, six open space/detention lots, and one park lot located on County Road 132, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family 1 (Mustang Creek and HISD)

NORTH: ETJ (Agriculture and Industrial uses)

EAST: ETJ (Vacant, Agriculture, with Proposed Single Family in County)

SOUTH: SF-1 Single Family and ETJ Residential (Highlands North and Rivers Crossing)

SUMMARY OF REQUEST:

The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed. Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the Traffic Impact Analysis.

The Final Plat is subject to HB 3167 approval.

STAFF REVIEW:

Staff Recommends approval of the Lidell Walker Phase 2 Final Plat with the condition that prior to recordation the engineer shall:

1. Update the changes as referenced within the tables.
2. Drainage study shall be approved.

AGENDA ITEM REPORT

4.3.



FISCAL NOTES:

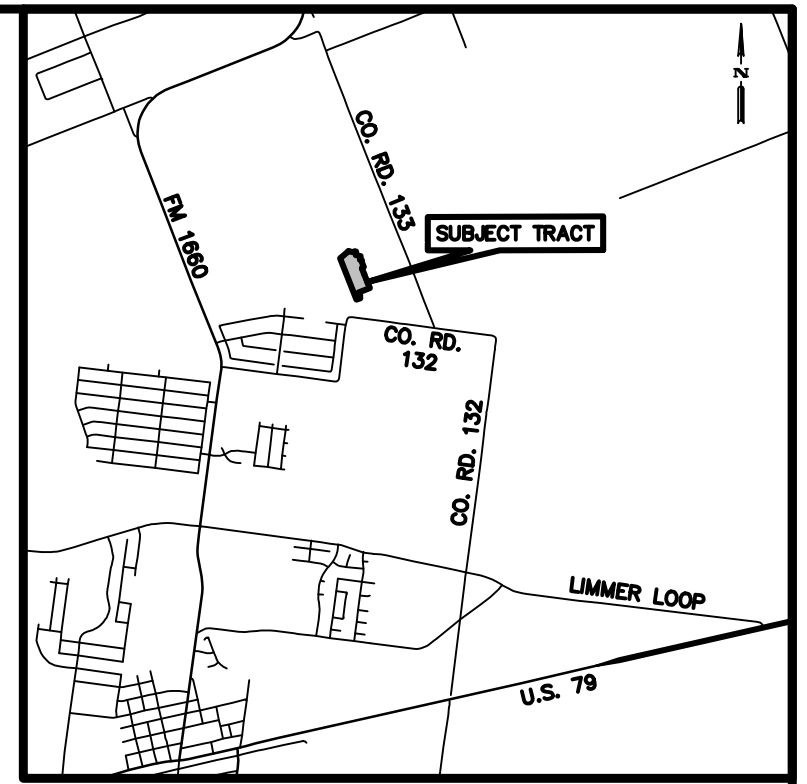
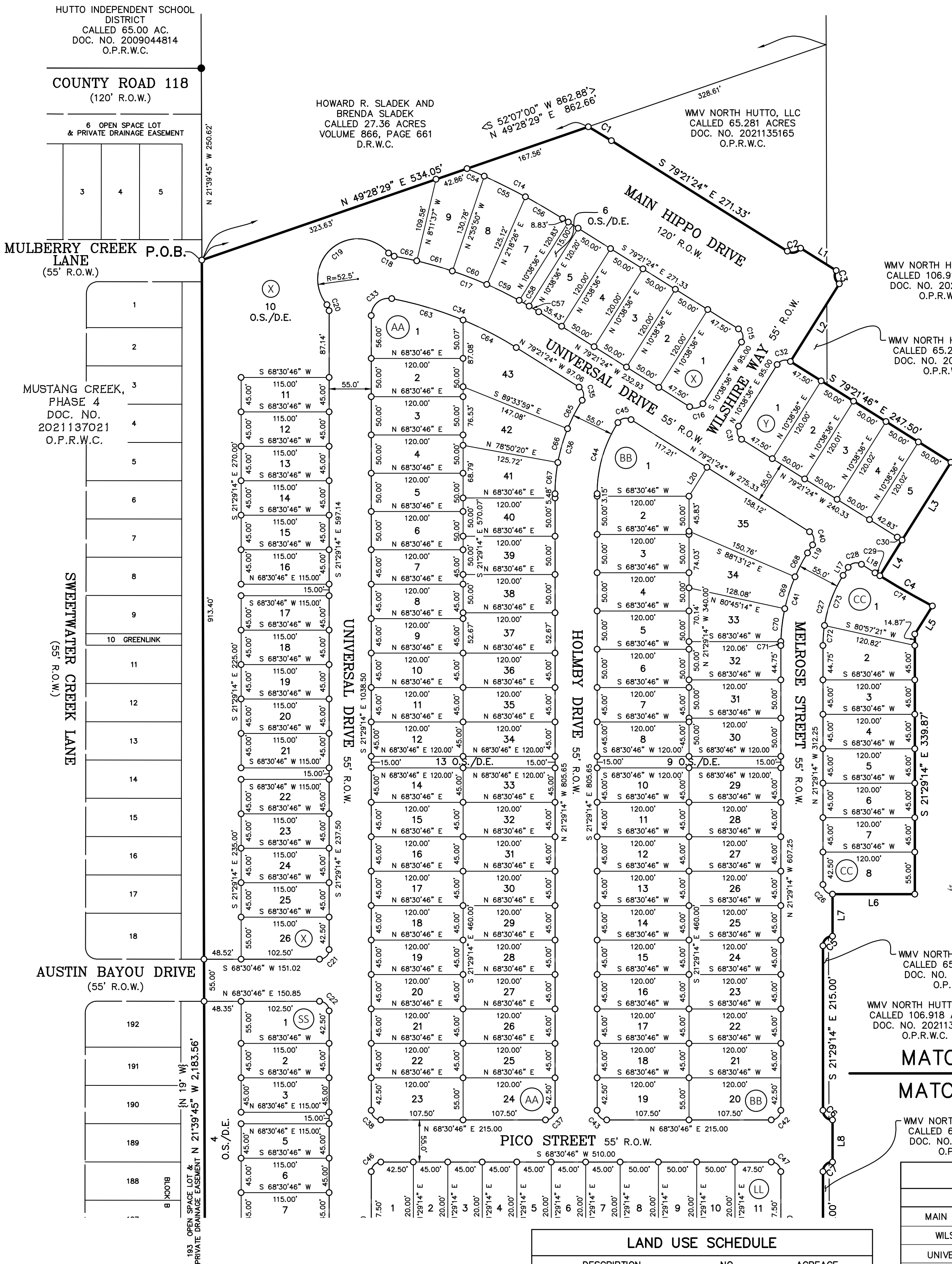
Not applicable to this item.

POLICY IMPLICATIONS:

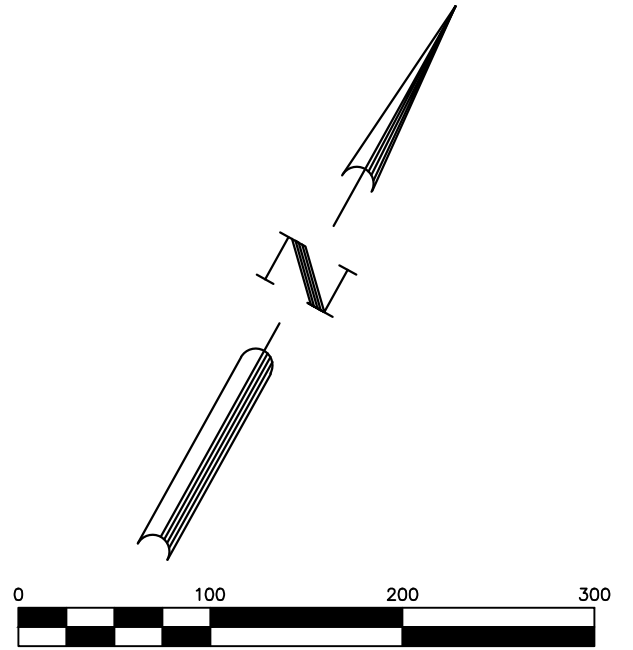
Not applicable to this item.

ATTACHMENTS:

1. LidellWalkerPh2FP-U1-Plat(8-3-23)



VICINITY MAP
NOT TO SCALE



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
COMBINED SCALE FACTOR = 0.999881158

JOHN DYKES SURVEY,
ABSTRACT NO. 186

MATCHLINE—SHEET 1
MATCHLINE—SHEET 2

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
MAIN HIPPO DRIVE	120 FT.	438 FT.
WILSHIRE WAY	55 FT.	280 FT.
UNIVERSAL DRIVE	55 FT.	2,882 FT.
HOLMBY DRIVE	55 FT.	999 FT.
MELROSE STREET	55 FT.	1,402 FT.
PICO STREET	55 FT.	630 FT.
MALIBU BEND	55 FT.	630 FT.
MANDEVILLE DRIVE	55 FT.	638 FT.
TOTAL LINEAR FEET		7,899 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	194	26.160 AC.
O.S./D.E.	6	3.396 AC.
PARKLAND	1	0.276 AC.
RIGHT-OF-WAY	—	10.381 AC.
TOTAL	201	39.937 AC.

LEGEND

D.E. DRAINAGE EASEMENT
DOC. DEED RECORDS OF WILLIAMSON COUNTY
D.R.W.C. EASEMENT
ESMT. EASEMENT
NO. NUMBER
NOS. NUMBER
O.S. OPEN SPACE
O.S. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
{ } RECORD INFORMATION VOLUME 309, PG. 269
< > RECORD INFORMATION VOLUME 866, PG. 661
● FOUND 1/2" IRON ROD
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△ CALCULATED POINT

SUBMITTED DATE: JULY 13, 2023

OWNER: JAMES DOUGHERTY

WMV NORTH HUTTO, LLC
A TEXAS LIMITED PARTNERSHIP
3310 N CAPITAL OF TX HWY, SUITE 202
AUSTIN, TEXAS 78746

ENGINEER & SURVEYOR:
TIMOTHY M. HOLLAND, P.E.
JONATHAN O. NOBLES, R.P.L.S.
BGE, INC.
101 W. LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400



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R – RESIDENTIAL O.S.D. – OPEN SPACE/DRAINAGE EASEMENT P – PARK

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	AA	8,129	R
2	AA	6,000	R
3	AA	6,000	R
4	AA	6,000	R
5	AA	6,000	R
6	AA	6,000	R
7	AA	5,400	R
8	AA	5,400	R
9	AA	5,400	R
10	AA	5,400	R
11	AA	5,400	R
12	AA	5,400	R
13	AA	3,600	O.S.D.
14	AA	5,400	R
15	AA	5,400	R
16	AA	5,400	R
17	AA	5,400	R
18	AA	5,400	R
19	AA	5,400	R
20	AA	5,400	R
21	AA	5,400	R
22	AA	5,400	R
23	AA	6,566	R
24	AA	6,566	R
25	AA	5,400	R
26	AA	5,400	R
27	AA	5,400	R
28	AA	5,400	R
29	AA	5,400	R
30	AA	5,400	R
31	AA	5,400	R
32	AA	5,400	R
33	AA	5,400	R
34	AA	5,400	R
35	AA	5,400	R
36	AA	5,400	R
37	AA	6,321	R
38	AA	6,000	R
39	AA	6,000	R
40	AA	6,000	R
41	AA	6,994	R
42	AA	8,059	R
43	AA	11,383	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	BB	9,908	R
2	BB	6,000	R
3	BB	6,000	R
4	BB	6,000	R
5	BB	6,000	R
6	BB	6,000	R
7	BB	5,400	R
8	BB	5,400	R
9	BB	3,600	O.S.D.
10	BB	5,400	R
11	BB	5,400	R
12	BB	5,400	R
13	BB	5,400	R
14	BB	5,400	R
15	BB	5,400	R
16	BB	5,400	R
17	BB	5,400	R
18	BB	5,400	R
19	BB	6,566	R
20	BB	6,566	R
21	BB	5,400	R
22	BB	5,400	R
23	BB	5,400	R
24	BB	5,400	R
25	BB	5,400	R
26	BB	5,400	R
27	BB	5,400	R
28	BB	5,400	R
29	BB	5,400	R
30	BB	6,000	R
31	BB	6,000	R
32	BB	6,000	R
33	BB	6,941	R
34	BB	7,882	R
35	BB	12,056	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	CC	8,999	R
2	CC	6,971	R
3	CC	5,400	R
4	CC	5,400	R
5	CC	5,400	R
6	CC	5,400	R
7	CC	5,400	R
8	CC	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	LL	6,566	R
2	LL	5,400	R
3	LL	5,400	R
4	LL	5,400	R
5	LL	5,400	R
6	LL	5,400	R
7	LL	5,400	R
8	LL	6,000	R
9	LL	6,000	R
10	LL	6,000	R
11	LL	7,166	R
12	LL	7,166	R
13	LL	6,000	R
14	LL	6,000	R
15	LL	6,000	R
16	LL	5,400	R
17	LL	5,400	R
18	LL	5,400	R
19	LL	5,400	R
20	LL	5,400	R
21	LL	5,400	R
22	LL	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	MM	6,566	R
2	MM	5,400	R
3	MM	5,400	R
4	MM	5,400	R
5	MM	5,400	R
6	MM	5,400	R
7	MM	5,400	R
8	MM	6,000	R
9	MM	6,000	R
10	MM	6,000	R
11	MM	7,166	R
12	MM	7,166	R
13	MM	6,000	R
14	MM	6,000	R
15	MM	6,000	R
16	MM	5,400	R
17	MM	5,400	R
18	MM	5,400	R
19	MM	5,400	R
20	MM	5,400	R
21	MM	5,400	R
22	MM	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	OO	6,566	R
2	OO	5,400	R
3	OO	5,400	R
4	OO	5,400	R
5	OO	5,400	R
6	OO	5,400	R
7	OO	5,400	R
8	OO	5,400	R
9	OO	5,400	R
10	OO	5,400	R
11	OO	5,400	R
12	OO	5,400	R
13	OO	1,800	O.S.D.
14	OO	5,400	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	SS	6,291	R
2	SS	5,175	R
3	SS	5,175	R
4	SS	58,217	O.S.D.
5	SS	5,175	R
6	SS	5,175	R
7	SS	5,175	R
8	SS	5,175	R
9	SS	5,175	R
10	SS	5,175	R
11	SS	5,175	R
12	SS	5,175	R
13	SS	5,175	R
14	SS	5,175	R
15	SS	5,175	R
16	SS	5,175	R
17	SS	5,175	R
18	SS	5,175	R
19	SS	5,175	R
20	SS	5,175	R
21	SS	5,175	R
22	SS	5,175	R
23	SS	5,175	R
24	SS	6,483	R
25	SS	8,065	R
26	SS	12,025	PARK

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	X	7,133	R
2	X	6,000	R
3	X	6,000	R
4	X	6,000	R
5	X	6,001	R
6	X	1,807	O.S.D.
7	X	6,884	R
8	X	6,911	R
9	X	6,814	R
10	X	78,900	O.S.D.
11	X	5,175	R
12	X	5,175	R
13	X	5,175	R
14	X	5,175	R
15	X	5,175	R
16	X	5,175	R
17	X	5,175	R
18	X	5,175	R
19	X	5,175	R
20	X	5,175	R
21	X	5,175	R
22	X	5,175	R
23	X	5,175	R
24	X	5,175	R
25	X	5,175	R
26	X	6,292	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Y	7,133	R
2	Y	6,000	R
3	Y	6,001	R
4	Y	6,001	R
5	Y	6,001	R

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	35.37'	1,010.00'	2°00'23"	N 80°21'36" W	35.37'
C2	19.63'	12.50'	90°00'00"	N 55°38'36" E	17.68'
C3	19.63'	12.50'	90°00'00"	S 34°21'24" E	17.68'
C4	79.19'	1,185.00'	3°49'43"	S 81°38'05" E	79.17'
C5	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C6	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C7	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C8	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C9	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C10	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C11	35.34'	22.50'	90°00'00"	S 66°29'14" E	31.82'
C12	8.66'	12.50'	39°42'54"	S 48°39'19" W	8.49'
C13	34.39'	52.50'	37°31'55"	N 47°33'49" E	33.78'
C14	141.02'	890.00'	9°04'42"	N 83°53'45" W	140.87'
C15	19.63'	12.50'	90°00'00"	N 34°21'24" W	17.68'
C16	19.63'	12.50'	90°00'00"	N 55°38'36" E	17.68'
C17	203.55'	527.50'	22°06'33"	S 89°35'19" W	202.29'
C18	8.66'	12.50'	39°41'38"	S 81°37'08" E	8.49'
C19	164.41'	52.50'	179°25'49"	S 28°30'46" W	105.00'
C20	8.66'	12.50'	39°42'54"	N 41°20'41" W	8.49'
C21	19.64'	12.50'	90°00'00"	N 23°30'20" E	17.68'
C22	19.63'	12.50'	90°00'00"	N 66°29'41" W	17.68'
C23	8.66'	12.50'	39°42'54"	N 01°37'46" W	8.49'
C24	155.25'	52.50'	169°25'49"	S 66°29'14" E	104.55'
C25	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C26	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C27	96.73'	172.50'	32°07'49"	S 05°25'19" E	95.47'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	19.63'	12.50'	90°00'00"	S 55°38'36" W	17.68'
C29	7.52'	1,185.00'	0°21'49"	S 79°32'19" E	7.52'
C30	7.17'	1,130.00'	0°21'49"	S 79°32'18" E	7.17'
C31	19.63'	12.50'	90°00'00"	S 34°21'24" E	17.68'
C32	19.63'	12.50'	90°00'00"	S 55°38'36" W	17.68'
C33	39.59'	22.50'	100°48'28"	S 28°55'01" W	34.68'
C34	175.84'	472.50'	21°19'21"	S 89°58'55" W	174.83'
C35	19.70'	12.50'	90°18'52"	N 34°11'59" W	17.73'
C36	128.83'	227.50'	32°26'41"	S 05°15'53" E	127.11'
C37	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C38	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C39	44.48'	52.50'	48°32'38"	S 89°23'54" E	43.16'
C40	19.63'	12.50'	90°00'00"	N 34°21'24" W	17.68'
C41	127.58'	227.50'	32°07'49"	S 05°25'19" E	125.91'
C42	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C43	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C44	98.15'	172.50'	32°36'07"	S 05°11'10" E	96.84'
C45	19.53'	12.50'	89°31'43"	S 55°52'44" W	17.60'
C46	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C47	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C48	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C49	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C50	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C51	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C52	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C53	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C54	24.58'	890.00'	1°34'57"	N 87°38'38" W	24.58'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C55	60.18'	890.00'	3°52'27"	N 84°54'56" W	60.17'
C56	56.26'	890.00'	3°37'18"	N 81°10'04" W	56.25'
C57	14.57'	527.50'	1°34'56"	N 80°08'53" W	14.57'
C58	15.01'	527.50'	1°37'51"	N 81°45'16" W	15.01'
C59	47.16'	527.50'	5°07'22"	N 85°07'53" W	47.15'
C60	48.22'	527.50'	5°14'16"	S 89°41'18" W	48.21'
C61	48.45'	527.50'	5°15'46"	S 84°26'17" W	48.44'
C62	30.13'	527.50'	3°16'21"	S 80°10'13" W	30.12'
C63	97.57'	472.50'	11°49'55"	S 85°14'12" W	97.40'
C64	78.27'	472.50'	9°29'26"	N 84°06'07" W	

LEGAL DESCRIPTION

FIELD NOTES FOR A 39.937 ACRE TRACT OF LAND OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, ; BEING A PORTION OF THE CALLED 106.918 ACRE TRACT OF LAND AND THE CALLED 65.281 ACRE TRACT OF LAND, BOTH CONVEYED TO WMV NORTH HUTTO, LLC BY GENERAL WARRANTY DEEDS WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 39.937 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set at the northwest corner of said WMV North Hutto 65.281-acre tract, and the east line of MUSTANG CREEK, PHASE 4, a subdivision as recorded in Document Number 2021137021 of the Official Public Records of Williamson County, Texas and a southwesterly corner of a called 27.36 acre tract of land, as conveyed to Howard R. Sladek and Brenda Sladek in Volume 866, Page 661 of the Deed Records of Williamson County, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southeasterly line of said Sladek 27.36-acre tract and the northwesterly line of said WMV North Hutto 65.281-acre tract, N 49°28'29" E a distance of 534.05 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for the most northerly corner and point of curvature of a curve to the right;

THENCE, along said curve to the right, over and across said WMV North Hutto 65.281-acre tract, an arc distance of 35.37 feet, having a radius of 1,010.00 feet, a central angle of 02°00'23" and a chord which bears N 80°21'36" W a distance 35.37 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 79°21'24" E a distance of 271.33 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 55°38'36" E a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northeasterly corner of the herein described tract;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, S 79°21'24" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left for a northeasterly corner of the herein described tract;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, S 10°38'36" W a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, S 79°21'46" E, 247.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 10°38'36" W, a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 10°16'46" W, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly interior corner and point of curvature of a curve to the left of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract along said curve to the left, an arc distance of 79.19 feet, having a radius of 1,185.00 feet, a central angle of 03°49'43" and a chord which bears S 81°38'05" E a distance of 79.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 10°38'36" W, a distance of 43.22 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly interior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E, a distance of 339.87 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 68°30'46" W, a distance of 107.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner and point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 215.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'24" E a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature to the left;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 215.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner and point of curvature of a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 215.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" at a point of curvature a curve to the left;

THENCE, continuing partially over and across said WMV North Hutto 65.281-acre tract, and over and across said WMV North Hutto 106.918-acre tract, along said curve to the left, an arc distance of 19.63 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, N 68°30'46" E, a distance of 7.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, S 21°29'14" E a distance of 175.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southeasterly corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 106.918-acre tract, and over and across said WMV North Hutto 65.281-acre tract, S 68°30'46" W a distance of 610.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E, a distance of 97.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, along said curve to the left an arc distance of 35.34 feet to a 1/2-inch, having a radius of 22.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" W a distance of 31.82 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, N 68°30'46" E a distance of 1.53 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for a southerly exterior corner and point of curvature of a curve to the left;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, along said curve to the left an arc distance of 8.66 feet to a 1/2-inch, having a radius of 12.50 feet, a central angle of 39°42'54" and a chord which bears S 48°39'19" W a distance of 8.49 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, along said curve to the right an arc distance of 34.39 feet to a 1/2-inch, having a radius of 52.50 feet, a central angle of 37°31'55" and a chord which bears N 47°33'49" E a distance of 33.78 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 21°29'14" E a distance of 105.04 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly exterior corner of the herein described tract;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 68°30'46" W a distance of 159.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said WMV North Hutto 65.281-acre tract, S 68°20'15" W a distance of 39.63 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west line of said WMV North Hutto 65.281-acre tract and the east line of a called 153.340-acre remainder tract of land as conveyed to Continental Homes of Texas, L.P. in Document Number 2019098376 of the Official Public Records of Williamson County, Texas, for the most southerly corner of the herein described tract;

THENCE, with the west line of said WMV North Hutto 65.281-acre tract and partially with the east line of said Continental Homes of Texas, L.P. 153.340-acre remainder tract, the east line of MUSTANG CREEK, PHASE 5, a subdivision recorded in Document Number 2021141183, and the east line of MUSTANG CREEK, PHASE 4, a subdivision recorded in Document Number 2021137021 of the Official Public Records of Williamson County, Texas, N 21°39'45" W a distance of 2,183.56 feet to the northwest corner and POINT OF BEGINNING and containing 39.937 acres of land, more or less.



08/03/2023

FINAL PLAT
LIDELL WALKER
PHASE 2

A SUBDIVISION OF 39.937 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693 AND THE JOHN
DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS



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

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WMV NORTH HUTTO, LLC, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND JAMES DOUGHERTY, BEING THE OWNER OF A CALLED 106.918 ACRES OF LAND, AND A CALLED 65.281 ACRES OF LAND, BOTH OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AS CONVEYED TO IT BY INSTRUMENTS RECORDED IN DOCUMENT NUMBERS 2021135163 AND 2021135165, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 39.937 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 2

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

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

JAMES DOUGHERTY
3310 N CAPITAL OF TX HWY, SUITE 202
AUSTIN, TEXAS 78746

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

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

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

DATE

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970. WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS, IF NECESSARY.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED SF-1 VILLAGE.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 57%.
23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
25. TRAFFIC IMPACT FEES WILL BE DUE BASED ON RESOLUTION R-2021-147A.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

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

RICHARD HUDSON, CHAIR

DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



08/03/2023

FINAL PLAT
LIDELL WALKER
PHASE 2

A SUBDIVISION OF 39.937 ACRES OF LAND
LOCATED IN THE
CANUTILLO COLONY DITCH COMPANY
SURVEY, ABSTRACT NO. 693 AND THE JOHN
DYKES SURVEY, ABSTRACT NO. 186,
WILLIAMSON COUNTY, TEXAS



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

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Heritage Mill North Final Plat, 41.284 acres, more or less, of land, 142 lots, located on the south side of FM 1660 east of County Road 163.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposal consists of a final plat for 130 residential lots, five open space lots, one amenity center lot, and three open space/green link lots. The property is in an approved MUD and will remain in the ETJ. The mix of residential lots shown on the approved Preliminary Plat is 297 forty-foot lots and 70 fifty-foot lots, in compliance with the concept approved by the MUD Consent Agreement. As a property within a Municipal Utility District and within the extra-territorial jurisdiction, there is no zoning authority and the proposal must conform to the consent agreement and the subdivision regulations.

NORTH: ETJ, Individual Homes and Vacant

SOUTH: ETJ, Individual Homes and Vacant

EAST: Single Family (SF-1), Proposed Gola Subdivision

WEST: Single Family (SF-1), Ray Elementary; Brooklands Subdivision

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and the approved Consent Agreement and staff has determined that the request does not comply with either. The comments are attached. The plat is subject to HB3167.

STAFF REVIEW:

Staff recommends denial of the plat in accordance with HB3167. The submittal calendar is attached to the item to show the next available submittal date in compliance with HB3167.

FISCAL NOTES:

POLICY IMPLICATIONS:

Sustainable Growth

ATTACHMENTS:

1. HeritageMillNorthSec1-FP-Init-ComIssued(8-30-23)

AGENDA ITEM REPORT

4.4.



2. Subdivision 2023 Submittal Calendar



August 30, 2023

BGE Inc
Aaron Corn
101 W. Louis Henna Boulevard #400
Austin, TX 78728
acorn@bgeinc.com - communication provided via email

RE: Heritage Mill North Sec 1 Final Plat, Hutto, TX 78634
Final Plat Review – Heritage Mill North Sec 1 Final Plat - Comment Report to Initial Submittal (received 8-10-23)
Project No.: 2106-PLAT

Mr. Corn,

Upon review of the above referenced final plat initial application submitted on August 10, 2023, the following comments are required to be resolved.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **both** digital and paper formats (all paper plan set sizes are required for an update submittal). If the plat contains more than one sheet, please combine all sheets into one document file

Planning Review – Sofia Sierra, Planner (512) 759-4038 – sofia.sierra@huttotx.gov

1. See attached markups.
2. Provide payment of final plat submittal fees in the amount of \$4,780.50. Payment by credit card can be made online through MGO (MyGovernmentOnline) or by check made payable to City of Hutto and delivered to Hutto city hall attn Development Services. Reference permit number and project name to ensure proper credit is applied.

Engineering Review – Matt Rector, P.E., City Engineer (512) 759-4025 – matt.rector@huttotx.gov

3. See attached markups.

Fire Prevention Review – Eric Woods, Fire Marshal. WCESD #3 - (512) 759-2616 – ewoods@huttofirerescue.org

4. Please add the following note to the plat notes, "Streets more than 26 feet wide and less than 32 feet wide require fire lane signage posted on one side of the street".
5. Please pay the required fee of \$150.00. Online payment can be made at Huttofirerescue.org, click on the Fire Marshal payment portal.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

Heritage Mills North Sec 1 FP - Initial

8/30/2023

Attendees

Ashley Bailey (ashley.bailey@huttotx.gov)
Sofia Sierra (sofia.sierra@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)

Documents

HeritageMillNorthSec1-FP-Init-DrainRpt(8-10-23).pdf
HeritageMillNorthSec1-FP-Init-Plat(8-10-23).pdf

ENGINEERING REVIEW

Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.

- ☐ No Exceptions Taken
- ☐ Revise as Noted
- ☒ Denied. Revise and Resubmit.



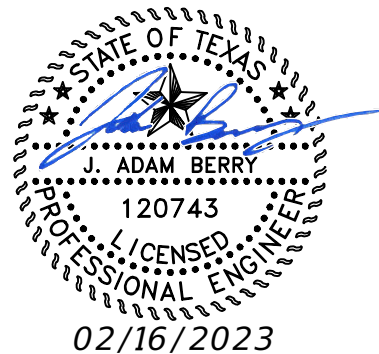
**PRELIMINARY PLAT
DRAINAGE REPORT
FOR**

HERITAGE MILL NORTH

PREPARED FOR:

BROHN HOMES

**PREPARED BY:
J. ADAM BERRY, P.E.**



**BGE, INC. TBPE FIRM#: F-1046
101 W. LOUIS HENNA BLVD SUITE #400 AUSTIN, TX, 78728**

FEBRUARY 2023

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2.0 DATA & MODELING SOURCES.....	4
3.0 HYDROLOGIC ANALYSIS	4
4.0 DETENTION FACILITIES.....	5
5.0 SUMMARY OF RESULTS.....	5

ATTACHMENTS

EXHIBIT 1 – LOCATION MAP

EXHIBIT 2 – PRE-DEVELOPED HYDROLOGY MAP

EXHIBIT 3 –POST-DEVELOPED HYDROLOGY MAP

EXHIBIT 4 – HYDROLOGIC SOIL GROUP MAP

EXHIBIT 5 – HEC-HMS MODEL (ELECTRONIC)

TABLE 2.1 – SCS WORKSHEET FOR EDA 1.A

TABLE 2.2 – SCS WORKSHEET FOR EDA 1.B

TABLE 2.3 – SCS WORKSHEET FOR EDA 2

TABLE 2.4 – SCS WORKSHEET FOR EX REACH 1

TABLE 2.5 – SCS WORKSHEET FOR PDA 1.A

TABLE 2.6 – SCS WORKSHEET FOR PDA 1.B

TABLE 2.7 – SCS WORKSHEET FOR PDA 2.A

TABLE 2.8 – SCS WORKSHEET FOR PDA 2.B

TABLE 2.9 – SCS WORKSHEET FOR PR REACH 1

1.0 OBJECTIVE

This report has been prepared on behalf of Brohn Homes as part of the Heritage Mill North Preliminary Plat submittal to demonstrate that the proposed development provides adequate detention for all flows discharging to Cottonwood Creek. The project site is located south of FM 1660 and east of CR 163 (see EXHIBIT 1 – LOCATION MAP). The proposed project site is anticipated to be developed as a single-family site from existing agricultural land. This report provides the following information:

- The data and inputs used in performing the hydrologic analysis
- The methodology used to determine flows
- A summary of the results

Heritage Mill North is a 79.39-acre single-family residential development. The site is located within Williamson County, Texas. In accordance with a NRCS Soil Resource Report for the Site, soil Group B (moderate infiltration rate), soil Group C (low infiltration rate), and Group D (high runoff potential and very slow infiltration rate) are present on the site. Existing soil conditions are poor condition straight row crops. Existing impervious cover within the boundaries of the Site is negligible.

Rainfall depths and storm data were calculated using the most recent NOAA Atlas-14 rainfall data as presented in the Williamson County Subdivision Regulations and shown in the table below.

**Table 1.1 DEPTH-DURATION-FREQUENCY-VALUES
BRUSHY CREEK ZONE**

DURATION	2-YR	10-YR	25-YR	100-YR
5 MIN	0.52	0.761	0.92	1.18
15 MIN	1.04	1.52	1.83	2.35
1 HR	1.91	2.8	3.39	4.35
2 HR	2.35	3.57	4.41	5.87
3 HR	2.6	4.05	5.08	6.91
6 HR	3.05	4.86	6.18	8.61
12 HR	3.49	5.6	7.17	10.1
24 HR	3.96	6.37	8.16	11.5

0.921

2.61

5.61

3.97

6.38

6.19

8.62

7.18

8.17

There is substantial offsite flow from the west that will be captured and piped to Cottonwood Creek. Offsite flows will be routed through the site while remaining separate from on-site flows. Offsite flow is not included in this drainage report since it is bypassed through the site and there are no proposed modifications to offsite flow.

Heritage Mill North drains to Cottonwood Creek and Brushy Creek. Detention is provided for the areas of Heritage Mill North that drains to Cottonwood Creek to ensure post-developed peak flow rates do not exceed pre-developed flows for the 2-, 10-, 25-, and 100-year storm events at the two points of analysis (POA 1 & 2). For the area that drains to Brushy Creek, detention is not provided since Brushy Creek is detention exempt. The post developed flows will remain within the Heritage Mill property and discharge directly to the detention exempt stream reach, therefore, meeting the requirements in Williamson County Subdivision Regulations Section B11.1.1 a.

2.0 DATA & MODELING SOURCES

1. 2-foot contours for Williamson County, LiDAR, 2017
2. Aerial photography, Nearmap, 2022.
3. USDA Urban Hydrology for Small Watersheds (TR-55), June 1986
4. Williamson County Subdivision Regulations, December 2021
5. NRCS Soil Survey for Williamson County, SSURGO database, 2014.
6. HEC-HMS v4.2, U.S. Army Corps of Engineers, August 2016.

provide models for review.

3.0 HYDROLOGIC ANALYSIS

Heritage Mill North is split between Drainage Areas 1, 2, and 3. Drainage Areas 1 and 2 include the areas that drain to Cottonwood Creek and Drainage Area 3 is the area that drains to Brushy Creek (detention exempt). POA 1 and POA 2 are the two points of analysis for Cottonwood Creek.

Weighted curve numbers and time of concentrations were determined for each drainage area according to the methodology in TR-55. Soil data was pulled from NRCS and land use was determined to be straight row crops (poor condition) using aerial photography. The same weighted curve numbers were used between existing and proposed drainage areas. Proposed impervious cover was determined by assuming an approximate maximum potential percentage of 50%. See Tables 2.1-2.9 for curve number, impervious cover, and time of concentration data and calculations.

The 2-, 10-, 25-, and 100-year storm events were modeled in HEC-HMS v4.2 using NOAA Atlas-14 frequency storm event data as presented in the Williamson County Subdivision Regulations. The peak flows for the existing and proposed drainage areas are shown below in Tables 3.1 and 3.2.

Table 3.1 POA 1 Results

POA 1		
Peak Flows – CFS		
STORM EVENT	PRE-DEVELOPED	POST-DEVELOPED
2	103.0	102.4
10	170.4	156.9
25	213.8	192.1
100	284.5	259.1

Table 3.2 POA 2 Results

POA 2		
Peak Flows - CFS		
STORM EVENT	PRE-DEVELOPED	POST-DEVELOPED
2	74.5	73.6
10	120.2	113.4
25	149.5	138.9
100	197.3	180.8



4.0 DETENTION FACILITIES

There are two proposed detention ponds for Heritage Mill North. The approximate storage volume required for the detention ponds is shown in Table 4.1.

Table 4.1.

Detention Pond Sizing	
Pond 1	5 AC-FT
Pond 2	1 AC-FT

5.0 SUMMARY OF RESULTS

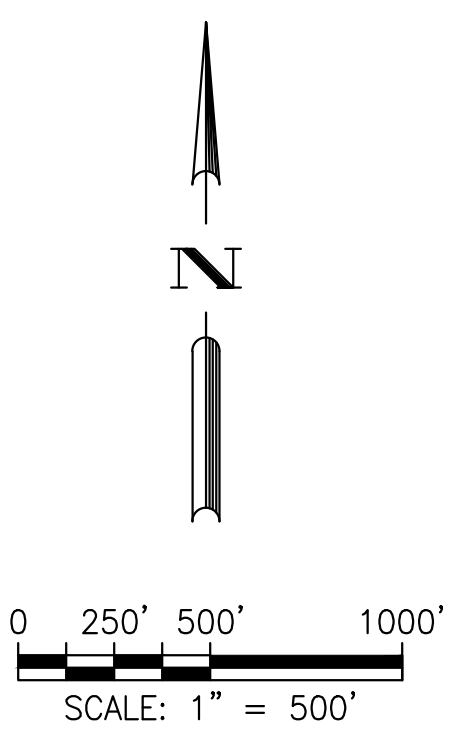
The results of this hydrologic analysis and HEC-HMS model demonstrate that adequate detention facilities are proposed to ensure post developed flows do not exceed that of pre-developed flows for Cottonwood Creek. All discharge from Heritage Mill North directly into Brushy Creek has been determined to be detention exempt in accordance with Williamson County subdivision regulations. The results of this study are at the preliminary plat level and do not account for proposed engineering modifications at the construction plan level. However, the results of this study show that the preliminary plat allows for sufficient detention to comply with Williamson County subdivision regulations.



EXHIBIT 1 – LOCATION MAP

HERITAGE MILL NORTH

LOCATION MAP
FEBRUARY 2023



BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com



EXHIBIT 2 – PRE-DEVELOPED HYDROLOGY MAP

HERITAGE MILL NORTH
PRE-DEVELOPED HYDROLOGY MAP
FEBRUARY 2023

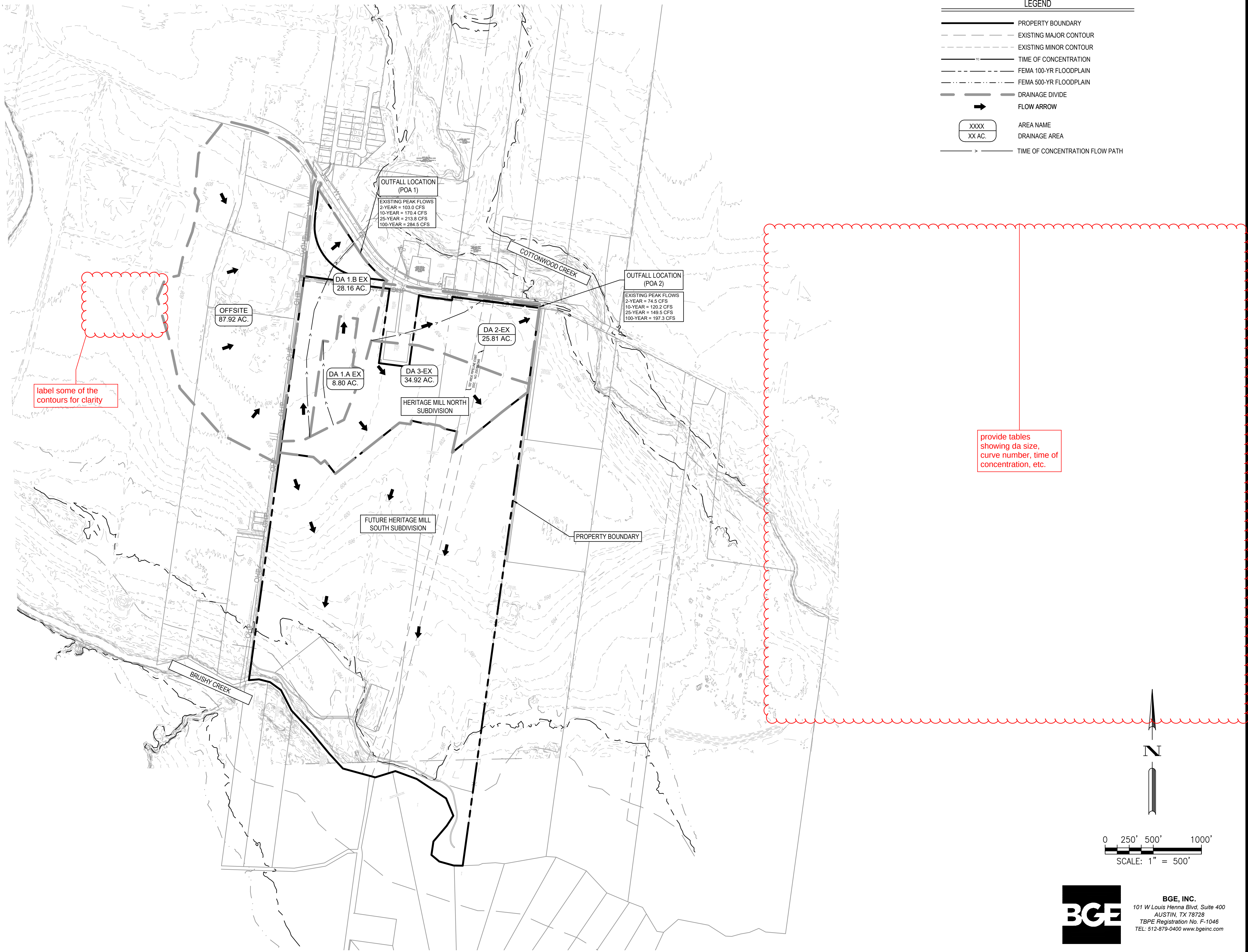




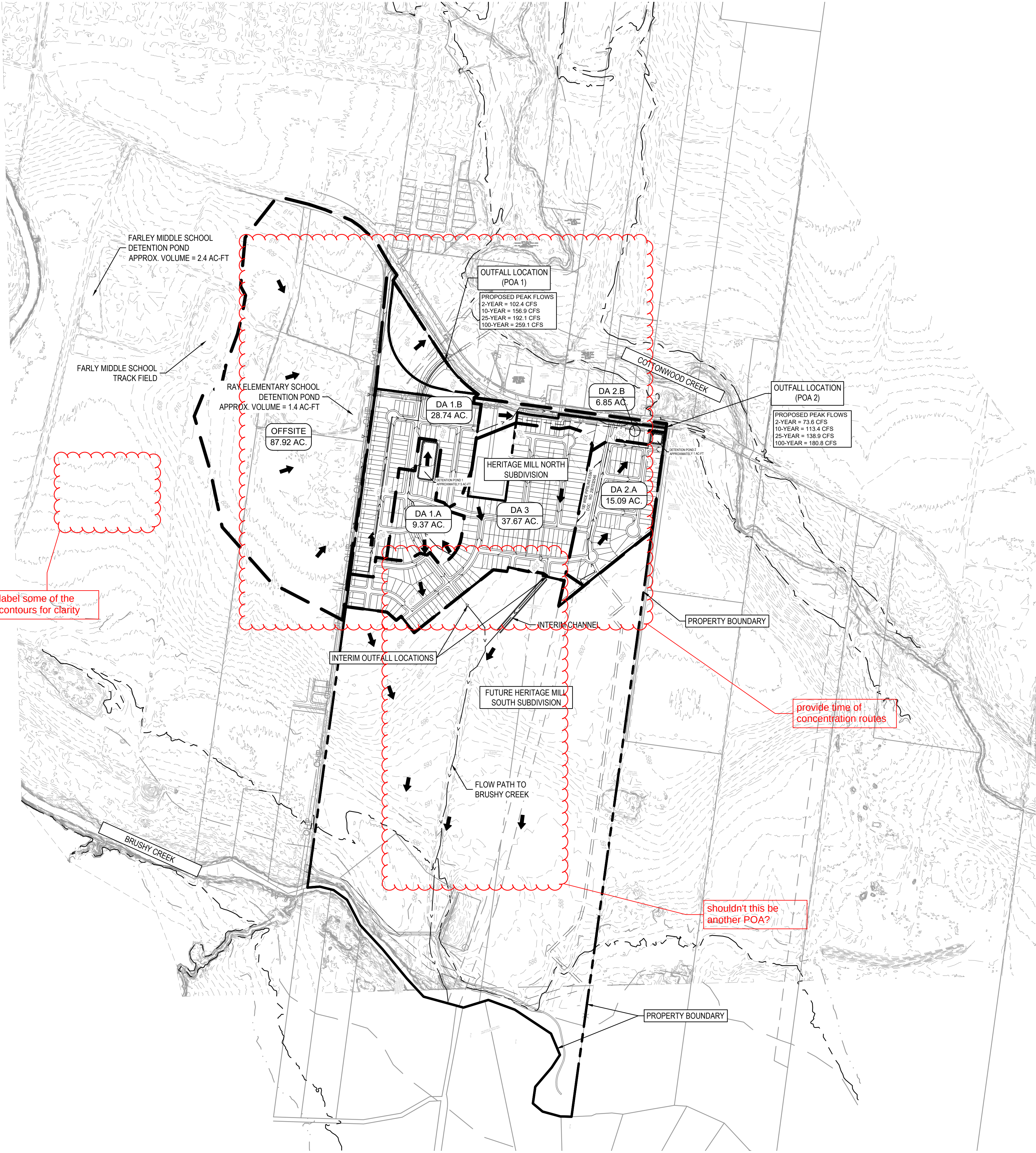
EXHIBIT 3 – POST-DEVELOPED HYDROLOGY MAP

G:\TXC\Projects\Brown_Homes\8843-00-Heritage_Mill\03_Deliverables\03_Reports\2022-11-07_Heritage_Mill_North_Drainage_Report\Exhibits\CAD\PROPOSED HYDROLOGY MAP Plotted: 2/13/2023 10:41:49 AM By: AUDELHOFEN

HERITAGE MILL

POST-DEVELOPED HYDROLOGY MAP

FEBRUARY 2023



label some of the contours for clarity

provide time of concentration routes

shouldn't this be another POA?

LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	TIME OF CONCENTRATION
	FEMA 100-YR FLOODPLAIN
	FEMA 500-YR FLOODPLAIN
	DRAINAGE DIVIDE
	FLOW ARROW
	AREA NAME
	DRAINAGE AREA
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	PROPOSED MANHOLE
	TIME OF CONCENTRATION FLOW PATH

provide tables showing da size, curve number, time of concentration, etc.

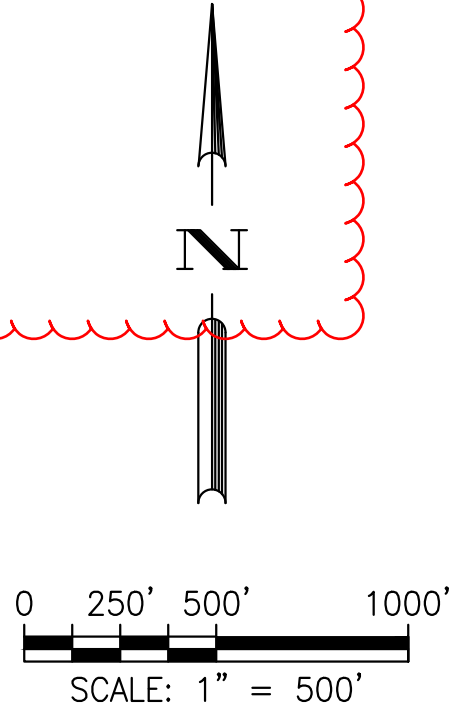


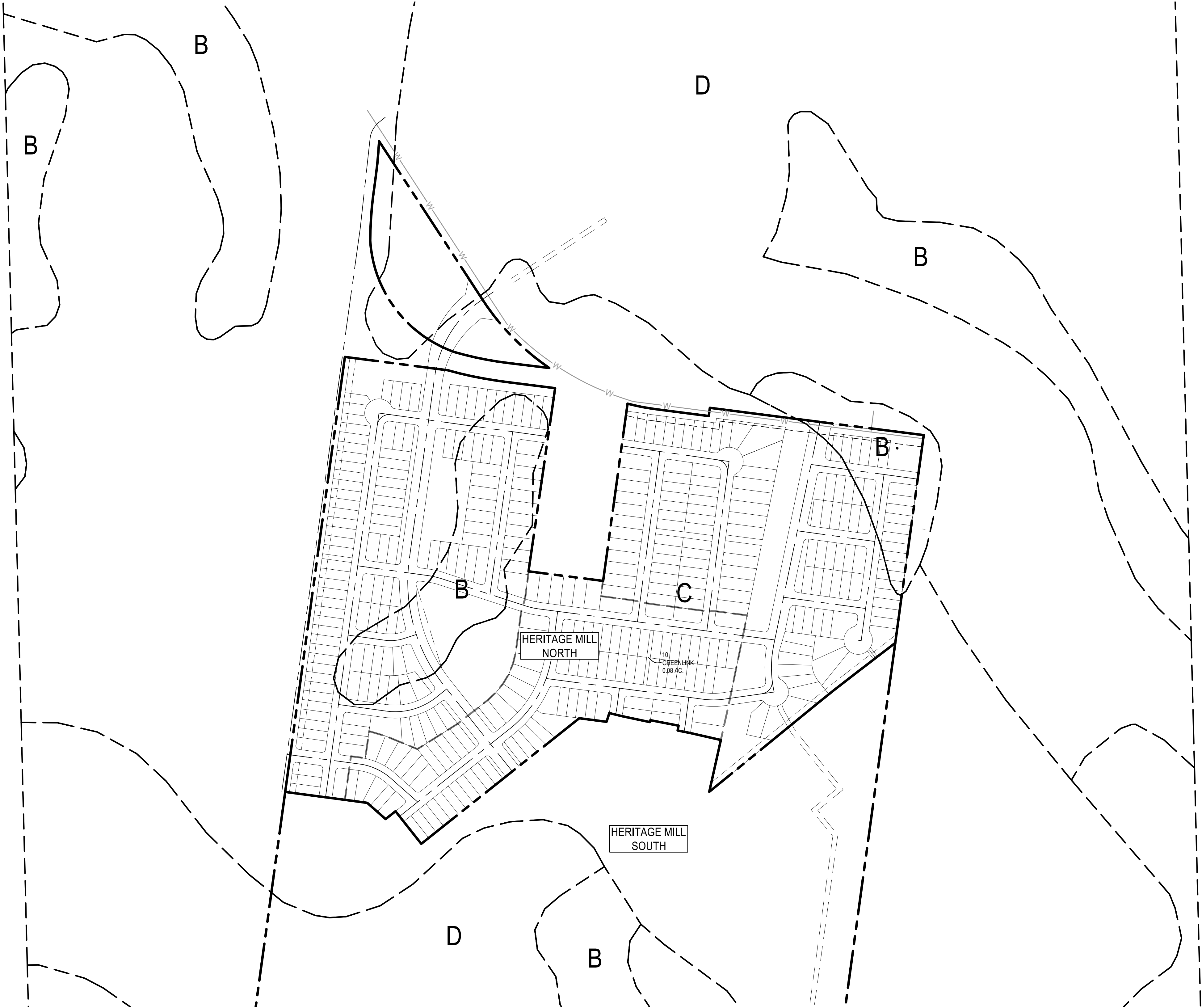


EXHIBIT 4 – HYDROLOGIC SOIL GROUP MAP

HERITAGE MILL
HYDROLOGIC SOIL GROUP MAP
FEBRUARY 2023

LEGEND

	PROPERTY BOUNDARY
	SOIL GROUP BOUNDARY
A, B, C, D	SOIL GROUP CLASSIFICATION



0 125' 250' 500'

SCALE: 1" = 250'

N

BGE

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
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EXHIBIT 5 – HEC-HMS MODEL (ELECTRONIC)

TABLE 2.3 - WORKSHEET FOR SCS HYDROLOGIC PARAMETERS

Site Conditions:	☒	Existing	Project:	Heritage Mill North
	☐	Proposed	Subarea Number:	EDA 2
Off-Site Land Use:	☐	Existing	By:	AMC
	☐	Proposed	Date:	9/14/2022

RUNOFF CURVE NUMBER

Soil Group	Land Use or Zoning	Area (acres)	RCN	
B	Straight Row Crops (Poor Condition)	3.89	81	315.09
C	Straight Row Crops (Poor Condition)	0.00	88	0
D	Straight Row Crops (Poor Condition)	21.92	91	1994.72

Total Area ac 0.0403 sq. mi Weighted RCN =

TIME OF CONCENTRATION

EDA 2									
ID	Type of Flow		n	Length	Slope	Area	Wet P	Velocity	Tt
				(ft)	(ft/ft)	(sf)	(ft)	(fps)	(min)
Sheet Flow (P ₂ = 3.96 in.)									
A	Mid Range Cultivated		0.11	100	0.01	T _t = $0.42 (nL)^{0.8}$ $(P_2)^{0.5} S^{0.4}$			9.07
Shallow Concentrated Flow									
B	Unpaved			1120	0.01	T _t =	L	(unpaved)	11.57
						60*16.1345*S ^{0.5}			
						T _t =	L	(paved)	
						60*20.3282*S ^{0.5}			
	Channel Flow								Tt=Σ(L/60V)
C	Rough Earth			600	0.010			6	1.67
								Total T _c	22.30
								Total T _L	13.38

if this is a reach then
shouldn't it be
channel flow?

TABLE 2.4 - WORKSHEET FOR SCS HYDROLOGIC PARAMETERS
TIME OF CONCENTRATION

EX REACH 1								
ID	Type of Flow	n	Length (ft)	Slope (ft/ft)	Area (sf)	Wet P (ft)	Velocity (fps)	Tt (min)
	Sheet Flow (P ₂ = 3.96 in.)							
A	Mid Range Cultivated Soil	0.11		0.01				0.00
						$T_t = 0.42 (nL)^{0.8} / (P_2)^{0.5} S^{0.4}$		
Shallow Concentrated Flow								
B	Unpaved		800	0.008		$T_t = L$	(unpaved)	9.24
						$60 * 16.1345 * S^{0.5}$		
						$T_t = L$	(paved)	
						$60 * 20.3282 * S^{0.5}$		
	Pipe Flow						$n = 24 / (60 * V)$	
C	Rough Earth		0	0.005			6	0.00
Total T _c								9.24
Total T _L								5.54

is it to be assumed that the "row crops in poor condition" are the remainder of the basin?

TABLE 2.5 - WORKSHEET FOR SCS HYDROLOGIC PARAMETERS

	basin?	Existing	Project:	Heritage Mill North		
Site Conditions:	X	Proposed	Subarea Number:	PDA 1.A		
		Existing	By:	ALU		
Off-Site Land Use:		Proposed	Date:	2/13/2023		

RUNOFF CURVE NUMBER

[illegible]

according to the map
DA 1 is fully
developed so it
shouldn't include
cultivated soil or
unpaved flow
conditions.

TIME OF CONCENTRATION

ID	Type of Flow	n	Length (ft)	Slope (ft/ft)	Area (sf)	Wet P (ft)	Velocity (fps)	Tt (min)
A	Sheet Flow ($P_2 = 3.96$ in.) Mid Range Cultivated Soil	0.11	100	0.01				9.07
						$T_t = \frac{0.42 (nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$		
B	Shallow Concentrated Flow Unpaved		480	0.01		L	(unpaved)	4.96
						$60 * 16.1345 * S^{0.5}$		
						$T_t = L$	(paved)	
						$60 * 20.3282 * S^{0.5}$		
C	Pipe Flow RCP		600	0.005			6	1.67
							Total T_c	15.69
							Total T_L	9.42

what formula is this 6
fps based on?

TABLE 2.6 - WORKSHEET FOR SCS HYDROLOGIC PARAMETERS

[illegible]

CN?

RUNOFF CURVE NUMBER

what is the remainder
of the DA?

[illegible]

Total Area	28.74	ac
------------	-------	----

0.0449 sq. mi

Weighted RCN = 89.0

TIME OF CONCENTRATION

according to the DA map this is fully developed

~~PDA 1.B~~

ID	Type of Flow	n	Length (ft)	Slope (ft/ft)	Area (sq ft)	Wet P (ft)	Velocity (fps)	Tt (min)
A	Sheet Flow ($P_2 = 3.96$ in.) Mid Range Cultivated Soil	0.11	100	0.01				9.07
						$T_t = \frac{0.42 (nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$		
B	Shallow Concentrated Flow Unpaved		60	0.01		$T_t = L$	(unpaved)	0.62
						$60 * 16.1345 * S^{0.5}$		
						$T_t = L$	(paved)	
						$60 * 20.3282 * S^{0.5}$		
C	Ripe Flow Gutter RCP		200 1910	0.015 0.005			4 4.5	0.83 7.07
							$N = 2(L/50V)$	
							Total T_c	17.60
							Total T_L	10.56

what are these
velocities based on?

TABLE 2.9 - WORKSHEET FOR SCS HYDROLOGIC PARAMETERS
TIME OF CONCENTRATION

PR REACH 1									
ID	Type of Flow		n	Length (ft)	Slope (ft/ft)	Area (sf)	Wet P (ft)	Velocity (fps)	Tt (min)
	Sheet Flow ($P_2 =$	3.96	in.)						
A	Mid Range Cultivated Soil		0.11		0.01				0.00
						$T_t = 0.42 (nL)^{0.8}$			
						$(P_2)^{0.5} S^{0.4}$			
	Shallow Concentrated Flow								
B	Unpaved				0.01	$T_t = L$		(unpaved)	0.00
						$60 * 16.1345 * S^{0.5}$			
						$T_t = L$		(paved)	
						$60 * 20.3282 * S^{0.5}$			
	Pipe Flow								$T_t = \Sigma(L/60V)$
C	RCP			1400	0.005			8	2.92
								Total T_c	2.92
								Total T_L	1.75

HUTTO VILLAGE
COMMERCIAL, LLC
CALLED 7.770 ACRES
DOC. NO. 2023013454
O.P.R.W.C.

NEW HOPE CHRISTIAN CHURCH
CALLED 8.10 ACRES
(TRACT ONE)
DOC. NO. 2015099686 O.P.R.W.C.

Lot table shown on the plat for residential subdivisions that includes the lot and square foot size of each lot contained in the plat is required. Call out non-residential lots with their use (landscaping, drainage, ROW, etc) and show area in acres

NEW HOPE CHRISTIAN CHURCH
CALLED 2.00 ACRES
(TRACT TWO)
DOC. NO. 2015099686
O.P.R.W.C.

FM 1660
R.O.W. VARIES
VOL. 384, PGS. 602 & 608
& VOL. 386, PG. 411 D.R.W.C.

W. GATLIN
SURVEY NO. 23
ABSTRACT NO. 271

HUTTO INDEPENDENT
SCHOOL DISTRICT
CALLED 15.01 ACRES
DOC. NO. 2006015406
O.P.R.W.C.

Block lengths must be no more than 1,000 ft - UDC 10.613.5.2

lot table?

BROOKLANDS PARTNERS, LTD.
CALLED 63.5 ACRES
DOC. NO. 2017023816 O.P.R.W.C.

MATCH LINE SHEET 1
MATCH LINE SHEET 2

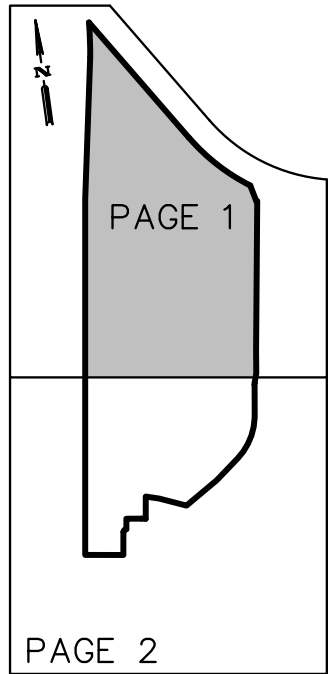
PROPOSED
RIGHT-OF-WAY DEDICATION
0.834 OF ONE ACRE

Approved preliminary plat and final application say "Heritage Mill North"

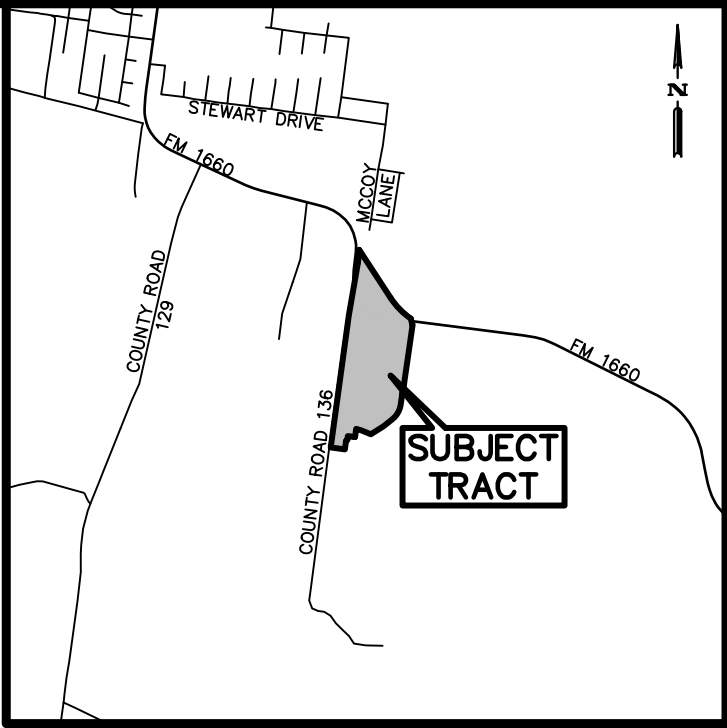
FINAL PLAT HERITAGE MILL SECTION 1

A SUBDIVISION OF 41.284 ACRES OF LAND LOCATED IN THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
BISON PRAIRIE ROAD	55 FT.	485 FT.
CROWN WHEEL PLACE	55 FT.	692 FT.
HERITAGE MILL BOULEVARD	VARIES - 70 FT MIN.	1,901 FT.
MANIFEST ROAD	55 FT.	719 FT.
OUTHHAUL DRIVE	55 FT.	720 FT.
PULPWOOD ROAD	55 FT.	293 FT.
WHIPSAW DRIVE	VARIES 55 & 60 FT.	196 FT.
WINDROW RUN	55 FT.	1,638 FT.
TOTAL LINEAR FEET		6,644 FT.

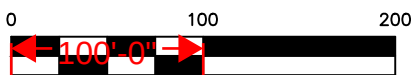


PAGE 1
PAGE 2
SHEET LEGEND



VICINITY MAP
NOT TO SCALE

Provide an additional sheet showing the overall development



BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001097659

FM 1660
R.O.W. VARIES
VOL. 384, PGS. 602 & 608
& VOL. 386, PG. 411 D.R.W.C.

MICHAEL W. MAHER, II
CALLED 3.616 ACRES
DOC. NO. 2019100608
O.P.R.W.C.

MICHAEL W. MAHER, II
CALLED 3.616 ACRES
DOC. NO. 2019100608
O.P.R.W.C.

MICHAEL W. MAHER, II
CALLED 2.000 ACRES
DOC. NO. 2019100609
O.P.R.W.C.

CLAYTON PROPERTIES GROUP, INC.
CALLED 271.214 ACRE
DOC. NO. 2021007407
O.P.R.W.C.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	130	16,147 AC.
OPEN SPACE	5	1.246 AC.
GREEN LINK & DRAINAGE	2	0.116 AC.
OPEN SPACE & DRAINAGE	1	0.810 AC.
MIXED USE	2	7.837 AC.
AMENITY	1	3.441 AC.
POND/OPEN SPACE	1	1.664 AC.
RIGHT-OF-WAY	-	9.025 AC.
RIGHT-OF-WAY DEDICATION	-	0.998 AC.
TOTAL	142	41.284 AC.

Identify building setback lines as a separate diagram

In one area of first page provide name and contact information of developer, owner of record, and authorized agent (engineer, consultant, etc)



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
3PELS Licensed Surveying Firm No. 10194490

SHEET 1 OF 5

COUNTY ROAD 163
APPARENT R.O.W. VARIES
(NO DEED OF RECORD FOUND)

MATCH LINE SHEET 1
MATCH LINE SHEET 2

BROOKLANDS PARTNERS, LTD.
CALLED 63.5 ACRES
DOC. NO. 2017023816 O.P.R.W.C.

W. GATLIN
SURVEY NO. 23
ABSTRACT NO. 271

PROPOSED
RIGHT-OF-WAY DEDICATION
0.834 OF ONE ACRE

COUNTY ROAD 163
APPARENT R.O.W. VARIES
(NO DEED OF RECORD FOUND)

Show adjacent schematic

PROPOSED
RIGHT-OF-WAY DEDICATION
0.834 OF ONE ACRE

BROOKLANDS PARTNERS, LTD.
CALLED 63.5 ACRES
DOC. NO. 2017023816 O.P.R.W.C.

MICHAEL W. MAHER, II
CALLED 2.000 ACRES
DOC. NO. 2019100609
O.P.R.W.C.

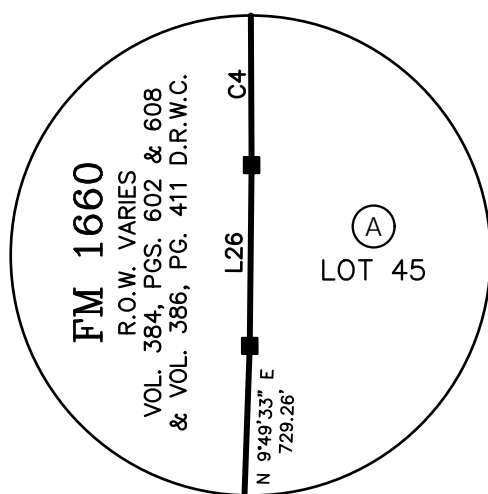
MICHAEL W. MAHER, II
CALLED 3.616 ACRES
DOC. NO. 2019100608
O.P.R.W.C.

CLAYTON PROPERTIES GROUP, INC.
CALLED 271.214 ACRE
DOC. NO. 2021007407
O.P.R.W.C.

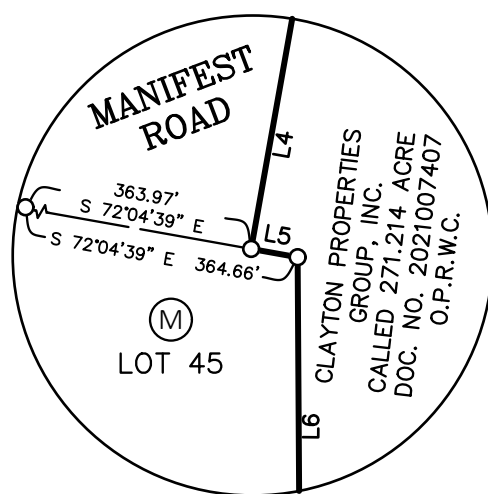
W. GATLIN
SURVEY NO. 23
ABSTRACT NO. 271

CLAYTON PROPERTIES GROUP, INC.
CALLED 271.214 ACRE
DOC. NO. 2021007407
O.P.R.W.C.

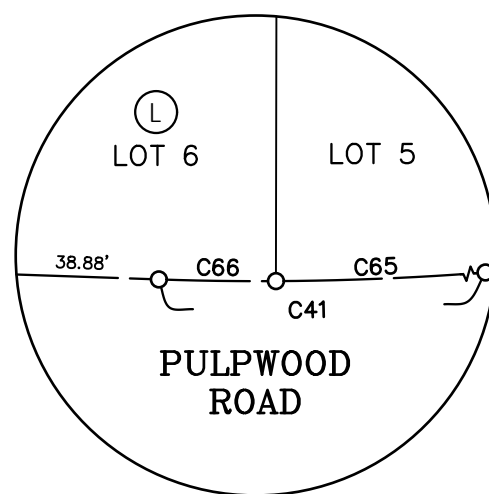
is this the extension
from Brooklands?
Shouldn't we
continue the same
street name across?



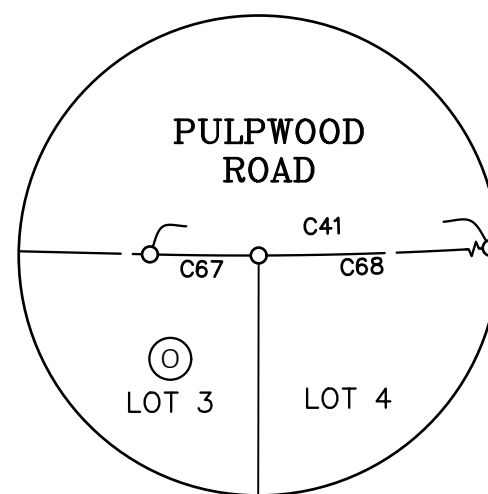
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NOT TO SCALE



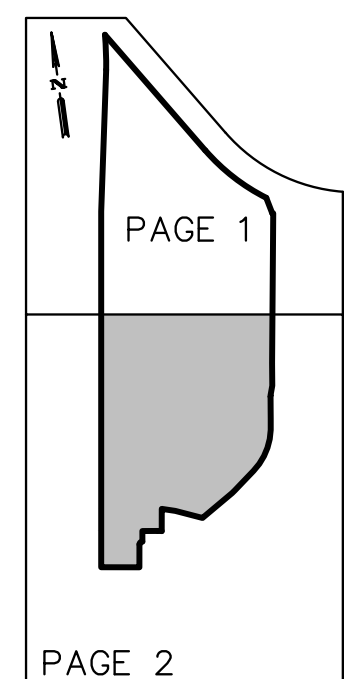
DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



SHEET
LEGEND



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

SHEET 2 OF 5

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	405.39'	1,040.00'	22°20'02"	S 44°18'16" E	402.83'
C2	21.41'	277.50'	4°25'15"	N 80°16'34" W	21.41'
C3	23.45'	15.00'	89°35'27"	S 52°43'05" W	21.14'
C4	182.11'	2,011.25'	5°11'17"	N 05°48'27" E	182.05'
C5	109.31'	1,040.66'	6°01'07"	S 36°09'00" E	109.26'
C6	286.78'	400.00'	41°04'43"	S 28°27'43" W	280.68'
C7	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C8	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C9	20.94'	15.00'	80°00'00"	S 32°04'39" E	19.28'
C10	47.56'	272.50'	10°00'00"	N 77°04'39" W	47.50'
C11	25.90'	15.00'	98°56'03"	S 48°27'20" W	22.80'
C12	434.82'	665.00'	37°27'49"	S 19°44'37" E	427.11'
C13	23.56'	15.00'	90°00'31"	N 83°28'46" W	21.21'
C14	245.01'	302.50'	46°24'23"	N 74°43'10" E	238.37'
C15	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C16	23.67'	15.00'	90°24'33"	S 37°16'55" E	21.29'
C17	23.67'	15.00'	90°24'33"	N 37°16'55" W	21.29'
C18	23.45'	15.00'	89°35'27"	S 52°43'05" W	21.14'
C19	23.67'	15.00'	90°24'33"	S 37°16'55" E	21.29'
C20	23.45'	15.00'	89°35'27"	N 52°43'05" E	21.14'
C21	14.53'	15.00'	55°28'55"	N 19°49'06" W	13.96'
C22	210.45'	60.00'	200°57'50"	S 52°55'21" W	118.00'
C23	14.53'	15.00'	55°28'55"	S 54°20'12" E	13.96'
C24	23.56'	15.00'	90°00'00"	N 52°55'21" E	21.21'
C25	288.82'	420.00'	39°24'02"	S 27°37'22" W	283.16'
C26	30.94'	530.00'	3°20'43"	S 48°59'44" W	30.94'
C27	23.56'	15.00'	90°00'00"	N 37°04'39" W	21.21'
C28	15.63'	735.00'	1°13'06"	S 07°18'48" W	15.63'
C29	23.88'	15.00'	91°13'06"	N 52°18'48" E	21.44'
C30	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C31	35.34'	22.50'	90°00'00"	S 52°55'21" W	31.82'
C32	23.56'	15.00'	90°00'00"	N 37°04'39" W	21.21'
C33	26.18'	15.00'	100°00'00"	N 57°55'21" E	22.98'
C34	57.16'	327.50'	10°00'00"	N 77°04'39" W	57.09'
C35	23.19'	15.00'	88°35'40"	S 37°46'49" E	20.95'
C36	16.31'	665.00'	1°24'20"	S 07°13'11" W	16.31'
C37	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C38	21.54'	15.00'	82°15'54"	N 40°56'42" W	19.73'
C39	197.42'	735.00'	15°23'22"	S 07°30'26" E	196.82'
C40	22.83'	15.00'	87°11'46"	N 28°23'46" E	20.69'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C41	69.01'	152.50'	25°55'42"	N 84°57'30" E	68.42'
C42	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C43	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C44	93.90'	207.50'	25°55'42"	N 84°57'30" E	93.10'
C45	22.60'	15.00'	86°18'24"	N 64°51'09" W	20.52'
C46	193.23'	735.00'	15°03'48"	S 29°13'51" E	192.68'
C47	23.11'	15.00'	88°16'43"	N 07°22'37" E	20.89'
C48	200.46'	247.50'	46°24'23"	N 74°43'10" E	195.03'
C49	23.56'	15.00'	90°00'00"	S 37°04'39" E	21.21'
C50	23.56'	15.00'	90°00'00"	S 52°55'21" W	21.21'
C51	17.74'	60.00'	16°56'30"	S 39°05'19" E	17.68'
C52	42.98'	60.00'	41°02'21"	S 10°05'53" E	42.06'
C53	35.66'	60.00'	34°03'12"	S 27°26'54" W	35.14'
C54	35.98'	60.00'	34°21'26"	S 61°39'13" W	35.44'
C55	21.49'	60.00'	20°31'22"	S 89°05'37" W	21.38'
C56	44.33'	60.00'	42°19'47"	N 59°28'48" W	43.33'
C57	12.27'	60.00'	11°43'11"	N 32°27'20" W	12.25'
C58	57.49'	400.00'	8°14'04"	S 12°02'23" W	57.44'
C59	250.12'	1,741.28'	8°13'48"	S 78°42'14" E	249.91'
C60	229.30'	400.00'	32°50'40"	S 32°34'45" W	226.17'
C61	296.08'	1,040.00'	16°18'42"	S 47°18'56" E	295.08'
C62	28.11'	327.50'	4°55'03"	N 74°32'10" W	28.10'
C63	29.05'	327.50'	5°04'57"	N 79°32'10" W	29.04'
C64	27.89'	152.50'	10°28'44"	N 77°14'01" E	27.85'
C65	40.00'	152.50'	15°01'42"	N 89°59'13" E	39.89'
C66	1.12'	152.50'	0°25'17"	S 82°17'17" E	1.12'
C67	1.12'	207.50'	0°18'35"	S 82°13'56" E	1.12'
C68	36.00'	207.50'	9°56'26"	S 87°21'26" E	35.95'
C69	36.00'	207.50'	9°56'26"	N 82°42'08" E	35.95'
C70	20.78'	207.50'	5°44'16"	N 74°51'47" E	20.77'
C71	69.78'	247.50'	16°09'16"	N 59°35'36" E	69.55'
C72	74.00'	247.50'	17°07'51"	N 76°14'10" E	73.72'
C73	56.68'	247.50'	13°07'15"	S 88°38'17" E	56.55'
C74	63.63'	302.50'	12°03'09"	S 88°06'13" E	63.52'
C75	36.97'	302.50'	7°00'08"	N 82°22'08" E	36.95'
C76	36.97'	302.50'	7°00'08"	N 75°22'00" E	36.95'
C77	36.97'	302.50'	7°00'08"	N 68°21'51" E	36.95'
C78	36.97'	302.50'	7°00'08"	N 61°21'43" E	36.95'
C79	33.50'	302.50'	6°20'41"	N 54°41'18" E	33.48'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 13°18'28" E	86.48'
L2	S 82°49'08" E	5.00'
L3	S 07°17'18" W	116.81'
L4	S 17°55'21" W	55.00'
L5	S 72°04'39" E	0.69'
L6	S 07°26'57" W	67.63'
L7	S 07°29'37" W	50.00'
L8	S 07°47'41" W	59.20'
L9	S 13°56'32" W	47.10'
L10	S 22°15'55" W	47.10'
L11	S 30°35'18" W	47.10'
L12	S 38°54'41" W	47.10'
L13	S 47°14'32" W	47.19'
L14	S 51°31'30" W	50.00'
L15	S 51°31'29" W	91.54'
L16	S 53°34'16" W	19.67'
L17	S 57°49'13" W	201.22'
L18	N 67°38'19" W	145.75'
L19	N 73°47'09" W	71.70'
L20	S 07°55'21" W	115.71'
L21	N 82°29'12" W	79.50'
L22	S 07°30'48" W	55.00'
L23	N 82°29'12" W	0.61'
L24	S 07°55'21" W	118.90'
L25	N 82°35'02" W	42.60'
L26	N 08°24'06" E	9.46'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L27	N 33°08'26" W	106.89'
L28	S 81°57'09" E	69.92'
L29	N 49°00'04" E	41.79'
L30	S 82°04'39" E	108.14'
L31	N 72°04'39" W	110.58'
L32	S 82°04'39" E	33.21'
L33	S 38°28'31" E	101.70'
L34	N 51°30'58" E	8.43'
L35	S 07°55'21" W	115.79'
L36	S 82°29'12" E	96.00'
L37	N 82°29'12" W	96.00'
L38	N 82°04'39" W	99.70'
L39	S 11°08'44" W	68.72'
L40	N 82°04'39" W	111.50'
L41	S 82°04'39" E	40.90'
L42	N 71°59'39" E	5.85'
L43	S 71°59'39" W	6.51'
L44	N 51°30'58" E	8.78'
L45	S 45°31'30" E	21.63'
L46	S 28°49'37" E	39.83'
L47	N 01°22'53" W	37.50'
L48	N 82°35'02" W	12.38'
L49	N 74°00'55" E	40.61'
L50	N 80°56'09" E	39.55'
L51	N 86°57'35" E	34.61'
L52	S 85°21'07" E	40.07'

Approved preliminary
plat and final application
say "Heritage Mill North"

FINAL PLAT

HERITAGE MILL

SECTION 1

A SUBDIVISION OF 41.284 ACRES OF LAND LOCATED IN
THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271,
WILLIAMSON COUNTY, TEXAS



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

DESCRIPTION OF A 41.284 ACRE TRACT OF LAND

FIELD NOTES FOR A 41.284 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY NUMBER 23, ABSTRACT 271, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 5.794 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED UNTO S&H HUTTO INVESTMENTS, LLC IN DOCUMENT NUMBER 2021009582 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; A PORTION OF A CALLED 269.153 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., IN DOCUMENT NUMBER 2021007407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND ALL OF A CALLED 3.121 ACRE TRACT OF LAND TO BE VACATED BY THE STATE OF TEXAS UNTO S&H HUTTO INVESTMENTS, LLC IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 41.284 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE SOUTH RIGHT-OF-WAY LINE OF FM 1660 (150 FOOT RIGHT-OF-WAY) AS RECORDED IN DOCUMENT NUMBERS 2016064873, 2016064874, 2016064888, 2016075808 & 2016096242 ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTH CORNER OF THE SAID 5.794 ACRE TRACT THE FOR NORTHERNMOST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 33°08'26" E, COINCIDENT WITH THE SOUTH LINE OF SAID FM 1660 AND THE NORTHEAST LINE OF SAID 5.794 ACRE TRACT, A DISTANCE OF 797.21 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE II RIGHT-OF-WAY MONUMENT FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, CONTINUING COINCIDENT WITH SAID COMMON LINE, CURVING TO THE LEFT, WITH A RADIUS OF 1,040.00 FEET, AN ARC LENGTH OF 405.39 FEET, A CENTRAL ANGLE OF 22°20'02", A CHORD BEARING OF S 44°18'16" E, AND A CHORD DISTANCE OF 402.83 FEET TO A TXDOT TYPE II RIGHT-OF-WAY MONUMENT FOUND AT THE END OF THIS CURVE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, S 13°18'28" E, OVER AND ACROSS THE RIGHT-OF-WAY OF FM 1660, A DISTANCE OF 86.48 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE SOUTH RIGHT-OF-WAY LINE OF FM 1660 AND THE NORTH LINE OF THE AFOREMENTIONED 269.153 ACRE TRACT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 82°49'08" E, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF FM 1660 AND THE NORTH LINE OF SAID 269.153 ACRE TRACT, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT AN EXTERIOR CORNER OF THE 269.153 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.616 ACRE TRACT OF LAND AS CONVEYED UNTO MICHAEL W. MAHER, II IN DOCUMENT NUMBER 2019100608 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08°15'06" W, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF FM 1660, COINCIDENT WITH THE COMMON LINE OF 269.153 ACRE TRACT AND SAID 3.616 ACRE TRACT, A DISTANCE OF 780.51 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 3.616 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 269.153 ACRE TRACT THE FOLLOWING TWENTY-FIVE (25) COURSES:

- 1) S 07°17'18" W, A DISTANCE OF 116.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) S 17°55'21" W, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) S 72°04'39" E, A DISTANCE OF 0.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 07°26'57" W, A DISTANCE OF 67.63 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) S 07°29'37" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 6) S 07°47'41" W, A DISTANCE OF 59.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) S 13°56'32" W, A DISTANCE OF 47.10 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 8) S 22°15'55" W, A DISTANCE OF 47.10 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) S 30°35'18" W, A DISTANCE OF 47.10 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 10) S 38°54'41" W, A DISTANCE OF 47.10 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

- 11) S 47°14'32" W, A DISTANCE OF 47.19 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) S 51°31'30" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 13) S 51°31'29" W, A DISTANCE OF 91.54 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 14) S 53°34'16" W, A DISTANCE OF 19.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 15) S 57°49'13" W, A DISTANCE OF 201.22 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) N 67°38'19" W, A DISTANCE OF 145.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) N 73°47'09" W, A DISTANCE OF 71.70 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 18) S 07°55'21" W, A DISTANCE OF 115.71 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 19) CURVING TO THE LEFT, WITH A RADIUS OF 277.50 FEET, AN ARC LENGTH OF 21.41 FEET, A CENTRAL ANGLE OF 04°25'15", A CHORD BEARING OF N 80°16'34" W, AND A CHORD DISTANCE OF 21.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;
- 20) N 82°29'12" W, A DISTANCE OF 79.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 21) S 07°30'48" W, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 22) N 82°29'12" W, A DISTANCE OF 0.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 23) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.45 FEET, A CENTRAL ANGLE OF 89°35'27", A CHORD BEARING OF S 52°43'05" W, AND A CHORD DISTANCE OF 21.14 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;
- 24) S 07°55'21" W, A DISTANCE OF 118.90 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; AND
- 25) N 82°04'39" W, A DISTANCE OF 198.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE APPARENT RIGHT-OF-WAY LINE OF COUNTY ROAD 163 (APPARENT R.O.W. ~ VARIES), NO DEED OF RECORD FOUND, AND THE WEST LINE OF THE 269.153 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°48'41" E, COINCIDENT WITH THE COMMON LINE OF THE 269.153 ACRE TRACT AND THE EAST APPARENT RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, A DISTANCE OF 1,853.05 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT THE NORTHEAST CORNER OF THE APPARENT RIGHT-OF-WAY OF SAID COUNTY ROAD 163, AT THE COMMON CORNER OF THE 269.153 ACRE TRACT, THE AFOREMENTIONED 3.121 ACRE TRACT, AND THE REMAINDER OF THE ORIGINAL RIGHT OF-WAY OF F.M. 1660 AS DESCRIBED IN VOLUME 384, PAGE 608 AND VOLUME 386, PAGE 411 BOTH RECORDED IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A BROKEN TXDOT TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE EAST LINE OF A CALLED 15.01 ACRE TRACT OF LAND CONVEYED UNTO THE HUTTO INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2006015406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE NORTH TERMINUS OF SAID COUNTY ROAD 163, BEARS N 82°35'02" W A DISTANCE OF 42.60 FEET;

THENCE, N 09°49'33" E, COINCIDENT WITH THE WEST LINE OF SAID 3.121 ACRE TRACT, A DISTANCE OF 729.26 FEET TO A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 1660 AT THE CORNER COMMON TO THE 3.121 ARE TRACT AND THE AFOREMENTIONED 5.794 ACRE TRACT, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SAID F.M. 1660 AND THE WEST LINE OF SAID 5.794 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- 1) N 08°24'06" E, A DISTANCE OF 9.46 FEET TO A TXDOT TYPE I RIGHT-OF-WAY MONUMENT FOUND FOR A POINT OF TANGENCY OF A CURVE TO THE LEFT, OF THE HEREIN DESCRIBED TRACT; AND
- 2) CURVING TO THE LEFT, WITH A RADIUS OF 2,011.25 FEET, AN ARC DISTANCE OF 182.11 FEET, A CENTRAL ANGLE OF 05°11'17", A CHORD BEARING OF N 05°48'27" E, AND A CHORD DISTANCE OF 182.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.284 ACRES OF LAND, MORE OR LESS.

Approved preliminary
plat and final application
say "Heritage Mill North"

FINAL PLAT
HERITAGE MILL
SECTION 1

A SUBDIVISION OF 41.284 ACRES OF LAND LOCATED IN
THE WILLIAM GATLIN, SURVEY NO. 23, ABSTRACT 271,
WILLIAMSON COUNTY, TEXAS



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

2023

January						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
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12	13	14	15	16	17	18
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26	27	28				

March						
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April						
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
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28	29	30	31			

June						
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July						
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23	24	25	26	27	28	29
30	31					

August						
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September						
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October						
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29	30	31				

November						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

2023 Subdivision Application Submittal Schedule		
New Submittals	Denial Response Submittals	First Available P&Z Mtg.
9/6/2022	9/21/2022	10/4/2022
10/3/2022	10/18/2022	11/1/2022
11/7/2022	11/22/2022	12/6/2022
12/5/2022	12/20/2022	1/3/2023
1/9/2023	1/24/2023	2/7/2023
2/6/2023	2/21/2023	3/7/2023
3/6/2023	3/21/2023	4/4/2023
4/3/2023	4/18/2023	5/2/2023
5/8/2023	5/23/2023	6/6/2023
6/12/2023	6/27/2023	7/11/2023
7/3/2023	7/18/2023	8/1/2023
8/7/2023	8/22/2023	9/5/2023
9/11/2023	9/26/2023	10/10/2023
10/10/2023	10/25/2023	11/7/2023
11/6/2023	11/21/2023	12/5/2023
12/4/2023	12/19/2023	1/2/2024
City Holiday – City Offices Closed		
Subdivision Application Submittal Date		
Subdivision Denial Response Submittal Date		
Planning & Zoning Commission Meeting Date		
Planning and Zoning Meeting Dates are only for complete applications subject to HB3167 and HB3699		
HB3167 and HB3699 submittals/resubmittals are accepted by NOON on the day indicated. Applications requesting a waiver to HB3167 and HB3699 may resubmit on any Monday by NOON.		

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Mustand Creek Phase 6 Final Plat, 11.69 acres, more or less, of land, comprised of one non-residential lot east of FM1660N and south of Main Hippo Drive.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Mustang Creek Subdivision includes 563 total lots and 170.65 acres. There are 506 proposed single-family residential lots, 34 open space lots, 20 green link lots, 1 commercial lot, 1 church lot and 1 lot for the lift station. The Preliminary Plat was approved in 2019. This phase is the future home of the Hutto Bible Church. The proposed subdivision conforms to the development agreement as well as the Unified Development Code.

NORTH: HISD 9th Grade Center and HISD property

EAST: Undeveloped ETJ and Future Lidell Walker Subdivision

SOUTH: Existing Mustang Creek Subdivision

WEST: Emory Crossing Subdivision across FM 1660 N

SUMMARY OF REQUEST:

The proposed subdivision conforms to the development agreement as well as the Unified Development Code . Water will be provided by Jonah, those lines existing in Main Hippo Drive. Wastewater service will be provided by the City of Hutto and there is a wastewater line at the northwest property line. There are no new streets proposed with this plat.

STAFF REVIEW:

The proposed subdivision conforms to the development agreement as well as the Unified Development Code and is recommended for approval by staff.

FISCAL NOTES:

Not applicable to this item.

POLICY IMPLICATIONS:

Not applicable to this item.

ATTACHMENTS:

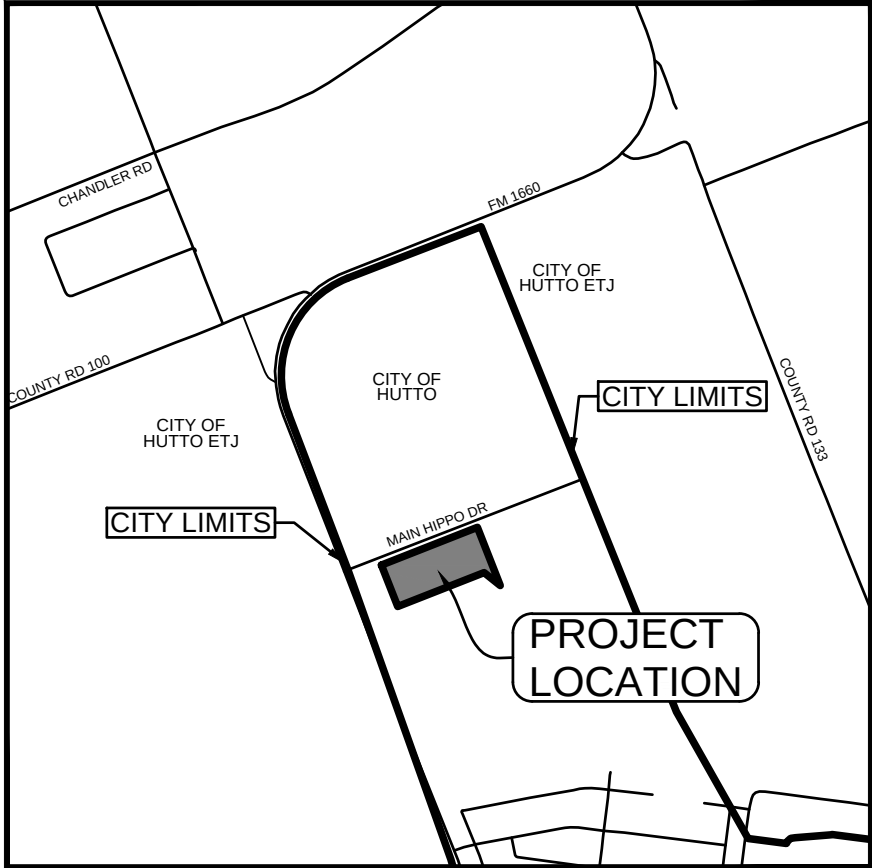
AGENDA ITEM REPORT

4.5.



1. MustangCreekPh6FP-U3-Plat(7-6-23)

Plotted by: Dustin, Plot date: 03/07/2023, File name: h:\02 projects\2022\220701 hutto bible church\07 Sheet\FP\220701 FINAL PLAT.dwg



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- ▨ PRIVATE DRAINAGE AND FLOODPLAIN EASEMENT
- BENCHMARK
- DOC. NO. DOCUMENT NUMBER
- VOL./PG./INST. VOLUME/PAGE/INSTRUMENT
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- B.S.L. BUILDING SETBACK LINE
- ELEC. ELECTRICAL
- R.O.W. RIGHT-OF-WAY
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY TEXAS

OWNER: TOM ALBERS
HUTTO BIBLE CHURCH
301 WEST STREET
HUTTO, TEXAS 78634
PHONE 512.497.6029

SURVEYOR: BRUCE L. BRYAN, RPLS 4249
BRYAN TECHNICAL SERVICES, INC.
911 N MAIN STREET
TAYLOR, TEXAS 76574
PHONE 512.454.8711

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228

SUBMITTAL DATE: 4/18/2023

ORIGINAL SURVEY: JOHN DYKES SURVEY SURVEY
ABSTRACT NO. 186

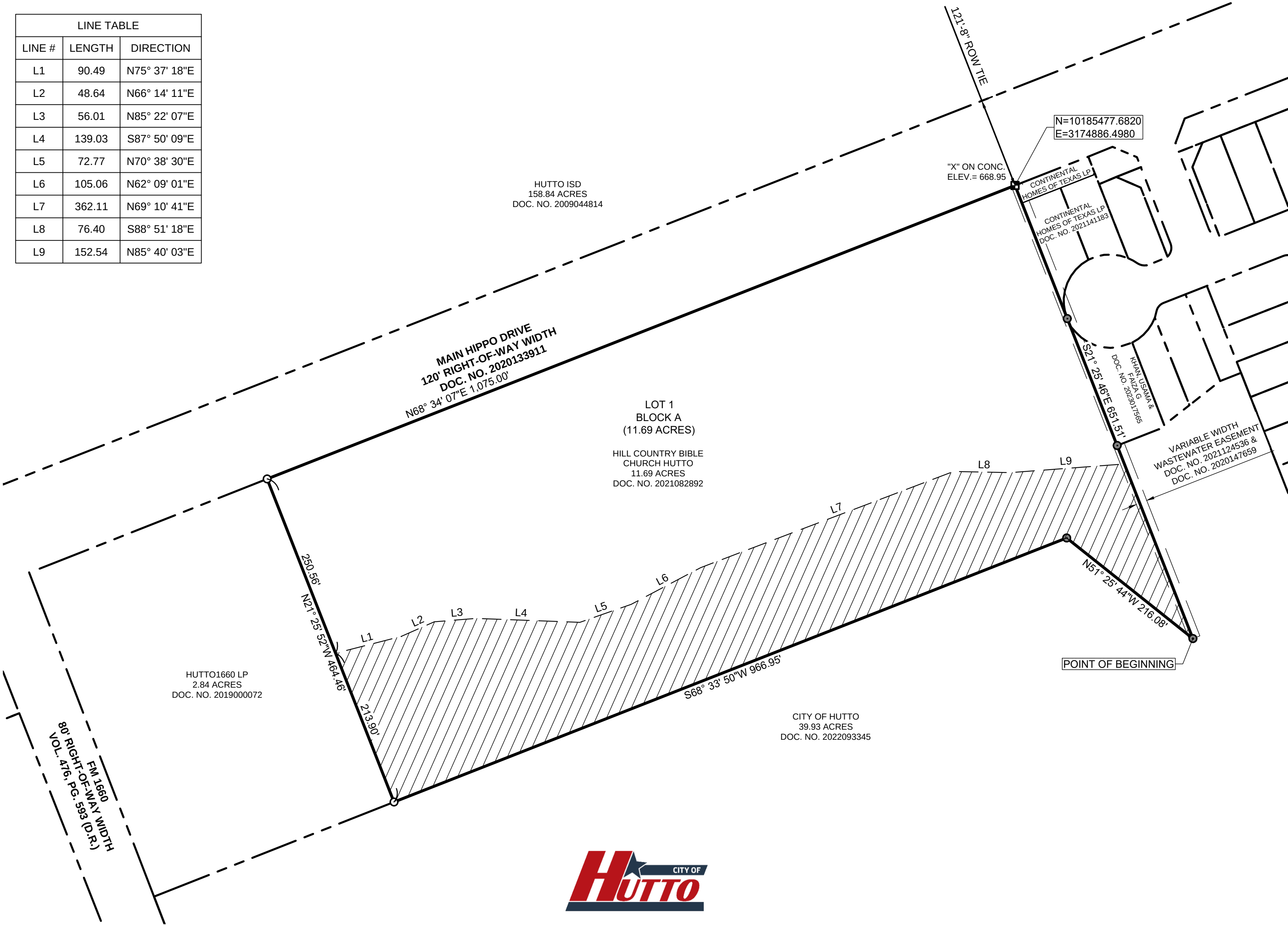
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR
FLOOD PLAIN AS SHOWN ON FIRM PANEL
48491C0510E, DATED 9/26/08

NEW STREETS: NO NEW STREETS ARE PLANNED

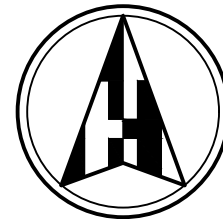
TOTAL LOT/BLOCKS: 1 LOT/1 BLOCK

FINAL PLAT
OF
MUSTANG CREEK, PHASE 6

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	90.49	N75° 37' 18"E
L2	48.64	N66° 14' 11"E
L3	56.01	N85° 22' 07"E
L4	139.03	S87° 50' 09"E
L5	72.77	N70° 38' 30"E
L6	105.06	N62° 09' 01"E
L7	362.11	N69° 10' 41"E
L8	76.40	S88° 51' 18"E
L9	152.54	N85° 40' 03"E



07/06/2023



0 100 200
SCALE: 1"=100'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

SHEET 01 OF 02

Henderson Professional Engineers
HPE 600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300

CITY PROJECT NUMBER 220701

Plotted by: Dustin, Plot date: 03/07/2023, File name: h:\02_projects\2022\220701_hutto bible church\07_Sheet\FP\220701_FINAL PLAT.dwg

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, TOM ALBERS SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021082892 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS MUSTANG CREEK, PHASE 6. TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____.

TOM ALBERS, OWNER'S REPRESENTATIVE
TOM ALBERS
301 WEST STREET
HUTTO, TEXAS 78634
512.497.6029

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM ALBERS, 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 {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, BRUCE L. BRYAN, REGISTERED PUBLIC 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 JUNE 8, 2022.

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

BRUCE L. BRYAN
REGISTERED PUBLIC SURVEYOR NO. 4249
STATE OF TEXAS
911 N MAIN STREET
TAYLOR, TEXAS 76574
512.454.8711

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

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

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

JENNIFER L. HENDERSON, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 116883
STATE OF TEXAS
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
512.350.6228

FINAL PLAT OF MUSTANG CREEK, PHASE 6

PLAT NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: JONAH SUD

WASTEWATER: HUTTO WASTEWATER

ELECTRIC: ONCOR

GAS: ATMOS ENERGY
- UTILITY NOTES

WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER, FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE DATE 9/26/08, FOR WILLIAMSON COUNTY, TEXAS.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE AT OR ABOVE ELEVATION 782.11.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 55%.
- THIS SUBDIVISION IS ZONED SF-1.
- THE TRAFFIC IMPACT FEE (TIF) WAS WAIVED, PER A LETTER DATED 9/13/2018.

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

ASHLEY BAILEY, AICP, DEVELOPMENT SERVICES DIRECTOR DATE

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

RICHARD HUDSON, PLANNING AND ZONING COMMISSION DATE

11.693 ACRES
THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE **JOHN DYKES SURVEY, ABSTRACT NO. 186**, AND LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING OUT OF A CALLED "11.694 ACRES" CONVEYED IN AN DONATION SPECIAL WARRANTY DEED FROM HUTTO1660, LP TO HILL COUNTRY BIBLE CHURCH HUTTO, DATED 6-3-2021 AND RECORDED IN DOCUMENT NO. 2021082892 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JUNE 2022, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (CAPPED "PAPE DAWSON") AT THE SOUTHEAST CORNER OF SAID "11.694 ACRES", ALSO BEING AN INTERIOR CORNER OF A CALLED "MUSTANG CREEK PHASE 8", A SUBDIVISION IN WILLIAMSON COUNTY, DATED 8-2-2022 RECORDED IN DOCUMENT NO. 2022091992 (OPRWC);

THENCE NORTH 51° 25' 44" WEST, ALONG A COMMON LINE OF SAID "11.694 ACRES" AND SAID "MUSTANG CREEK PHASE 8", A DISTANCE OF **216.08 FEET**, TO A 1/2" IRON ROD FOUND (CAPPED "PAPE DAWSON"), BEING AN INTERIOR CORNER OF SAID "11.694 ACRES" SAME BEING AN EXTERIOR CORNER OF SAID "MUSTANG CREEK PHASE 8";

THENCE SOUTH 68° 33' 50" WEST, WITH THE SOUTH LINE OF SAID "11.694 ACRES" AND A NORTHERN LINE OF SAID "MUSTANG CREEK PHASE 8", A DISTANCE OF **966.95 FEET** , TO A 1/2" IRON ROD SET (CAPPED BTS) IN A NORTHERN LINE OF SAID "MUSTANG CREEK PHASE 8", BEING THE SOUTHWEST CORNER OF SAID "11.694 ACRES" AND THE SOUTHEAST CORNER OF A CALLED "169.99 ACRES" (RESIDUE) CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JOYLINE WALLIN KOVAR, INDEPENDENT EXECUTOR OF THE ESTATE OF IVER ERNEST WALLIN, DECEASED TO HUTTO1660, LP, DATED 1-2-2019 AND RECORDED IN DOCUMENT NO. 2019000072 (OPRWC);

THENCE NORTH 21° 25' 52" WEST, ALONG THE WEST LINE OF SAID "11.694 ACRES" AND THE EAST LINE OF SAID "169.99 ACRES" (RESIDUE), A DISTANCE OF **464.46 FEET**, TO A 1/2" IRON ROD SET (CAPPED BTS) IN THE SOUTH LINE OF MAIN HIPPO DRIVE, BEING AT THE NORTHEAST CORNER OF SAID "11.694 ACRES" AND THE NORTHWEST CORNER OF SAID "169.99 ACRES";

THENCE NORTH 68° 34' 07" EAST, ALONG THE SOUTH LINE OF MAIN HIPPO DRIVE, SAME BEING THE NORTH LINE OF SAID "11.694 ACRES", A DISTANCE OF **1075.00 FEET**, TO X-IN-CONCRETE IN THE SOUTH LINE CORNER OF A CALLED "MUSTANG CREEK PHASE 5", A SUBDIVISION IN WILLIAMSON COUNTY, DATED 9-16-2021 AND RECORDED IN DOCUMENT NO. 2021141183 (OPRWC);

THENCE SOUTH 21° 25' 46" EAST, WITH THE EAST LINE OF SAID "11.694 ACRES" AND A WESTERN LINE OF SAID "MUSTANG CREEK PHASE 5", PASSING A 1/2" IRON ROD FOUND (CAPPED "PAPE DAWSON") BEING AN EXTERIOR CORNER OF SAID "MUSTANG CREEK PHASE 5" AT A DISTANCE OF 191.44 FEET, PASSING ANOTHER 1/2" IRON ROD FOUND (CAPPED "PAPE DAWSON") BEING AN EXTERIOR ELL CORNER OF SAID "MUSTANG CREEK PHASE 5" AT A DISTANCE OF 373.96 FEET, CONTINUING FOR A TOTAL DISTANCE OF **651.51 FEET**, TO THE **POINT OF BEGINNING**, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF **11.693 ACRES**.

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 INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY



07/06/2023

SHEET 02 OF 02

Henderson Professional Engineers



600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

Civil Engineering

WBE210166 | HUB 1853873845300

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Hold a public hearing for the proposed Alta Ed Schmidt Preliminary Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

No action - Public hearing only

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Hold a public hearing for the proposed CTC at Emory Crossing Preliminary Plat, 56.318 acres, more or less, of land, 1 multi-family lot, located on CR 119.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

No action - Public hearing only

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the minor modification application of Happy Panini food truck to be located in the Historic District at 201 West Street.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

Mobile food vendors/food trucks are allowed within Hutto's historic district by minor modification, which is similar to a Specific Use Permit. This request seeks to gain approval to operate Happy Panini at the northwest corner of Farley Street and West Street. The property is zoned OT-5H, Old Town - Historic. The district is the Old Town core, a mixed-use neighborhood that allows for retail, live-work, and residential. One of the goals of the area is to have substantial pedestrian activity.

The ordinance limits hours of operation for any mobile food vendor between 7 a.m. and 8 p.m.

SUMMARY OF REQUEST:

Happy Panini food truck is currently located at 209 Farley Street but is looking to temporarily move to 201 West Street until the site at 101 Main Street is ready to fully operate.

STAFF REVIEW:

Staff has reviewed the request and it meets the requirements of the Ordinance.

Staff recommends approval of the minor modification application for Happy Panini.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

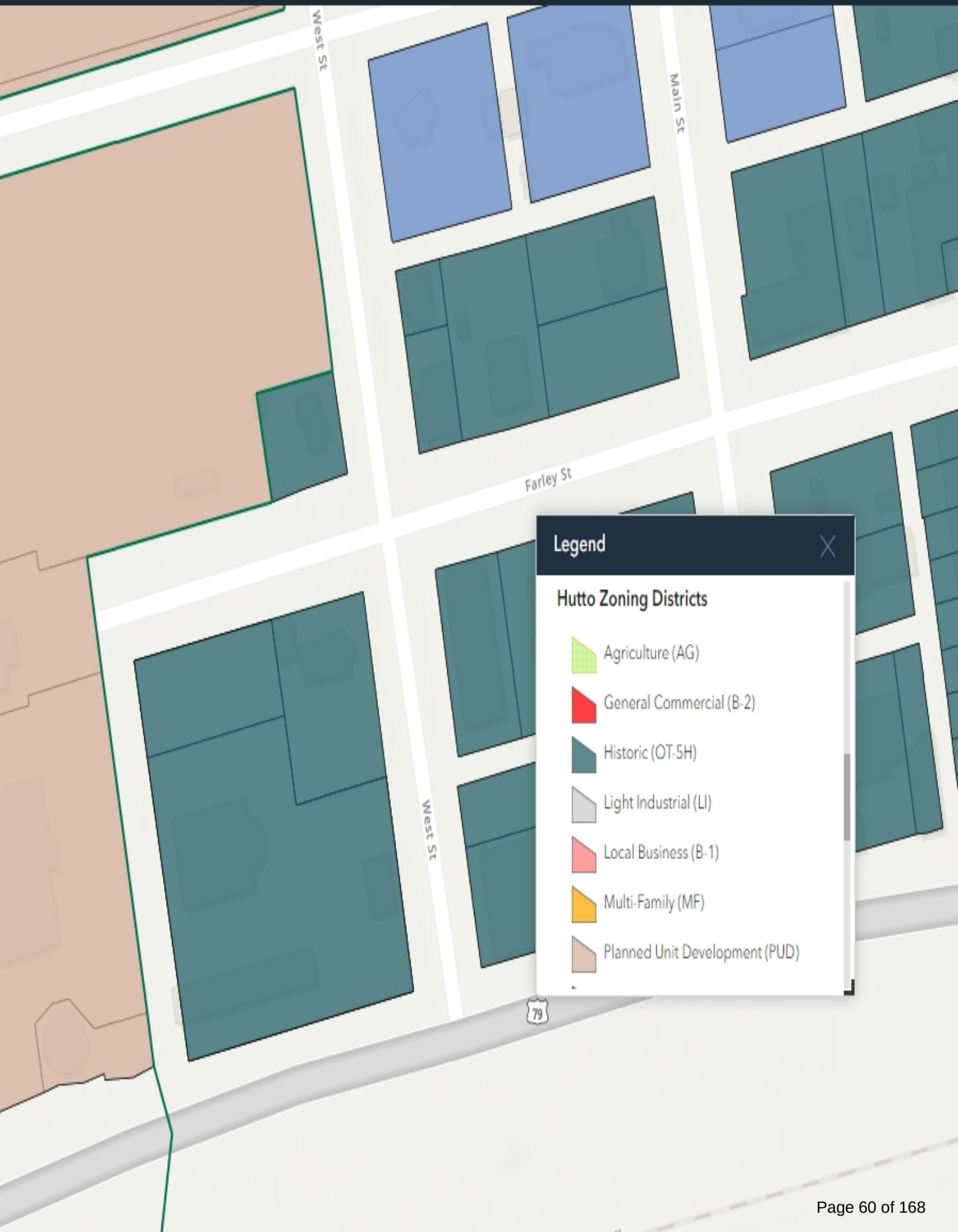
1. zoning map
2. Letter of Intent
3. 201 West Street Happy Panini - Site Layout
4. Happy Panini Site Layout 2
5. Happy Panini Food Truck

AGENDA ITEM REPORT

5.3.



Hutto Official Zoning Map



To: City of Hutto Planning

Date: 8.10.23

Subject: Positioning of mobile food vendor

Location: 201 West Street

Projected date: September 1st, 2023

We are looking to position Happy Panini, a local mobile food vendor on our property at 201 West Street effective September 1st, 2023.

We will be providing 50-amp service, water, and wastewater access to this vendor. The vendor will be on our property on a month-to-month basis.

They will not have any permanent structures installed and will be operating for business the following hours:

Tues through Friday – 10:30 a.m. till 7:00 p.m.

Saturdays – 11 a.m. till 3 p.m.

Please see provided pictures for positioning of their trailer.

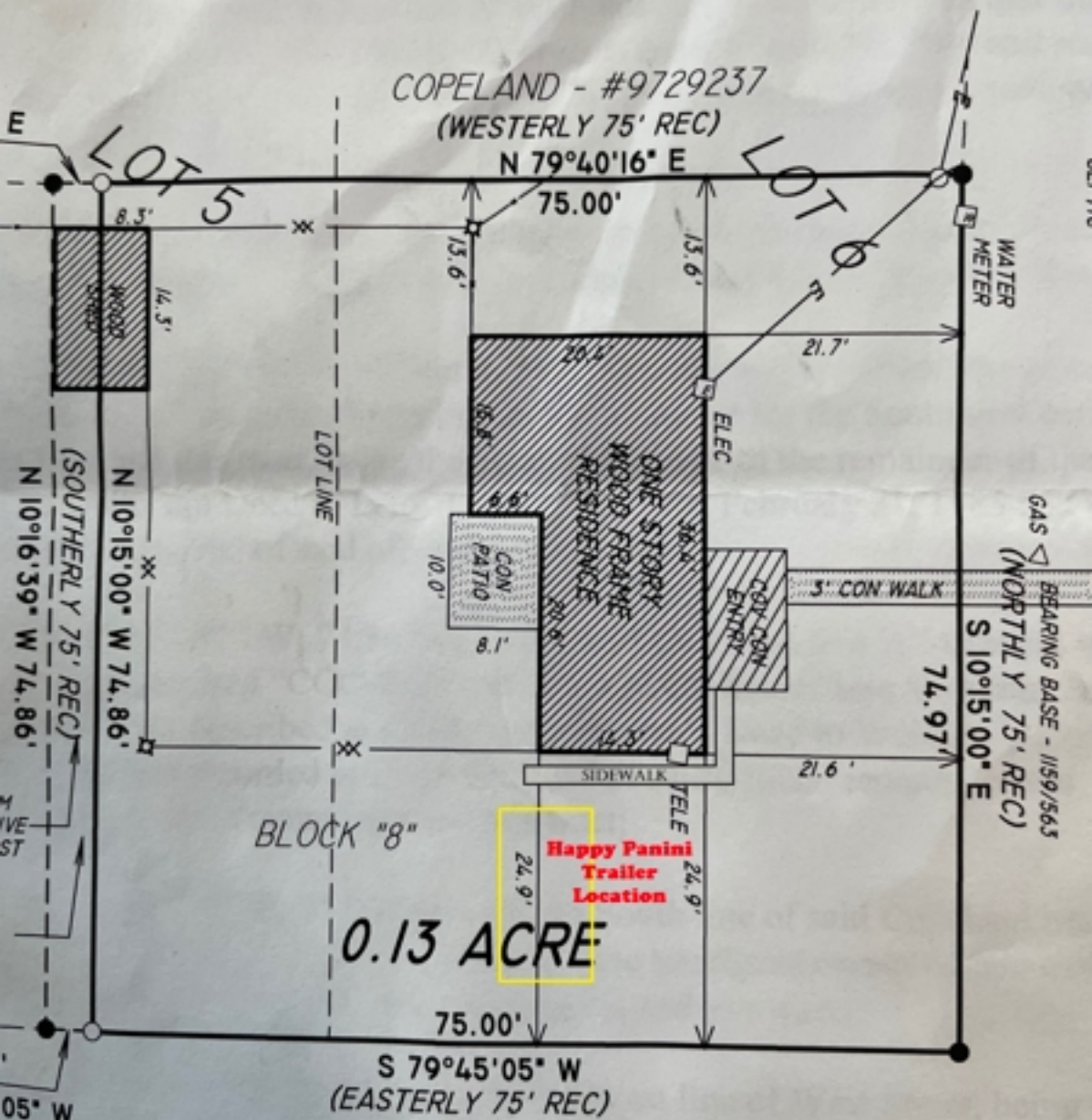
Thank you,

1


08/11/2023
1
Evan Porterfield


08-11-23
Jim Smith

NORTH





Mary's
Mountain
Cookies

West St

Happy
Panini



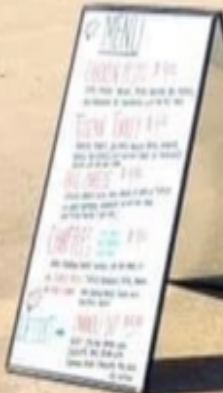
WEDDINGS • EVENTS • FUNDRAISERS

HAPPY
PANINI

612-630-6073



www.happypanini.com



AGENDA ITEM REPORT

5.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the minor modification application of Happy Panini food truck to be located in the Historic District at 101 Main Street.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

Mobile food vendors/food trucks are allowed within Hutto's historic district by minor modification, which is similar to a Specific Use Permit. This request seeks to gain approval to operate Happy Panini at the northwest corner of Main Street and US Highway 79. The property is zoned OT-5H, Old Town - Historic. The district is the Old Town core, a mixed-use neighborhood that allows for retail, live-work, and residential. One of the goals of the area is to have substantial pedestrian activity.

The ordinance limits hours of operation for any mobile food vendor between 7 a.m. and 8 p.m.

SUMMARY OF REQUEST:

Happy Panini food truck is currently located at 209 Farley Street but is looking to relocate to 101 Main Street.

STAFF REVIEW:

Staff has reviewed the request and it meets the requirements of the Ordinance.

Staff recommends approval of the minor modification application for Happy Panini.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

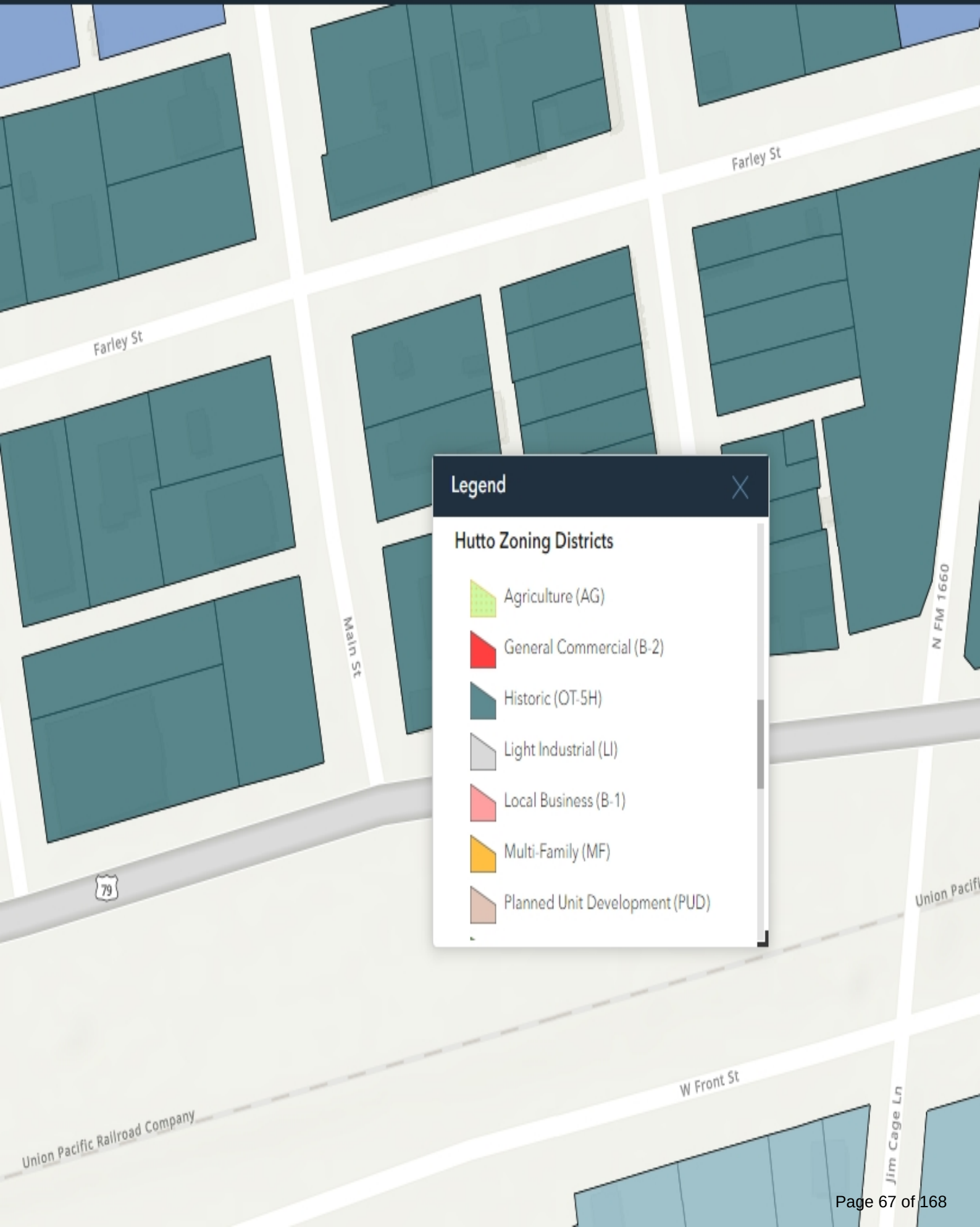
1. zoning map
2. Aerial
3. site layout1
4. LOI
5. Happy Panini Food Truck

AGENDA ITEM REPORT

5.4.



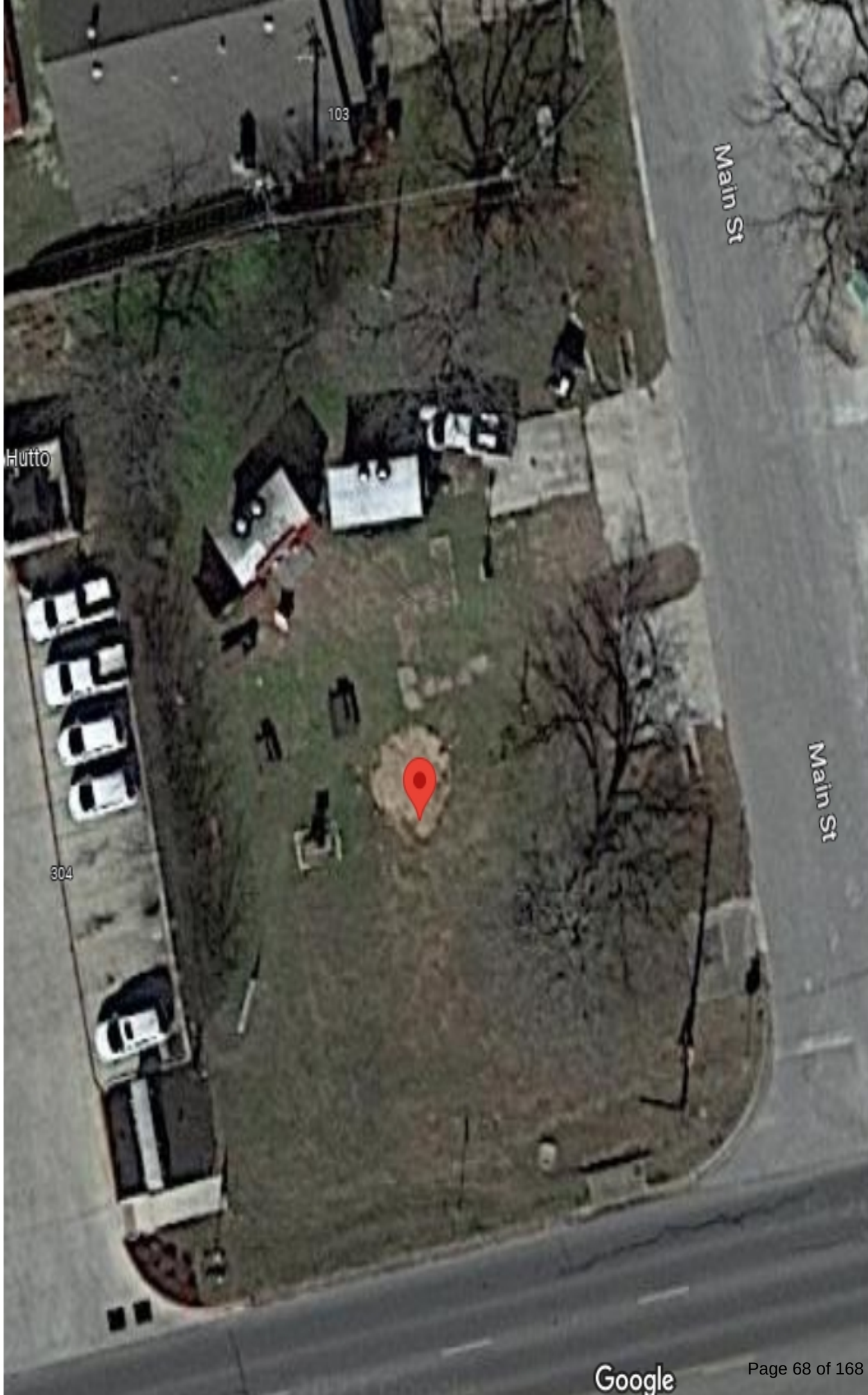
Hutto Official Zoning Map



Legend

Hutto Zoning Districts

-  Agriculture (AG)
-  General Commercial (B-2)
-  Historic (OT-5H)
-  Light Industrial (LI)
-  Local Business (B-1)
-  Multi-Family (MF)
-  Planned Unit Development (PUD)



Hutto

304

103

Main St

Main St

Pete's

Happy
Panini



101 Main St



To: City of Hutto Planning

Date: 8.21.23

Subject: Positioning of Mobile Food Vendor

Location: 101 Main Street

Projected Date: October 1st, 2023

We are looking to position Happy Panini, a local mobile food vendor, on our property at 101 Main Street effective October 1, 2023.

They will have access to 50 amp service, water and wastewater. The vendor will be on our property for two years per lease agreement.

They will not have any permanent structures installed and will be operating for business the following hours:

Tuesday - Friday: 10:30-7

Saturdays: 11-3

Please see provided pictures for positioning of their trailer.

Thank you,



ESPERANZA MUNOZ



WEDDINGS • EVENTS • FUNDRAISERS

HAPPY
PANINI

512-630-6073



www.happypanini.com

MEAT
LUNCH \$12.99
TWO \$24.99
THREE \$36.99
FOUR \$48.99
FIVE \$60.99
SIX \$72.99
SEVEN \$84.99
EIGHT \$96.99
NINE \$108.99
TEN \$120.99
ELEVEN \$132.99
TWELVE \$144.99
THIRTEEN \$156.99
FOURTEEN \$168.99
FIFTEEN \$180.99
SIXTEEN \$192.99
SEVENTEEN \$204.99
EIGHTEEN \$216.99
NINETEEN \$228.99
TWENTY \$240.99
TWENTY-ONE \$252.99
TWENTY-TWO \$264.99
TWENTY-THREE \$276.99
TWENTY-FOUR \$288.99
TWENTY-FIVE \$300.99
TWENTY-SIX \$312.99
TWENTY-SEVEN \$324.99
TWENTY-EIGHT \$336.99
TWENTY-NINE \$348.99
THIRTY \$360.99
THIRTY-ONE \$372.99
THIRTY-TWO \$384.99
THIRTY-THREE \$396.99
THIRTY-FOUR \$408.99
THIRTY-FIVE \$420.99
THIRTY-SIX \$432.99
THIRTY-SEVEN \$444.99
THIRTY-EIGHT \$456.99
THIRTY-NINE \$468.99
FORTY \$480.99
FORTY-ONE \$492.99
FORTY-TWO \$504.99
FORTY-THREE \$516.99
FORTY-FOUR \$528.99
FORTY-FIVE \$540.99
FORTY-SIX \$552.99
FORTY-SEVEN \$564.99
FORTY-EIGHT \$576.99
FORTY-NINE \$588.99
FIFTY \$600.99
FIFTY-ONE \$612.99
FIFTY-TWO \$624.99
FIFTY-THREE \$636.99
FIFTY-FOUR \$648.99
FIFTY-FIVE \$660.99
FIFTY-SIX \$672.99
FIFTY-SEVEN \$684.99
FIFTY-EIGHT \$696.99
FIFTY-NINE \$708.99
SIXTY \$720.99
SIXTY-ONE \$732.99
SIXTY-TWO \$744.99
SIXTY-THREE \$756.99
SIXTY-FOUR \$768.99
SIXTY-FIVE \$780.99
SIXTY-SIX \$792.99
SIXTY-SEVEN \$804.99
SIXTY-EIGHT \$816.99
SIXTY-NINE \$828.99
SEVENTY \$840.99
SEVENTY-ONE \$852.99
SEVENTY-TWO \$864.99
SEVENTY-THREE \$876.99
SEVENTY-FOUR \$888.99
SEVENTY-FIVE \$900.99
SEVENTY-SIX \$912.99
SEVENTY-SEVEN \$924.99
SEVENTY-EIGHT \$936.99
SEVENTY-NINE \$948.99
EIGHTY \$960.99
EIGHTY-ONE \$972.99
EIGHTY-TWO \$984.99
EIGHTY-THREE \$996.99
EIGHTY-FOUR \$1008.99
EIGHTY-FIVE \$1020.99
EIGHTY-SIX \$1032.99
EIGHTY-SEVEN \$1044.99
EIGHTY-EIGHT \$1056.99
EIGHTY-NINE \$1068.99
NINETY \$1080.99
NINETY-ONE \$1092.99
NINETY-TWO \$1104.99
NINETY-THREE \$1116.99
NINETY-FOUR \$1128.99
NINETY-FIVE \$1140.99
NINETY-SIX \$1152.99
NINETY-SEVEN \$1164.99
NINETY-EIGHT \$1176.99
NINETY-NINE \$1188.99
HUNDRED \$1200.99

AGENDA ITEM REPORT

5.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the minor modification application of Pete's Cajun Seafood food truck to be located in the Historic District at 101 Main Street.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

Mobile food vendors/food trucks are allowed within Hutto's historic district by minor modification, which is similar to a Specific Use Permit. This request seeks to gain approval to operate Pete's Cajun Seafood at the northwest corner of Main Street and US Highway 79. The property is zoned OT-5H, Old Town - Historic. The district is the Old Town core, a mixed-use neighborhood that allows for retail, live-work, and residential. One of the goals of the area is to have substantial pedestrian activity.

The ordinance limits hours of operation for any mobile food vendor between 7 a.m. and 8 p.m.

SUMMARY OF REQUEST:

Pete's Cajun Seafood food truck is currently located at 209 Farley Street but is looking to relocate to 101 Main Street.

Staff recommends approval of the minor modification application for Pete's Cajun Seafood.

STAFF REVIEW:

Staff has reviewed the request and it meets the requirements of the Ordinance.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

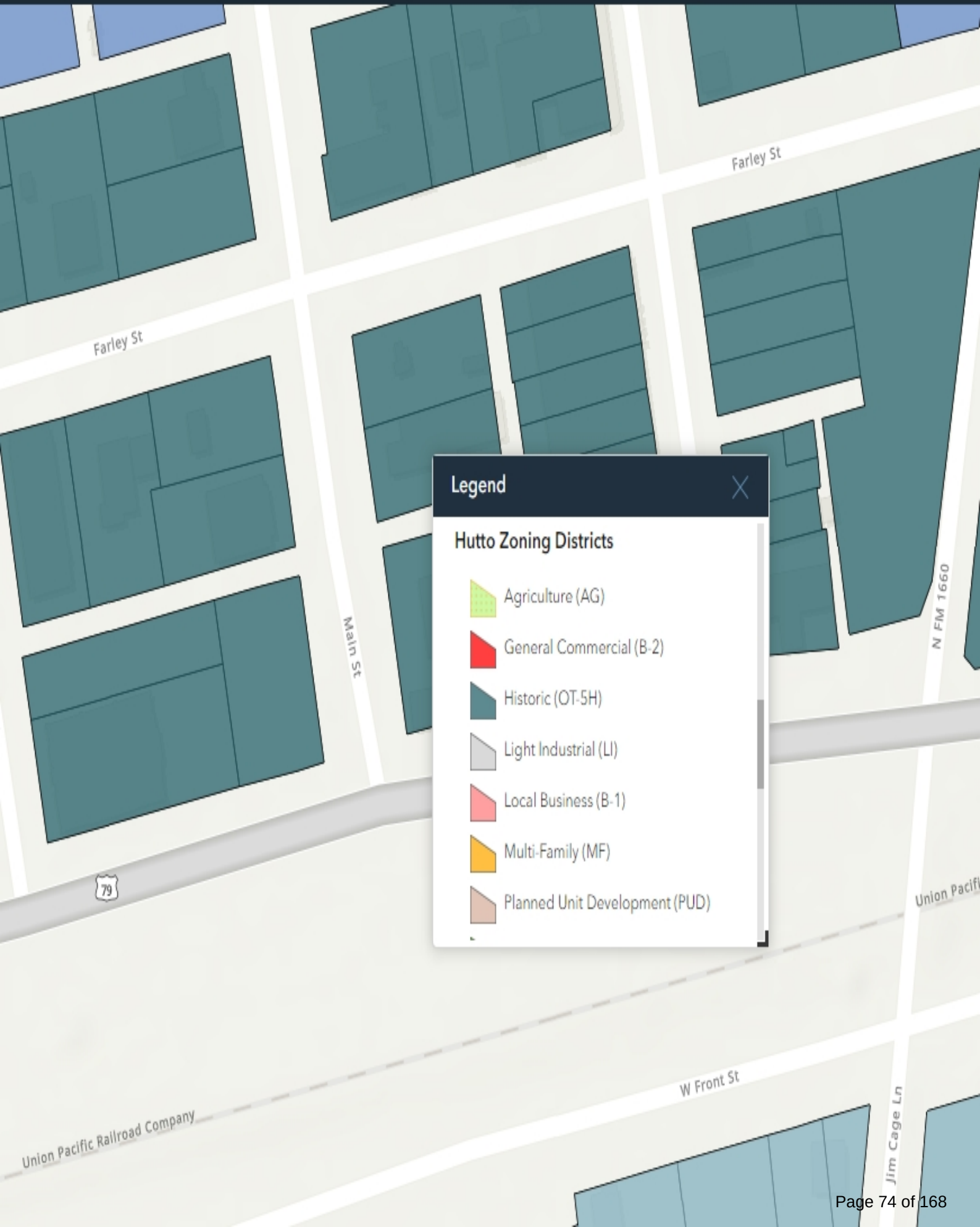
1. zoning map
2. Aerial
3. site layout1
4. LOI
5. Food Truck

AGENDA ITEM REPORT

5.5.



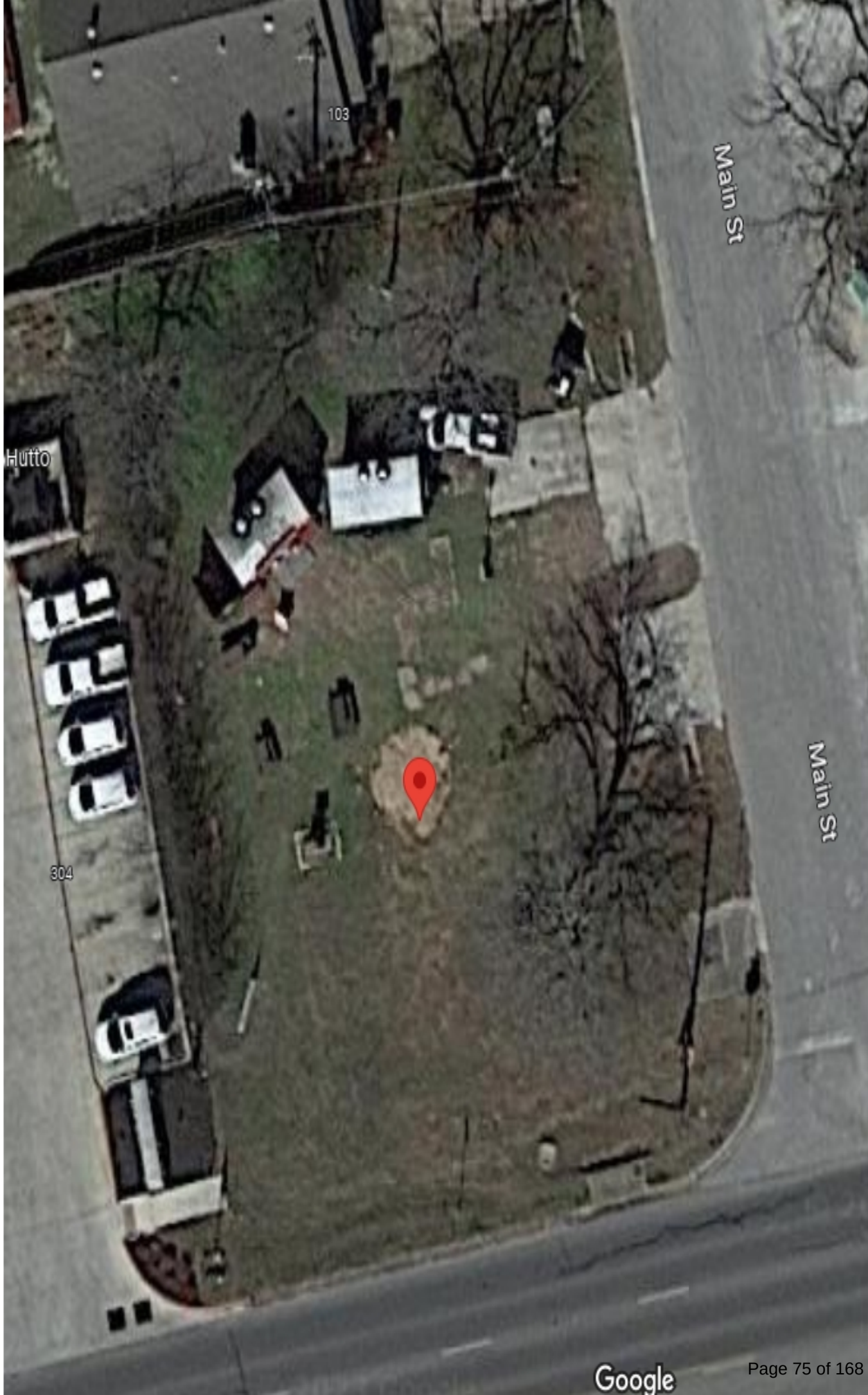
Hutto Official Zoning Map



Legend

Hutto Zoning Districts

-  Agriculture (AG)
-  General Commercial (B-2)
-  Historic (OT-5H)
-  Light Industrial (LI)
-  Local Business (B-1)
-  Multi-Family (MF)
-  Planned Unit Development (PUD)



103

Main St

Hutto

304

Main St

Pete's

Happy
Panini



101 Main St



To: City of Hutto Planning

Date: 8.21.23

Subject: Positioning of Mobile Food Vendor

Location: 101 Main Street

Projected Date: October 1st, 2023

We are looking to position Pete's Cajun Seafood, a local mobile food vendor, on our property at 101 Main Street effective October 1, 2023.

They will have access to 50 amp service, water and wastewater. The vendor will be on our property for two years per lease agreement.

They will not have any permanent structures installed and will be operating for business the following hours:

Tuesday - Friday: 11:30-7

Saturdays: 11-5

Please see provided pictures for positioning of their trailer.

Thank you,



BPERANZA MUNOZ

SEAFOOD

[illegible]

AGENDA ITEM REPORT

5.6.



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 4037 FM 1660 (North), to allow an elevated water pump station (UDC 10.304.8).
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The proposed Specific Use Permit is to allow an elevated water pump station at 4037 FM 1660 (North). The property is currently zoned Single Family (SF-1).

Jonah Water has negotiated with the Hutto ISD for the ownership of Lot 2, Block A of the Hutto Independent School District Maintenance Facility Subdivision. Jonah Water intends to use the site as a pump station facility to receive and distribute water. The facility will include but not limited to a 2 million gallon ground storage tank, pumping units, an electrical/disinfection building, and other needed items to operate the water pump station.

Adjacent Zoning and Uses:

WEST: SF-1 , Vacant

NORTH: ETJ with Development Agreement, Vacant

EAST: SF-1 , Hutto ISD

SOUTH: SF-1, Hutto ISD

SUMMARY OF REQUEST:

Jonah Water has negotiated with the Hutto ISD for the ownership of Lot 2, Block A of the Hutto Independent School District Maintenance Facility Subdivision. Jonah Water intends to use the site as a pump station facility to receive and distribute water. The facility will include but not limited to a 2 million gallon ground storage tank, pumping units, an electrical/disinfection building, and other needed items to operate the water pump station.

A Specific Use Permit is required for Public Utility Substation in the Single Family (SF-1) district.

10.309.12 Public utility substation

10.309.10.1 Definition

Public utility substation: facility used for collecting, processing or distributing a public utility commodity. This use includes electrical substations not in residential districts and high-tension power distribution lines, water tanks and pumps, telephone switching offices and exchanges, and similar uses; but not wireless service facilities, storage and equipment yards, and business offices.

10.309.10.2. Permitted locations

AGENDA ITEM REPORT

5.6.



Public utility substations are considered subject to specific use permit review in all zoning districts and transect zones except electrical substations and high-tension power lines.

STAFF REVIEW:

Staff sent notices to 4 adjacent property owners within 600' and to date staff has received no responses either in support or opposition of the request.

Staff recommends approval of the proposed Specific Use Permit.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. LOI
2. zoning map
3. Plat

JULY 5, 2023

TO: CITY OF HUTTO
C/O: JOHN BYRUM
VIA: EMAIL TO JOHN.BYRUM@HUTTOTX.GOV

RE: JONAH WATER SUD'S ELEVATED NO. 3 PUMP STATION

JONAH WATER HAS NEGOTIATED THE WITH THE HUTTO ISD FOR THE OWNERSHIP OF LOT 2, BLOCK A OF THE HUTTO INDEPENDENT SCHOOL DISTRICT MAINTENANCE FACILITY SUBD.

THE CURRENT ZONING OF THE LOCATION IS "SF1", JONAH WATER INTENDS TO USE THE SITE AS A PUMP STATION FACILITY TO RECEIVE AND DISTRIBUTE POTABLE WATER TO ITS AND CUSTOMERS. THIS FACILITY WILL INCLUDE BUT NOT LIMITED TO A 2.0-MILLION-GALLON GROUND STORAGE TANK, PUMPING UNITS, ELECTRICAL/DISINFECTION BUILDING, AND OTHER NEEDED ITEMS TO OPERATE A POTABLE WATER PUMP STATION.

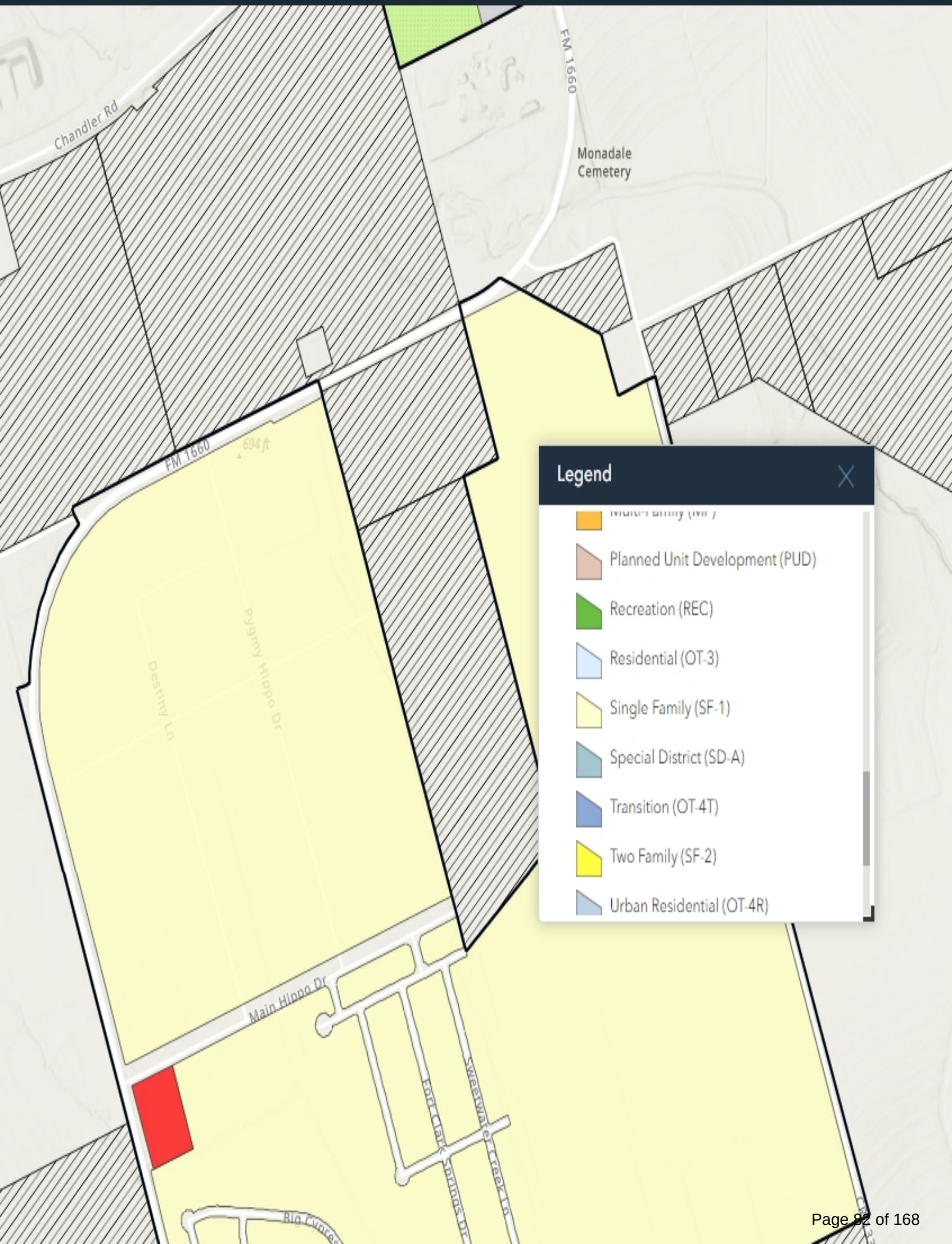
THESE PLANS HAVE BEEN REVIEWED AND RECEIVED CONDITIONAL APPROVALS FOR CONSTRUCTION BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

PLEASE SEE THE ATTACHED PLANS FOR YOUR USE IN REVIEW.

SINCERELY,


MILES WHITNEY, P.E.

Hutto Official Zoning Map



FINAL PLAT
HUTTO INDEPENDENT SCHOOL DISTRICT
MAINTENANCE FACILITY SUBDIVISION

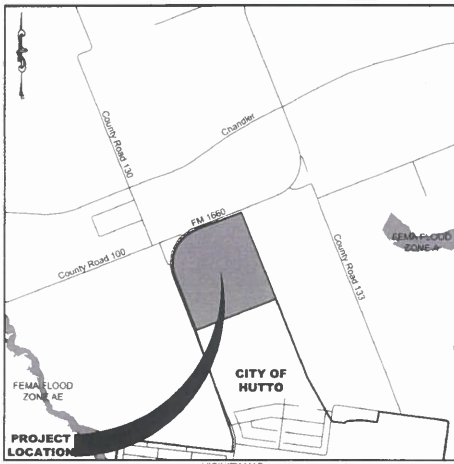
LINE TABLE			LINE TABLE			RIGHT-OF-WAY TIES		CURVE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	Line #	Length	Direction	CURVE #	LENGTH	RADIUS	CHORD	DELTA
L1	475.74	N21° 05' 17"W	L17	420.67	N21° 05' 17"W	T1	79.23	S68° 36' 01"E	C1	1733.95	1106.28	N23° 25' 20"E 1561.84'	89° 48' 14"
L2	1281.34	N21° 26' 18"W	L18	100.00	S68° 38' 33"W	T2	79.96	S71° 07' 53"W	C2	1710.44	1091.28	N23° 25' 20"E 1540.66'	89° 48' 14"
L3	1492.00	N68° 19' 49"E	L19	2550.87	N48° 34' 54"E	T3	80.19	S89° 43' 28"W	C3	296.74	1081.28	N11° 37' 04"W 295.81'	15° 53' 26"
L4	775.51	S21° 35' 08"E	L20	390.59	S21° 05' 17"E	T4	80.01	N21° 40' 11"W	C4	318.30'	1051.28	S12° 48' 21"E 317.09'	17° 20' 52"
L5	2095.58	S21° 39' 39"E	L21	58.90	S68° 18' 42"W				C5	1342.30'	1061.28	S32° 03' 25"W 1254.60'	72° 28' 04"
L6	2606.72	S68° 34' 54"W	L22	45.00	S21° 41' 18"E	BENCHMARK TXDOT BRASS DISC FOUND IN CONCRETE SURFACE COORDINATES N 10108510.66 E 3173706.25 ELEVATION 677.69 VERTICAL DATUM NAVD-83 (GEOID 2012A) SEE SHEET 07 FOR BENCHMARK LOCATION ALONG WEST SIDE OF F.M. 1660 RICKY D. KRUGER, EIT NORTHWEST NEWMAN + ION OF THE CALLED 16389 AC DOC. NO. 2016121073 D R W C T DISCLOSED IN VOID 491 PG. 541 D R W C T							
L7	55.00	S21° 05' 17"E	L23	58.71	N68° 18' 42"E								
L8	15.00	N68° 34' 54"E	L24	702.62	S21° 26' 18"E								
L9	420.70	N21° 05' 17"W	L25	10.00	N14° 36' 33"E								
L10	1281.39	N21° 26' 18"W	L26	308.67	S68° 19' 49"W								
L11	308.67	N68° 19' 49"E	L27	544.58	S68° 19' 49"W								
L12	208.71	N68° 19' 49"E	L28	15.00	N21° 40' 11"W								
L13	574.58	N68° 19' 49"E	L29	429.96	S68° 19' 49"W								
L14	15.00	S21° 40' 11"E	L30	523.93	S21° 26' 18"E								
L15	400.00	N68° 19' 49"E	L31	1281.44	N21° 26' 18"W								
L16	55.00	S21° 39' 39"E	L32	0.82	N49° 09' 12"W								

BENCHMARK TXDOT BRASS DISC FOUND IN CONCRETE
SURFACE COORDINATES
N 10186615 66
E 3137706 25
ELEVATION 677.60'
VERTICAL DATUM NAVD=88 (GEOID 2012A)
SEE SHEET 02 FOR BENCHMARK LOCATION ALONG
WEST SIDE OF F M 1660

RICKY D. KRUGER et al
NORTHERLY REMANENT TOW HON
OF THE CALLED 153 89-AC
DOC NO 2016121073
O P R W C T

DESCRIBED IN VOL 491, PG. 547 D R W C T

BEARINGS BASIS: NAD-83, TEXAS CENTRAL ZONE,
(4203), STATE PLANE SYSTEM.
THE COORDINATES AND DISTANCES FOR THIS
PROJECT ARE SURFACE BASED ON A COMBINED
SURFACE ADJUSTMENT FACTOR OF 1.00012



LEGEND

- | | |
|--------|---|
| ○ | IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" |
| ○ | IRON ROD FOUND |
| △ | CALCULATED POINT |
| △ | TXDOT TYPE I CONCRETE MONUMENT FOUND |
| ■ | BENCHMARK |
| ETJ | EXTRATERRITORIAL JURISDICTION |
| ROW | RIGHT-OF-WAY |
| DRWCT | DEED RECORDS OF WILLIAMSON COUNTY, TEXAS |
| OPRWCT | OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS |

OWNER BRANDON CAROWELL
DIRECTOR OF FACILITIES AND OPERATIONS
HUTTO INDEPENDENT SCHOOL DISTRICT
P O BOX 430
HUTTO TEXAS 78634
PHONE 512 557 7474
EMAIL: BRANDON.CAROWELL@HUTTOISD.NET

SURVEYOR SHANE SHAFFER RPLS
DIAMOND SURVEYING INC
116 SKYLINE ROAD
GEORGTOWN TEXAS 78628
PHONE 512 931 3160
EMAIL: SHANE@DIAMONDSURVEYING.COM

ENGINEER JENNIFER HENDERSON P E
HENDERSON PROFESSIONAL ENGINEERS, LLC
FIRM # F-2208
600 ROUND ROCK WEST DRIVE SUITE 604
ROUND ROCK TEXAS 78681
PHONE 512 350 6228
EMAIL: JEN@HENDERSONPE.COM

MITTAL DATE 5/5/2021

ORIGINAL SURVEY	JOHN DYKES SURVEY
	ABSTRACT NO 186
FEMA FLOODPLAIN	THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANEL 48491C0510F DATED DECEMBER 20 2019
TOTAL ROW TO BE DEDICATED	5 122 AC
TOTAL BLOCKS	1
TOTAL LOTS	2
TOTAL AREA	164 965

[illegible]

Henderson Professional Engineers
HPE 600 ROUND ROCK WEST
 DRIVE, SUITE 604
 ROUND ROCK, TX 78681
 512.350.6228
 PEELS FIRM #F-22208
 Civil Engineering www.hendersonpe.com
 WBE210166 | HUB 1853873845300

CITY PROJECT NUMBER: 1803-PLAT

Doc# 2021123178

METES AND BOUNDS DESCRIPTION

FOR A 154.965 ACRE TRACT OF LAND SITUATED IN THE JOHN DYKES SURVEY ABSTRACT NO. 186 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 100.00 ACRE TRACT OF LAND CONVEYED TO THE HUTTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 200706800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE CALLED 65.90 ACRE TRACT OF LAND CONVEYED TO THE HUTTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 200904414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 154.965 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MARCH, 2019 AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" ON THE SOUTHWEST CORNER OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAME BEING ON THE EASTERN BOUNDARY LINE OF THE CALLED 7.035 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 593 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE EASTERN RIGHT-OF-WAY LINE OF F.M. 1660 (80' RIGHT-OF-WAY WIDTH), SAME BEING ON THE NORTHWEST CORNER OF THE REMAINT PORTION OF THE CALLED 166.99 ACRE TRACT OF LAND CONVEYED TO HUTTO 1660, I.P. RECORDED IN DOCUMENT NO. 201900072, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A TADOT TYPE 1 CONCRETE MONUMENT FOUND MONUMENTING AN ANGLE POINT ON SAID EASTERN RIGHT-OF-WAY LINE OF F.M. 1660, SAME BEING ON THE WESTERN BOUNDARY LINE OF THE CALLED 153.34 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NO. 2019090376, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 21°05'17" E FOR A DISTANCE OF 1596.31 FEET.

THENCE, N 21°05'17" W WITH THE WESTERN BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAID EASTERN BOUNDARY LINE OF THE 7.035 ACRE STATE OF TEXAS TRACT AND SAID EASTERN RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 475.74 FEET TO A TADOT TYPE 1 CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING AN ANGLE POINT HEREOF, FROM WHICH A TADOT TYPE 1 CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING AN ANGLE POINT ON THE EAST BOUNDARY LINE OF THE CALLED 26.881 ACRE TRACT OF LAND CONVEYED TO HUALMAR LLC, RECORDED IN DOCUMENT NO. 2019059556, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE WEST BOUNDARY LINE OF THE CALLED 1.384 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 875 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SAID F.M. 1660, BEARS S 71°07'32" W FOR A DISTANCE OF 79.96 FEET.

THENCE, N 21°28'18" W WITH SAID WESTERN BOUNDARY LINE OF THE 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE WESTERN BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, SAID EASTERN BOUNDARY LINE OF THE 7.035 ACRE STATE OF TEXAS TRACT AND SAID EASTERN RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 1291.34 FEET TO A TADOT TYPE 1 CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING THE BEGINNING OF A CURVE TO THE RIGHT HEREOF.

THENCE, WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHEASTERLY BOUNDARY LINE OF SAID 7.035 ACRE STATE OF TEXAS TRACT AND THE SOUTHEASTERN RIGHT-OF-WAY LINE OF SAID F.M. 1660, WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 1233.95 FEET, SAID CURVE HAVING A RADIUS OF 1198.26 FEET, A DELTA ANGLE OF 89°48'14" AND A CHORD WHICH BEARS N 23°29'20" E FOR A DISTANCE OF 1561.84 FEET TO A TADOT TYPE 1 CONCRETE MONUMENT FOUND (BROKEN) MONUMENTING THE END OF THIS CURVE HEREOF.

THENCE, N 88°18'49" E WITH THE NORTHERLY BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHERLY BOUNDARY LINE OF SAID 7.035 ACRE STATE OF TEXAS TRACT AND THE SOUTHERLY BOUNDARY LINE OF THE CALLED 1.335 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 476, PAGE 574 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660 FOR A DISTANCE OF 1482.00 FEET TO A 1/2" IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING" ON THE NORTHEAST CORNER OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND THE SOUTHEAST CORNER OF THE CALLED 1.335 ACRE STATE OF TEXAS TRACT AND THE NORTHWEST CORNER OF THE SOUTHERLY REMAINT PORTION OF THE CALLED 153.89 ACRE TRACT OF LAND CONVEYED TO RICKY D. KRUEGER ET AL, RECORDED IN DOCUMENT NO. 2018121073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 1/2" IRON ROD FOUND MONUMENTING THE NORTHEAST CORNER OF SAID REMAINT PORTION OF THE 153.89 ACRE TRACT OF LAND CONVEYED TO RICKY D. KRUEGER ET AL, RECORDED IN DOCUMENT NO. 2018121073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660, BEARS N 68°19'49" E FOR A DISTANCE OF 1115.93 FEET.

THENCE, S 21°35'08" W WITH THE EASTERN BOUNDARY LINE OF SAID 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND THE WESTERN BOUNDARY LINE OF SAID REMAINT PORTION OF THE 153.89 ACRE TRACT OF LAND CONVEYED TO RICKY D. KRUEGER ET AL, RECORDED IN DOCUMENT NO. 2018121073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1660, BEARS S 21°35'08" W FOR A DISTANCE OF 775.51 FEET TO A 1" IRON PIPE FOUND MONUMENTING AN ANGLE POINT IN SAID EASTERN BOUNDARY LINE OF THE 100.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, THE SOUTHWEST CORNER OF SAID REMAINT PORTION OF THE 153.89 ACRE TRACT OF LAND CONVEYED TO RICKY D. KRUEGER ET AL, RECORDED IN DOCUMENT NO. 2018121073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT A DISTANCE OF 1007.83 FEET AN IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES", 0.42' WEST OF THIS LINE, IN ALL A TOTAL DISTANCE OF 2095.94 FEET TO AN IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES" MONUMENTING THE SOUTHEAST CORNER OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT AND THE NORTHEAST CORNER OF SAID 153.34 ACRE CONTINENTAL HOMES OF TEXAS, L.P. TRACT FOR A DISTANCE OF 2060.72 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 154.965 ACRES OF LAND MORE OR LESS.

THENCE, S 68°34'54" W WITH THE SOUTH BOUNDARY LINE OF SAID 65.00 ACRE HUTTO INDEPENDENT SCHOOL DISTRICT TRACT, IN PART WITH THE NORTH BOUNDARY LINE OF SAID 153.34 ACRE CONTINENTAL HOMES OF TEXAS, L.P. TRACT AND SAID 169.99 ACRE HUTTO 1660, L.P. TRACT FOR A DISTANCE OF 2060.72 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 154.965 ACRES OF LAND MORE OR LESS.

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.0002

FINAL PLAT
HUTTO INDEPENDENT SCHOOL DISTRICT
MAINTENANCE FACILITY SUBDIVISION

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

WE, HUTTO INDEPENDENT SCHOOL DISTRICT, OWNERS OF THAT CERTAIN 100.00 ACRE TRACT OF LAND, SHOWN HEREON AND RECORDED IN DOCUMENT NO. 200706800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 65.00 ACRE TRACT OF LAND SHOWN HEREON AND RECORDED IN DOCUMENT NO. 200904414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THERE ARE NO LIEN HOLDERS OF SAID TRACTS OF LAND AND DOES HEREBY SUBDIVIDE 164.968 ACRES AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHT-OF-WAY EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE AND DOES HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THE SUBDIVISION IS TO BE KNOWN AS HUTTO INDEPENDENT SCHOOL DISTRICT MAINTENANCE FACILITY SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21st DAY OF July, 2021

BRANDON CARDWELL, CELINA E. SHAFER, THOMAS PHILIP
DIRECTOR OF FACILITIES AND OPERATIONS, SUPERINTENDENT OF SCHOOLS
HUTTO INDEPENDENT SCHOOL DISTRICT
P.O. BOX 430
HUTTO, TEXAS 75854

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

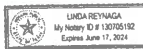
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON CARDWELL, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREOF.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF July, 2021

Linda Runneger

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON Nov. 6, 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 9th DAY OF JULY, 2021

Shane Shafer

SHANE SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5281
STATE OF TEXAS
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78626
512.931.3100



STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, JENNIFER L. HENDERSON, 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 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 10th DAY OF July, 2021

JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
512.350.6228



PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THIS 6th DAY OF July, 2021

ASHLEY LUMPKIN, AT
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT

THIS IS LOCATED WITHIN THE INCORPORATED CITY LIMITS OF HUTTO THIS IS 3rd DAY OF August, 2021

Ashley Lumpkin

ASHLEY LUMPKIN, AT
CITY OF HUTTO, DEVELOPMENT SERVICES DEPARTMENT

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 17th DAY OF August 2021 A.D. AT 1:10 O'CLOCK P.M. AND DULY RECORDED THIS 17th DAY OF August, 2021 A.D. AT 1:10 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021123178.

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: Brenda McKenzie
Brenda McKenzie, DEPUTY

SHEET
03 OF 03

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com
WBEC210166 | HUB 1853873845300
CITY PROJECT NUMBER 1803 PLAT

DIAMOND SURVEYING, INC.
1100 E. 11th STREET, SUITE 100
DALLAS, TEXAS 75202
(214) 343-3300

AGENDA ITEM REPORT

5.7.



To: Planning and Zoning Commission
Subject: Hold a public hearing and consider a recommendation to City Council for the proposed amendment to the Townwest Commons Planned Unit Development (PUD), 18.83 acres, more or less, of land, located northwest of US79 and Ed Schmidt Blvd.
Meeting: Tuesday, September 5, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposal is to modify Phase II of the existing Townwest Commons PUD which consists of approximately 18.83 acres north of US 79 between Alliance and Ed Schmidt Blvds. This tract of land was originally annexed into the city in 2002 with a Planned Unit Development approved in December of 2006 for the purposes of allowing the Lowe's development but did not provide specifics on Phase II of the development. The amendment proposes architectural design, site planning, landscaping, and signage for Phase II, including Academy and EVO.

WEST: Alliance Blvd. and Undevelopment Light Industrial Property (Ironwood)

NORTH: SF-1, Emory Crossing

EAST: Existing Commercial Development, Phase I of the Townwest Commons PUD

SOUTH: US79 and existing commercial

SUMMARY OF REQUEST:

The proposed PUD amendment seeks to modify the PUD in the following areas:

1. Provide a site plan for Phase II of the development.
2. Add architectural elevations for the proposed buildings.
3. Allow uniform parking lot lighting within the overall development across internal lot lines.
4. Modify the pylon signage and provide for additional building signage.
5. A revised landscaping plan for Phase II.
6. An allowance for pole mounted transformers and overhead utility lines in lieu of underground and ground-mounted equipment.

The PUD amendment provides for additional specificity for the remaining development area. The attached elevations show buildings that mostly comply with all aspects of the Unified Development Code with minor exceptions for glazing and removal of recesses and projections along long facades on the Academy and EVO buildings. The collection of elevations provides for harmony across Phase II and provides pedestrian scaled elements on the larger structures to help mitigate the massing necessary for larger users.

AGENDA ITEM REPORT

5.7.



Specifically, the proposed elevations remove the criteria for wall projections and recesses for walls greater than 100-feet long. However, the elevations, as proposed, substantially meet the requirement for changes in texture, masonry pattern, and other elements that break the building into more human-scaled proportions. The proposed elevations also remove the following requirements for EVO and Academy buildings:

10.406.6.4.8 Transparency in commercial buildings

- ☐ At ground level, buildings must have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length.
- ☐ Side walls must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 25% of its length.
- ☐ Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when fronting plaza areas.

Academy substantially conforms to the above section with the substitution of false windows to provide the same pedestrian scaled architecture to meet the intent of the code. EVO is gaining substantial compliance with the spirit of the ordinance with a combination of murals, internally illuminated sign panels at ground level, green screens, digital displays, and windows at the entrance. Linear LED lights along the pedestrian corridor provide visual interest and additional lighting. EVO and the future commercial building directly east of EVO will be exempt from these requirements along the service corridor between the structures (front wall of EVO and the rear wall of the adjacent retail building). The remaining retail buildings meet the intent of the code without deviations.

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 amendment is largely consistent with the Unified Development Code and the adopted B-2, General Commercial Standards, yet provides additional architectural elevations for Phase II that were not included in the PUD in 2006. The proposed development is adjacent to an existing single-family neighborhood and does not propose any encroachments into the buffer and drainage area between the two developments.

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

The development will not adversely affect land with significant historical, cultural, recreational or aesthetic value.

AGENDA ITEM REPORT

5.7.



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 site is approximately 18.83 acres in size. The project will utilize the existing detention pond at the north of the site and has not proposed any additional parks, which is standard for most commercial development. There will be a plaza with a small covered stage and lawn at the entry of EVO and the developer will provide pedestrian elements as required in the Unified Development Code.

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 substantially conforms to the Unified Development Code for the proposed development with building massing, pedestrian connections, and landscaping.

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 subject to the Traffic Impact Fees, which may be utilized on adjacent roadways with Council approval. In addition, the developer has reached an agreement with TXDOT to install a median break and left turn along the US79 eastbound lanes at Alliance Blvd.

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

Existing infrastructure will serve the site with extensions as needed provided by the developer. However, the developer is requesting a variance to PUD Section 10 and the UDC 10.402.2 by allowing pole mounted transformers to serve the Academy building in lieu of ground mounted transformers. Staff does not support this request for a permanent solution as the intent from the 2006 PUD and the UDC, originally adopted in 2011, is to underground all new construction lines. Staff is amenable to allowing the overhead connection until the ground-mounted transformer is installed as there is about a year

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.

This PUD substantially conforms to the Unified Development Code for the proposed development.

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.

The elevations provided with the amendment show substantial conformance with the UDC except for the larger buildings that cannot meet the transparency requirement as written. The proposed elevations provide for a cohesive development across both phases, blending new ideas and features compatible with the existing Townwest Development site. New construction must conform to the elevations as submitted, if approved.

All property owners within 600 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.

AGENDA ITEM REPORT

5.7.



Staff recommends approval of the Townwest Commons PUD amendment with the condition that the pole mounted transformer or overhead utility lines are utilized as a temporary solution to provide services to Academy until the ground-mounted transformer is installed.

FISCAL NOTES:

This item has no fiscal notes applicable.

POLICY IMPLICATIONS:

Not applicable to this item.

ATTACHMENTS:

1. TownwestCommonsPUDAmend1-Newspaper_Map
2. U3-01 - PUD Amendment Summary
3. U3-02 - Redline Development Plan Text
4. U3-03 - Redlined PUD Text EXHIBIT G
5. TownwestCommonsPUD Original
6. 4 - PUD Amednment Exhibit D-1
7. 5 - H-1 EVO Elevations
8. 5 - H-1 Larger Retail Buildings
9. 5 - H-1 Multi-Tenant Building
10. 5 - H-2 Multi-Tenant Building
11. 5 - J Academy Elevations
12. 5 - J Academy Renderings
13. 6 - Signage Details
14. 6 - Signage Plan Exhibit E

PUD Amendment (Phase II Area)



ALLIANCE
BLVD

R085621

R493686

R493687

R584042

ED-SCHMIDT-BLVD



0 250 500 1,000

Feet

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.

**TOWNWEST COMMONS
PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN AMENDMENT**

The Townwest Commons Planned Unit Development (“PUD”) was approved by the City of Hutto in December 4, 2006, and adopted under City Ordinance No. 06-020-00. The PUD is applicable to the land located on the north side of US 79 between Alliance Boulevard and Ed Schmidt Boulevard.

Pursuant to Section 13 of the Original Development Plan of the PUD, which addresses changes to the PUD, this amendment is being provided to provide additional detail to the previous Development Plan. The purpose of this PUD amendment is to address several areas of the existing PUD as outlined below:

1. Add a site plan covering the area indicated as Phase II in the original PUD Development Plan-added as Exhibit D-1.
2. Additional architectural considerations in Section 4 of the Development Standards.
3. Modification of Section 14 of the Development Standards allowing for uniform light levels through the development across internal lot lines.
4. The addition of a pylon sign as indicated in Exhibit E of the PUD. Also a request to allow additional wall signage on the proposed buildings.
5. A revised landscape plan covering the areas indicated as Phase II in the original PUD Landscape Plan added as Exhibit F-1.
6. Utility service – modification of Section 10 of the Development Plan to allow for pole mounted transformers with overhead lines to serve Academy.

Further information regarding each of the amendment requests is provided below. A chart detailing the areas addressing specific portions of the City of Hutto Unified Development Code (UDC) is included in the following pages. A red line of the Development Standards for the original PUD is attached with this narrative.

Development Plan

The original PUD included a site plan that detailed the Phase I development area. That portion of the development has been completed as shown in the PUD development plan. This amendment adds site plan detail in the area indicated as Phase II in the development plan, to be included as Exhibit D-1. The commercial center is intended to be a unified development, regardless of internal property lines. The site

plan is designed to support the unified nature of the development and promote shared parking between the different uses within the development.

Architectural – Section 4 of Development Standards

Section 4 of the Development Standards of the PUD outlines architectural considerations for the development. In addition, UDC Section 10.406.6 provides requirements for architectural design. In consideration of the proposed uses within Phase II, the attached architectural elevations are provided. The function and intended use of the buildings within Phase II create an opportunity for improvement to the architecture of the buildings and still meet the intent of the UDC requirements. Though the development includes several larger buildings, the intent is to still provide a sense of place unique to Hutto as well as break up the scale of the buildings to a human level.

UDC Section 10.406.6.4 details the requirements for exterior walls. As part of the proposed architecture elevations for the PUD amendment, the architecture for the buildings honor the intent to reduce the scale and mass of the structure, but due to the function of the buildings, it is not practical to provide significant projections or recessions within the structure of the building.

UDC Section 10.406.6.4.8 requires that the front of a commercial building provide 75% transparency at an elevation between 2 to 7 feet from ground level. There is an allowance for up to 50% of that requirement to be met through finishes and displays due to the internal function of the building. The proposed architectural elevations for the PUD show that the proposed multi-tenant buildings will meet this requirement with store-front elevations, but the larger single user buildings need consideration. Due to the use of the exterior walls as display and sales areas, transparent windows are not practical within the large single user retail spaces. Additional elements are provided on the elevations in order to meet the intent of providing a pedestrian scale for the buildings. The internal use of the theater building, with a mix of recreation and entertainment uses as well as theater space, precludes meeting the requirement of transparent elements since natural light would degrade the experience within the space. In order to reduce the mass of the structure to a human scale, the space in front of the theater is planned as a plaza space. Additionally, a significant portion of the front of the theater building is behind a multi-tenant building which does meet the transparency requirements.

Each of the enclosed elevations provides a substitution for the transparent windows and different applications to break up the building mass and help reduce the buildings to a human, pedestrian scale. The elevations are designed to engage and encourage the use of public spaces, while meeting the necessary functional needs of the user.

The Tract “J” building (Academy) front elevation provides the required percentage of glazing elements of 75% of the linear frontage of the building, but the elevation exceeds the 50% allowance for non-transparent elements. Due to the function of the building, the front of the building is used for merchandising which prevents the usage of transparent elements for the glazing. At the entrance and surrounding area, the glazing elements are transparent, equal to 7% of the frontage. The remaining spandrel glazing elements represent

68% of the frontage, meeting the 75% requirement. The glazing for the side elevations is also met through the spandrel glazing.

Tract H-1 includes a theater and entertainment building that due to function, opportunity for transparent glazing is limited. The southern (left) portion of the front of the theater will be screened by a multi-tenant building and access along that portion of the building will be limited to a gated service area. The remaining theater frontage will face an open plaza area that engage the public through the use of digital displays and a large art/mural area. Additionally the side elevations include engaging displays and artwork with green wall structures in order to break up the frontage.

The single-use larger retail buildings in the H-1 tract include glazing and elements to meet the requirement of 75% of the frontage of the building being glazing elements. The elevation will use spandrel glass and artwork to meet the standard, allowing for up to 75% of the requirement to be met through the use of these elements. The use of the front walls of the buildings for merchandising prevents extensive application of transparent window elements. The sides of the building will provide green wall elements, spandrel glass, art work and transparent glazing.

Parking Lot Lighting

Section 14 of the Development Standards of the PUD provides requirements for the parking lot lighting within the development. UDC Section 10.409.3.1. provides requirements for photometrics at property lines, limiting the illumination level at the property lines to 5 lux. Language removing this requirement at internal lot lines within the overall development is requested. In particular, enforcing this requirement where the YMCA lot line falls within the existing parking lot drive would result in driving aisles not being properly lit. The following is being requested to be added to Section 14 – “The lighting requirements in Section 10.409.3.1 of the UDC shall not be applicable at internal lot lines within the development.” This will allow uniform lighting across the entire development, which improves public safety.

UDC 10.409.3.1 requirements shall remain in place at the external property lines within Phase II of the development along Alliance Boulevard and US Highway 79.

Signage Plan

The original PUD included a plan that detailed the allowed development signage in Exhibit E of the agreement. A revised exhibit is attached to replace the original exhibit with the PUD. The proposed plan replaced two signs designated as C-1 with signs identified as C-4 in the exhibit. The proposed sign is a 30' tall sign allowing for multi-tenant signage versus a single user sign. The availability of this signage format is necessary for the identification of the multiple tenants located within the development that may not have direct visibility from US-79. These signs will be permitted for off-premise signage for businesses located within the Townwest Commons PUD.

UDC Section 10.410.3.4 details the allowable signage for commercial uses. The allowable signage for attached single use buildings is limited to 1.0 square feet per linear frontage footage and 0.5 square feet per linear walls for side and rear. Additionally, the signage is limited to below the roofline. In order to meet the national branding needs of the intended users, additional attached signage is needed. As part of the PUD, the attached signage allowance within Phase II will be increased to 2.0 square feet per front wall length and 1.0 square feet per side and rear wall. Signage will be allowed to extend about the parapet/roof line of the building.

Landscape Plan

The original landscape plan within the PUD ordinance was identified as Exhibit F and provided a plan schematic for the Phase I area of the development. This exhibit is being amended by Exhibit F-1 which adds the Phase II development area. It is the intention that the Phase II area will meet the UDC landscaping requirements on an overall basis but individual sites developed as phases are not intended to meet the UDC requirements individually within the Phase II area.

Utility Service

Section 10 of the Development Plan currently states “All internal utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened”. This amendment modifies this section to allow for pole-mounted transformers and extension of above ground power lines by the service provide to the transformer location to serve the Academy building. Service from the transformer location to the building will be installed underground.

SUMMARY OF UDC ADDRESSED IN PUD	
UDC Section	Summary
10.406.6.4	In lieu of providing projections and recesses in exterior walls, provide treatments to the buildings to reduce the impact of the mass of the buildings as shown in the architectural elevations.
10.406.6.4.8	In lieu of 75% transparency on the larger single user buildings, provide additional elements to meet reduce the building to a human scale and allow engagement with the exterior of the building as shown in the architectural elevations.
10.409.3.1	Allow the illumination levels at property lines internal to the overall development to exceed the allowed levels in order to promote public safety and provide a uniform lighting level within the development
10.410.3.4	In Phase II of the development, increase the allowable single user attached sign square footage to 2.0 square feet per linear footage of front wall, 1.0 square feet per linear footage of side and rear wall, and allow extension of signage above the parapet/roof line of the building.

II

DEVELOPMENT PLAN

1. **DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Hutto, Texas, hereinafter referred to as “the Code”

2. **PROPERTY**

This Development Plan (hereinafter referred to as “Plan”) covers approximately 46.26 acres of land, located within the city limits of Hutto, Texas, and more particularly described by metes and bounds in **Exhibit “A”**, attached hereto.

3. **PURPOSE**

The purpose of this Plan is to insure that a PUD is 1) equal to or superior to development that would occur under the standard ordinance requirements. 2) does not have an undue adverse affect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety, and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. **APPLICABILITY OF CITY ORDINANCES**

4.1 **Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by the Plan shall be regulated by the applicable sections of the Code. If there is a conflict between this Plan and Code, this Plan shall supersede conflicting provisions of the Code.

4.2 **Other Ordinances**

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. **PERMITTED USES**

The Property shall be used and developed as shown in **Exhibit “C”** (Master Plan) and **Exhibit “D”** (Phase I Plan) and are attached hereto and incorporated herein.

Exhibit D-1 is added to provide information for Phase II of the plan.

6. **SIGNS**

Signs shall be permitted for the Property as modified and shown in **Exhibit “E”** (Sign Package) and **Exhibit “E-1”** (Sign Master Plan) attached hereto and incorporated herein, or as may be modified.

Exhibit E and E-1 are hereby replaced with updated signage plans. The signs labeled as C-4 will allow for off-premise signage for businesses within the Townwest Commons PUD. Attached signage on buildings in Phase II will be permitted as shown in the attached building elevations – not to exceed 2.0 square feet per linear foot of building frontage and 1.0 square feet for side and rear walls (where rear wall faces public street frontage). Signage will be allowed to extend above the parapet/roof line of the building.

7. **BUILDINGS**

Unless otherwise identified in this Plan, building size, dimension, and setbacks for all parcels shall be in accordance with the City of Hutto’s Zoning Ordinance B-2 (General Commercial) Zoning District.

Building elevations for Buildings H-1, H-2 and J within Phase II are provided and added to the PUD.

8. **LANDSCAPE AND BUFFERING**

Landscape and buffering shall conform to existing B-2 (General Commercial) Zoning District enhanced landscaping requirements that are applied to Phase I of this development and described in **Table 1.1** and illustrated in **Exhibit “F”** (Phase I Landscape Plan)

Table 1.1

TABLE 1.1		
PHASE I – LANDSCAPE REQUIREMENTS		
LOCATION: U.S. 79 @ Ed Schmidt Blvd. (CR 119)		
ZONE: Commercial		
USE: Retail		
ITEM	REQUIREMENTS	PROVIDED
STREET YARD	20% of STREET YARD 15,249 sqft x 20% = 31,649 sqft	57,214 sq ft
MATERIAL REQUIREMENTS	Minimum = 2 trees 1-3/4" caliper Minimum = 8 shrubs (1 gal.)	69 trees 2" caliper/ea. 1208 shrubs 3 gal/ea.
ADDITIONAL GREENSPACE	NA	58,740 sqft.

9. DEVELOPMENT STANDARDS

The property shall be developed in accordance with the Development Standards set forth in **Exhibit "G"** attached hereto and incorporated herein.

Development standards within Exhibit G are to be replaced by the modified Exhibit "G"

10. UNDERGROUND UTILITY SERVICE

All internal utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

Allowance for pole mounted transformers to serve the Academy building. The internal service lines from the pole to the building will be underground.

11. ACCESS DESIGN

Owner shall construct connection/access drive within the PUD between CR 165 and Ed Schmidt Blvd. (CR 119) thirty-six feet (36') wide, at the sole expense of the Owner which to provide improved ingress and egress for all lots in the PUD. Owner shall provide additional 15' of Right-of-Way (ROW) along CR 165 along the frontage of the Property.

12. PHASING

The development of the Property will be phased.

13. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

13.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively, if approved changes must be in writing, by the Director of Public Works, the Director of Community Development, and the City Attorney.

13.2 Major Changes

All changes not permitted under Section 13.1 above, shall require approval under the same procedure required by the original PUD application.

EXHIBIT G

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT PARCELS

The following Development Standards shall apply to all development on portions of the Property, which are identified as Commercial Development Parcels on the Plan attached as Exhibit “C” (Master Plan).

1. PERMITTED USES:

The following principal uses are permitted: All B-2 General Commercial uses identified in the City of Hutto Zoning Ordinance and Outdoor Sales and Display uses as described in Paragraph 3, below.

2. PROHIBITED USES:

The following uses are prohibited on the Property: cell towers and other free standing towers over forty feet (40') in height, flea markets, sexually oriented businesses, portable building sales, except as incidental to other retail sales, outdoor amusement parks or carnivals, recreation vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, auto body and paint shops and truck stops, automotive repairs (except that oil service and tire sales and service stores are permitted), towing companies, automotive sales (including boats, recreational vehicles and trailers). Notwithstanding the foregoing, tire sales and services stores shall not be permitted except on pad sites.

3. OUTDOOR SALES & DISPLAYS:

Outdoor sales and displays are permitted as accessory uses in conjunction with, and as part of, the principal use of a building only in areas designated on the site plan approved by the Director of Community Development for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use, and shall not comprise a separate business use.

The city agrees that Lowe's Home Centers, Inc. ("Lowe's") may operate its portion of the Property in accordance with the Outdoor Sales and Display provisions on this Plan. Foregoing provisions may be expressly relied upon by the Developer and Lowe's and their respective successors and assigns, in accordance with section 3.2 of the Development Standards in this document.

Planting material exhibits are allowed with informational signage that does not include the retailer's name. Informational signage shall not exceed 18" x 18" in size.

3.1 Definitions:

“Major Retailer” – Any retailer of 80,000 square feet or more (Examples: Wal-Mart, Target, Lowe’s, Home Depot)

“Garden Center” – Open air, but enclosed retail center primarily selling landscaping plants and materials connected to a Major Retailer

“Seasonal Sales” – Outside sales, display and storage of seasonal items by the Major Retailer.

“Outdoor Building Display” – Outdoor display and sale of portable and prefabricated buildings by a Major Retailer. “Permanent” Display and sale allowed.

“Primary Shopping Center” – Location in which a major retailer(s) is located.

3.2 Outdoor Sales and Display:

Section 1.419 of the Hutto City Code, “Outdoor Sales and Display” is hereby modified to permit Garden Center, Outdoor Building Display and Seasonal Sales at any Major Retailer. The Outdoor Building Display and Seasonal Sales shall be allowed on off-street parking spaces, as long as the remaining spaces satisfy the City’s minimum standards. Further, the limitation on outdoor display to 10 feet from the principal building shall be extended to 100-feet for a “Major Retailer”. A “Major Retailer” shall be allowed to place portable storage containers in the rear of the store not visible from ground level in any residential district. A “Major Retailer” may display and sell portable/temporary buildings.

4. Development Standards

4.1 The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal

4.2 Unfinished sheet metal is permitted as flashing and similar type improvements on the roof, trim or minor decorative features, but not on exterior walls of any buildings and structures.

4.3 Building Standards for all buildings and sign structures, excluding a Garden Center.

4.3.1 The front and side elevations shall be 100 percent masonry, except for doors, windows, roofs, balconies, awnings, gutters, special decorative features, trim and advertising

surfaces of signs. Masonry shall mean brick, stone, stucco, concrete panels, EFIS (Exterior Finish Insulation System), decorative CMU (including split faced concrete block), or such other similar quality material approved in writing by the Director of Community Development, provided that stucco, EFIS and decorative CMU shall not compromise more than fifty percent (50%) of this exterior masonry finish. All EFIS installed with eight feet of finished grade or sidewalk level shall be “abuse resistant”.

4.3.2 Shopping Center buildings shall be permitted flat roofs provided that segments of the front elevations of such buildings, and any side elevations that face a major roadway shall include architectural elements such as that the roof line of a primary shopping center building is not 100% horizontal. Upon administrative approval from the Director of Community Development, such elements may be non-structural, decorative features, such as, but not limited to pitched awnings or covers over doors and windows, provided that some portion of such pitched element extends above the horizontal portion of the roof line.

4.3.3 No building shall exceed five (5) stories in height.

4.3.4 Architectural elevations for the proposed buildings in Phase II (Tracts H-1, H-2, and J) are hereby amended to the PUD.

5. SERVICE & LOADING AREAS:

All standards will be in compliance with B-2 (General Commercial) Zoning District requirements as identified in the Zoning Ordinance.

6. IRRIGATION:

An underground, automatic drop irrigation system must be installed in all landscaped areas, other than areas approved by the City for plant materials that do not normally require irrigation. Drip irrigation must effectively water all the landscaped areas.

All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

7. SITE PLAN REQUIRED:

A site plan for each phase of development shall be submitted to the City to ensure compliance with the terms of this Agreement prior to the issuance of each building permit. Exhibit D-1 is added to provide site plan details for the Phase II area of the development.

8. PARKING STANDARDS:

8.1 One parking space shall be provided for every 250 square feet of net retail floor area in Phase I of the development. Within Phase II, the shared parking field will be available for use by the varied uses of the shopping center and provide sufficient parking for the development due to different parking peak times. Parking will be provided based on one parking space for every 250 square feet of building area. Bicycle and motorcycle parking shall be provided as required in UDC Section 10.405.9.4 and 10.405.9.5.

8.2 All parking spaces shall be a minimum of nine feet (9') wide and eighteen feet (18') deep.

8.3 Raised curbs or others means shall be provided in parking lots and along drives to prevent vehicular traffic from driving across or onto landscaped areas.

8.4 All drives and parking areas shall be edged with concrete curbs where pavement abuts an unpaved area and all approach aprons will be concrete to meet City of Hutto standard.

8.5 All parking will be compliance with Texas Accessibility Standards (TAS) requirements.

9. MASTER DRAINAGE PLAN AND RECIPROCAL DRAINAGE EASEMENT:

Property is subject to the approved Townwest Commons Preliminary Plan and Master Drainage Plan. Assurance is to be provided to the City, by CRR Investments, Cynergy Texas Interests, Inc.; Robert M. Castle, et al; CBR CR 119, L.P. and NewQuest Properties in the form of a Letter of Credit or Escrow Account that all drainage and improvements will be completed within two (2) years from the date of the PUD plan approval date. Certificates of Occupancy will be contingent on the assurances or completion of the required improvements.

10. RECIPROCAL PUBLIC UTILITY EASEMENT:

A reciprocal Public Utility Easement (PUE) to construct, install, operate maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove public utility lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris, in, upon, over, under, above and across the Property.

11. RECIPROCAL DRAINAGE EASEMENT:

A reciprocal surface drainage and storm water drainage easement between Property Owners to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove drainage and storm water drainage lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris, in upon, over, under, above and across the Property.

12. RECIPROCAL IRRIGATION EASEMENT:

A reciprocal surface and subsurface irrigation easement between the Property Owners to excavate for, construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove such surface and subsurface irrigation lines., facilities, and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris in, upon, over, under, above and across the Property.

13. RECIPROCAL ACCESS EASEMENT:

A reciprocal access easement between Property Owners granting the rights of free and uninterrupted ingress and egress for persons, vehicles, and equipment necessary or convenient for use in the PUD specifically granting the right for all persons and/or members of the general public to come on and be present within the boundaries of the PUD property, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris in, upon, over, and across said Property.

14. PARKING LOT LIGHTING:

All lighting shall be in compliance with standard B-2 (General Commercial) Zoning District requirements. However, maximum height of a fixture shall not exceed forty (40) feet. **The lighting requirements in Section 10.409.3.1 of the UDC shall not be applicable at internal lot lines within the development. The lighting requirements shall be required at the external lot lines of the development along Alliance Boulevard and State Highway 79.**

ORDINANCE NO. 06-020-00

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HUTTO, TEXAS ADOPTED IN SECTION 14.200, CODE OF ORDINANCES, CITY OF HUTTO, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ZONE 46.26 ACRES OF LAND IN HUTTO, WILLIAMSON COUNTY, TEXAS; AS TOWNWEST COMMONS PLANNED UNIT DEVELOPMENT (PUD).

WHEREAS, an application has been made to the City Council of the City of Hutto, Texas to amend the Official Zoning Map to zone the property described in Exhibit "A" as the Townwest Commons Planned Unit Development (PUD), said exhibit being attached hereto and incorporated herein, and

WHEREAS, the Planning and Zoning Commission approved the proposed change in Zoning the 13th day of **November, 2006**, and

WHEREAS, on the 20th day of **November, 2006**, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning 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 14.200, Code of Ordinances (2005 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, THAT:

I.

That the City Council has hereby determined the Townwest Commons Planned Unit Development (PUD) meets the following goals and objectives:

- (1) The development in the PUD is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The PUD is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The PUD does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

- (4) The PUD will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) The PUD will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Section 14.200, Code of Ordinances, City of Hutto, Texas, is hereby amended so that the zoning classification of the property described in **Exhibit "A"**, attached hereto and incorporated herein shall be, and is hereafter designated as the Townwest Commons Planned Unit Development (PUD), and that the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for the PUD attached hereto as which agreement shall govern the development and use of said property.

III.

A. Publication

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

B. Repeal of Conflicting Ordinances

All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed to the extent of such conflict.

C. Severability

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable; and if any phrase, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, then such invalidity shall not affect or invalidate any of the other remaining phrases, clauses, sentences, paragraphs and section of this ordinance since the same would have been enacted by the City Council without the incorporation of any such invalid phrase, clause, sentence, paragraph or section. If a court of competent jurisdiction shall adjudge any provision of this ordinance to be invalid, such invalidity shall not affect any other provision or application of this ordinance that can be given effect without the invalid provision, and to this end the provisions of this ordinance are declared to be severable.

D. Effective Date

This ordinance shall take effect immediately from and after its passage and any publication required, in accordance with provisions of the Texas Local Government Code, any applicable statutes, and the Code of Ordinances and Charter of the City of Hutto, Texas.

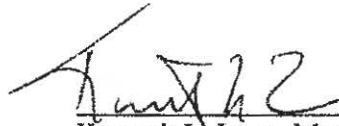
E. Open Meetings Clause

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

READ and APPROVED on first reading on this the 20th day of the month of **November, 2006**, at a regular meeting of the City Council of the City of Hutto, Texas, there being a quorum present, by a vote of six (6) Ayes and no (0) Nays. *Mayor Love absent*

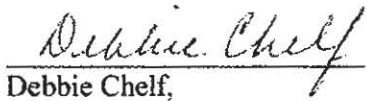
READ, APPROVED and ADOPTED on second and final reading on this the 4th day of the month of **December, 2006**, at a regular meeting of the City Council of the City of Hutto, Texas, there being a quorum present, by a vote of 6 Ayes and 0 Nays, and approved by the Mayor on the date set out below.

*Council member Quintanilla-Perez
absent*


Kenneth L. Love, Mayor
City of Hutto, Texas

12/04/06
Date

ATTEST:


Debbie Chelf,
City Secretary

12/4/06
Date



**DEVELOPMENT PLAN
TOWNWEST COMMONS
PLANNED UNIT DEVELOPMENT**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS DEVELOPMENT PLAN (this "Plan") is made and entered by and between the CITY OF HUTTO, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and CRR Investments; Cynergy Texas Interests, Inc.; Robert M. Castle, et al; CBR CR 119, LP; and A-S 64 CR 119 Hwy 79, L.P., its successors and assigns, (hereafter referred to as the "Owner"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 46.26 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, the Owner has submitted a request to the City to rezone the Property consisting of nine (9) parcels located at the Northwest corner of the intersection of US 79 and Ed Schmidt Blvd. (CR 119) in the City of Hutto, County of Williamson, State of Texas, as more clearly delineated on the attached Plan as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 14, Exhibit A, Zoning Ordinance, City of Hutto, Texas, the Owner has submitted a **Development Plan** setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Plan; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on **November 13, 2006**, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Hutto and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS PLAN WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan described in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to the Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed including approval by all Property Owners and the City.

3. ZONING VIOLATION

The Owner, their successors and assigns, understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Hutto, Texas, as amended. This Development Plan will be filed in the Official Records of Williamson County, thereby placing future purchasers of the Property on notice of all of the terms and conditions of the Development Plan.

4. LIENHOLDER CONSENT

Each lienholder, if any, of record has consented to this Development Plan, including any and all dedications to the public. Lienholder consent is attached hereto and incorporated herein as Exhibit "B".

5. MISCELLANEOUS PROVISIONS

5.1 Assignment.

Neither party may assign its rights and obligations under this Plan without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

5.2 Necessary Documents and Actions.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Plan.

5.3 Severability.

In case one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

5.4 Entire Plan.

This Plan constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 Applicable Law.

This Plan shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue.

All obligations of the parties created hereunder are performable in Williamson County, Texas and venue for any action arising hereunder shall be in Williamson County.

5.7 No Third Party Beneficiaries.

Other than Lowe's Home Centers, Inc., this Plan, express or implied, is not intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Plan.

5.8 Duplicate Originals.

This Plan may be executed in duplicate original, each of equal dignity.

5.9 Notices.

Until changed by written notice thereof any notice required under this Plan may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER(S)

CITY OF HUTTO, TEXAS

CRR Interests
Cynergy Texas Interests, Inc.
Robert M. Castle, et al
CBR CR 119, L.P.
Attn: Robert M. Castle
519 Tradesmens Park Drive
Hutto, Texas 78634

City of Hutto, Texas
401 West Front Street
Hutto, Texas 78634
Attn: City Manager

A-S 64 CR 119 Hwy 79, L.P.
Attn: Steven D. Alvis
8807 W. Sam Houston Pkwy. #200
Houston, Texas 77040

5.10 Effective Date.

This Plan shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Plan may be appealed to the City Council in writing within 30 days following receipt by the Owner of the written confirmation of the decision.

5.12 Sunset Provision

In the event that this Planned Unit Development is not recorded within two years from the date the Planned Unit Development is approved by the City Council, then the Planned Unit Development shall be automatically voided, and the Property described in **Exhibit "A"** shall be zoned B-2 (General Commercial) Zoning District.

II

DEVELOPMENT PLAN

1. **DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Hutto, Texas, hereinafter referred to as "the Code"

2. **PROPERTY**

This Development Plan (hereinafter referred to as "Plan") covers approximately 46.26 acres of land, located within the city limits of Hutto, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto.

3. **PURPOSE**

The purpose of this Plan is to insure that a PUD is 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an undue adverse affect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. **APPLICABILITY OF CITY ORDINANCES**

4.1 **Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 **Other Ordinances**

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. **PERMITTED USES**

The Property shall be used and developed as shown in **Exhibit "C"** (Master Plan), and **Exhibit "D"** (Phase I Plan), and are attached hereto and incorporated herein.

6. **SIGNS**

Signs shall be permitted for the Property as modified and shown in **Exhibit "E"** (Sign Package), and **Exhibit "E-1"** (Sign Master Plan) attached hereto and incorporated herein. or as may be modified.

7. **BUILDINGS**

Unless otherwise identified in this Plan, building size, dimension and setbacks for all parcels shall be in accordance with the City of Hutto's Zoning Ordinance B-2 (General Commercial) Zoning District.

8. **LANDSCAPE AND BUFFERING**

Landscape and buffering shall conform to existing B-2 (General Commercial) Zoning District enhanced landscaping requirements that are applied to Phase I of this development and described in **Table 1.1** and illustrated in **Exhibit "F"** (Phase I Landscape Plan).

Table 1.1

TABLE 1.1		
PHASE I - LANDSCAPE REQUIREMENTS		
LOCATION:	U.S. 79 @ Ed Schmidt Blvd. (CR 119)	
ZONE:	Commercial	
USE:	Retail	
ITEM	REQUIREMENTS	PROVIDED
STREET YARD	20% of STREET YARD 15,249 sqft x 20% = 31,649 sqft	57,214 sqft
MATERIAL REQUIREMENTS	Minimum = 2 trees 1¼" caliper/ea. Minimum = 8 shrubs (1 gal.)	69 trees 2" caliper/ea. 1208 shrubs 3 gal./ea.
ADDITIONAL GREENSPACE	NA	58,740 sqft.

9. DEVELOPMENT STANDARDS

The Property shall be developed in accordance with the Development Standards set forth in Exhibit "G" attached hereto and incorporated herein.

10. UNDERGROUND UTILITY SERVICE

All internal utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

11. ACCESS DESIGN

Owner shall construct connector/access drive within the PUD between CR 165 and Ed Schmidt Blvd. (CR 119) thirty-six feet (36') wide, at the sole expense of the Owner which to provide improved ingress and egress for all lots in the PUD. Owner will provide additional 15' feet of Right-of-Way (ROW) along CR 165 along the frontage of the Property.

12. PHASING

The development of the Property will be phased.

13. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

13.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively, if approved changes must be in writing, by the Director of Public Works, the Director of Community Development, and the City Attorney.

13.2 Major Changes

All changes not permitted under Section 13.1 above, shall require approval under the same procedure required by the original PUD application.

CRR Interests

519 Tradesmens Park Drive
Hutto, Texas 78634

By: Bobby Castle
Printed Name: Bobby Castle
Title: Member Mgr.
Date: 12-05-06

Cynergy Texas Interests, Inc.

519 Tradesmens Park Drive
Hutto, Texas 78634

By: Bobby Castle
Printed Name: Bobby Castle
Title: _____
Date: 12-05-06

Robert M. Castle, et al

519 Tradesmens Park Drive
Hutto, Texas 78634

By: Robert M. Castle
Printed Name: Robert M. Castle
Title: _____
Date: 12-05-06

CBR CR 119, L.P.

519 Tradesmens Park Drive
Hutto, Texas 78634

By: Bobby Castle
Printed Name: Bobby Castle
Title: Member Mgr.
Date: 12-05-06

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

8807 Sam Houston Pkwy. #200
Houston, Texas 77040

By: Steven D. Alvis
Printed Name: Steven D. Alvis
Title: Member-Manager
Date: 12/4/06

CITY OF HUTTO, TEXAS

Kenneth L Love
Kenneth L Love, Mayor

DEC 4, 2006
Date

ATTEST:

Debbie Chelf
Debbie Chelf, City Secretary

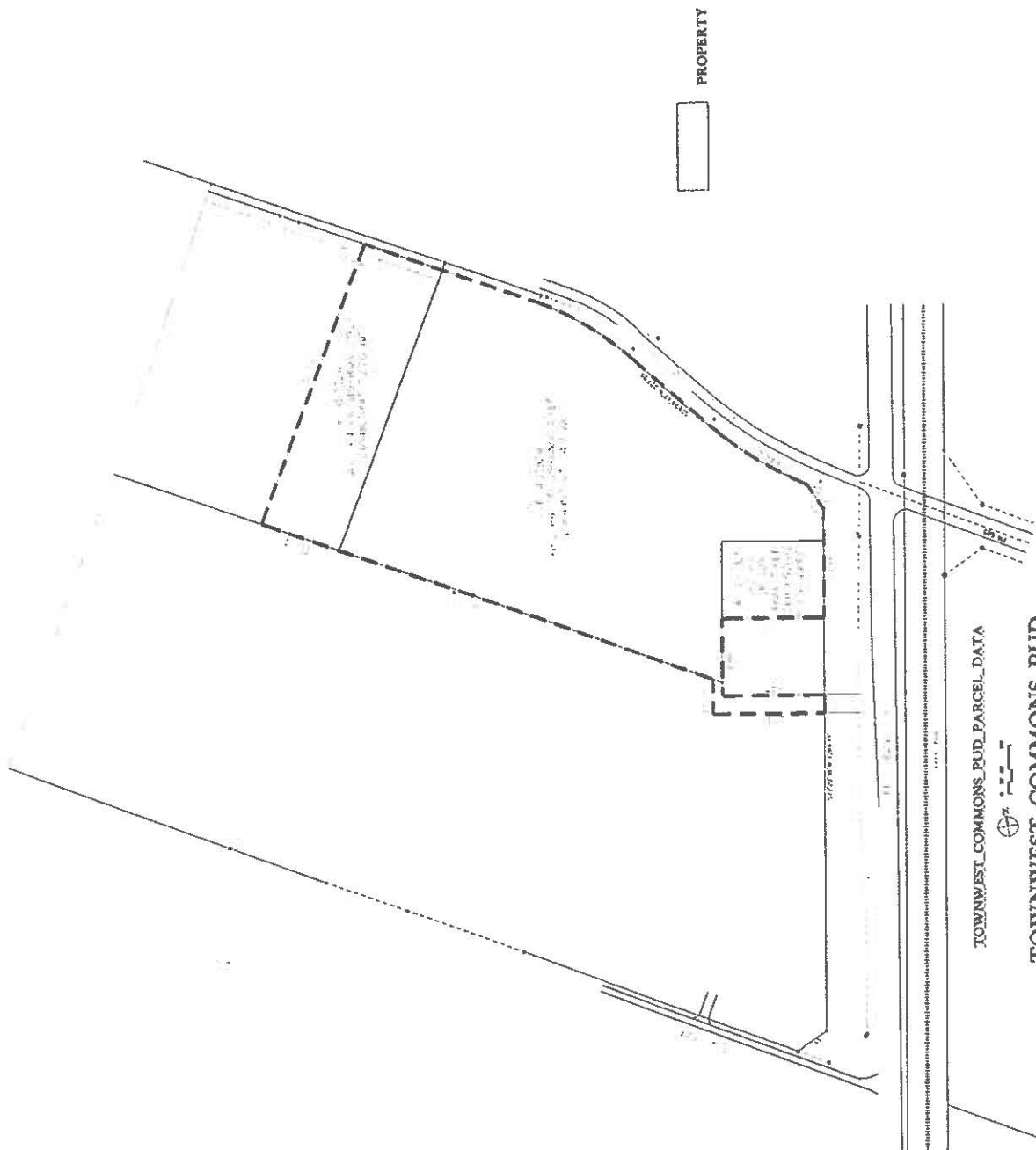
12/4/06
Date



EXHIBIT "A"
[Property Description]

REVISION # 7(11-28-06)

10



PROPERTY DESCRIPTION

TRACT I: 13.709 ACRE TRACT

SKETCH TO ACCOMPANY A DESCRIPTION OF 13.709 ACRES OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 14.701 ACRE TRACT OF LAND DESCRIBED TO CRAIG AND LEE C. WILLIAMS BY GENERAL WARRANTY DEED WITH ASSUMPTION DATED JUNE 17, 2003, OF RECORD IN DOCUMENT NO. 2003063196 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 13.709 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found in the west right-of-way line of County Road 119 (right-of-way width varies) the east line of said 14.701 acre tract;

THENCE with the west right-of-way line of said County Road 119 and the west line of the 14.701 acre tract, the following three (3) courses:

1. Along a curve to the right having a radius of 360.00 feet, an arc length of 96.35 feet and chord which bears South 19°20'49" West, a distance of 96.07 feet to a ½" rebar with a cap found;
2. South 26°59'48" West, a distance of 437.93 feet to a ½" rebar with a cap found for a point of curvature;
3. Along a curve to the left having a radius of 480.00 feet, an arc length of 86.03 feet, and chord which bears South 21°52'00" West, a distance of 85.92 feet to a ½" rebar with cap set, from which a ½" rebar with cap found bears along a curve to the left having a radius of 480.00 feet, an arc length of 77.90 feet and chord which bears South 12°04'58" West, a distance of 77.81 feet;

THENCE over and across the 14.701 acre tract, the following two (2) courses:

1. North 67°03'18" West, a distance of 44.88 feet to a ½" rebar with cap set;
2. South 77°21'02" West, a distance of 182.06 feet to a 60D nail found in a south line of the 14.701 acre tract for the northeast corner of a 0.976 acre tract of land described in Document No. 2003057682 of the Official Public Records of Williamson County, Texas;

THENCE South 77°19'44" West, with a south line of the 14.701 acre tract and the north line of the 0.976 acre tract, a distance of 169.94 feet to a nail found for the northwest corner of the 0.976

acre tract and the northeast corner of Lot F, Townwest Commons Subdivision Section One, a subdivision appearing of record in Cabinet W, Slide 148 of the Plat Records of Williamson County, Texas;

THENCE South 77°20'56" West, with a south line of the 14.701 acre tract and the north line of said Lot F, a distance of 190.03 feet to an "X" found for the northwest corner of Lot F;

THENCE South 12°41'11" East, along the west line of the aforementioned Lot F, a distance of 249.42 feet to a punch mark found in the north right-of-way line of State Highway 79 (right-of-way width varies), for the southwest corner of the said Lot F;

THENCE South 77°18'11" West, with the north right-of-way line of State Highway 79 and a south line of the 14.701 acre tract, a distance of 45.13 feet to a ½" rebar with a cap set for the southeast corner of Lot D, said Townwest Commons Subdivision Section One;

THENCE North 12°39'22" West, along the east line of said Lot D, passing at a distance of 249.46 feet a ½" rebar with a cap set for the northeast corner of said Lot D, and continuing for a total distance of 285.46 feet to a ½" rebar with a cap set for a westerly corner of the herein described 13.709 acre tract;

THENCE with the west line of the 14.701 acre tract, the east line of a portion of a 31.325 acre tract of land described in Document No. 9901013 of the Official Public Records of Williamson County, Texas and the east line of a portion of an 8.793 acre tract described in Document No. 2002015764 of the Official Public Records of Williamson County, Texas, the following two (2) courses:

1. North 77°20'38" East, a distance of 89.97 feet to a ½" rebar with cap set;
2. North 06°57'16" East, passing at a distance of 717.24 feet a nail found for the northeast corner of a portion of said 31.325 acre tract, a southeast corner of a portion of said 8.793 acre tract, and continuing for a total of 967.07 feet to a ½" rebar with a cap set for the northwest corner of the 14.701 acre tract, the northeast corner of a portion of the 8.793 acre tract and the southwest corner of a 3.276 acre tract of land described to A-S 64 CR119-Hwy 79, L.P., of record in Document No. 2004013307 of the Official Public Records of Williamson County, Texas;

THENCE South 82°22'13" East, with the north line of the 14.701 acre tract and the south line of said 3.276 acre tract, a distance of 714.92 feet to a ½" rebar with cap set in the west right-of-way line of County Road 119, for the southeast corner of the 3.276 acre tract, the northeast corner of the 14.701 acre tract and the northeast corner of the herein described 13.709 acre tract;

THENCE with the west right-of-way line of the County Road 119, the east line of the 14.701 acre tract and the east line of the herein described tract, the following two (2) courses:

1. South 06°14'22" West, a distance of 215.72 feet to a ½" rebar with a cap found;
2. Along a curve to the right having a radius of 360.00 feet, an arc length of 34.14 feet and chord which bears South 09°07'25" West, a distance of 34.13 feet to the POINT OF BEGINNING, containing 13.709 acres of land, more or less.

TRACT II: 0.991 ACRE TRACT

A DESCRIPTION OF 0.991 ACRES OF LAND, OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 14.701 ACRE TRACT OF LAND DESCRIBED TO CRAIG AND LEE C. WILLIAMS BY GENERAL WARRANTY DEED WITH ASSUMPTION DATED JUNE 17, 2003, OF RECORD IN DOCUMENT NO. 2003063196 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.991 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at ½" rebar found on the north right-of way line of State Highway 79 (right-of-way width varies), being a southeast corner of the said 14.701 acre tract, also being a northwesterly interior point of a 3.211 acre tract described in a Special Warranty Deed to Williamson County dated November 9, 2001 and appearing of record in Document No. 2001084417 of the Official Public Records of Williamson County, Texas;

THENCE South 77°21'30" West, with the north right-of-way line of State Highway 79, the north line of the said 3.211 acre and the south line of the 14.701 acre tract, a distance of 97.53 feet a ½" rebar found for a southerly corner of the herein described tract and a southerly corner of the 14.701 acre tract, also being the southeast corner of a 0.976 acre tract of land described to A-S 64 CR119-HWY 79, L.P., by General Warranty Deed dated June 10, 2003, of record in Document 2003057682 of the Official Public Records of Williamson County, Texas;

THENCE North 12°40'10" West, with the west line of the herein described tract, a west line of the 14.701 acre tract and the east line of said 0.976 acre tract, a distance of 250.06 feet to a 60D nail found for the northwest corner of the herein described tract and the northeast corner of the 0.976 acre tract;

THENCE over and across the 14.701 acre tract, with the north lines of the herein described tract, the following two (2) courses:

1. North 77°21'02" East, a distance of 182.06 feet to a calculated point;
2. South 67°03'18" East, a distance of 44.88 feet to a calculated point in the west right-of-way line of County Road 119 (right-of-way width varies) and the east line of the 14.701

acre tract, from which a ½" rebar with cap found in the west right-of-way line of County Road 119 and the east line of the 14.701 acre tract bears along a curve to the right having a radius of 480.00 feet, an arc length of 86.03 feet and chord which bears North 21°52'00" East, a distance of 85.92 feet;

THENCE with the west right-of-way line of County Road 119 and the east line of the 14.701 acre tract, the following three (3) courses:

1. Along a curve to the left having a radius of 480.00 feet, an arc length of 77.90 feet and chord which bears South 12°04'58" West, a distance of 77.81 feet to a ½" rebar with cap found;
2. South 07°38'15" West, a distance of 133.70 feet to a calculated point;
3. South 43°48'14" West, a distance of 50.42 feet to the POINT OF BEGINNING, containing 0.991 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004057867

Nancy E. Rister

07/23/2004 11:05 AM

CARRILLO \$26.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

PROPERTY DESCRIPTION

A DESCRIPTION OF 3.276 ACRES (142,713 SQ FT) OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 21.207 ACRE TRACT CONVEYED TO CYNERGY TEXAS INTEREST INCORPORATED IN A GENERAL WARRANTY DEED DATED FEBRUARY 25, 2002, RECORDED UNDER DOCUMENT NO. 2002015764, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 3.276 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar with cap set in the west right-of-way line of County Road No. 119 (right-of-way width varies) and the southeast corner of the remainder of the said 21.207 acre tract, same being the northeast corner of a 14.701 acre tract described in a Warranty Deed with Vendor's Lien to WDC Commercial Real Estate, Inc dated December 27, 2002 and appearing or record in Document No. 2003000373 of the Official Public Records of Williamson County, Texas;

THENCE North 82°22'13" West, with the south line of the said remainder of the 21.207 acre tract, same being the north line of the aforementioned 14.701 acre tract, a distance of 714.92 feet to a ½" rebar with a cap set for the northwest corner of the said 14.701 acre tract, same being the southwest corner of the herein described 3.276 acre tract;

THENCE over and across the said 21.207 acre tract, the following two (2) courses and distances:

1. North 06°57'16" East, a distance of 200.01 feet to a ½" rebar with cap set;
2. South 82°22'13" East, a distance of 712.24 feet to a ½ rebar with cap set on the west right-of-way line of County Road No. 119 appearing of record in Document No. 2003027906 of the Official Public Records of Williamson County, Texas;

THENCE South 06°11'11" West, with the west right-of-way line of said County Road No. 119 , a distance of 200.06 feet to the POINT OF BEGINNING, containing 3.276 acres of land, more or less.

PROPERTY DESCRIPTION

0.976 ACRES

PORTION OF 31.325 ACRES, CYNERGY TEXAS INTERESTS, INC.

A DESCRIPTION OF 0.976 ACRES IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 31.325 ACRE TRACT CONVEYED TO CYNERGY TEXAS INTERESTS, INC., DESCRIBED IN A CASH WARRANTY DEED DATED JANUARY 4, 1999, RECORDED IN DOCUMENT NO. 9901013 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.976 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar with a cap set in the north line of a 3.211 acre tract described as Tract 1 in a Special Warranty Deed to Williamson County dated November 9, 2001 and appearing of record in Document No. 2001084417 of the Official Public Records of Williamson County, Texas, for the proposed north right-of-way line of State Highway 79 (R.O.W. width varies), same being the southeast corner of Lot F, Townwest Commons Subdivision Section One, a subdivision in Williamson County, Texas, and appearing of record in Cabinet W, Page 148 of the Plat records of Williamson County, Texas;

THENCE North 12°39'22" West, along the east line of the said Lot F, a distance of 250.00 feet to a P.K. Nail set in concrete for the northeast corner of the said Lot F, same being a point on the south line of a 14.701 acre tract described in a Warranty Deed with Vendor's Lien to WDC Commercial Real Estate, Inc., dated December 27, 2002, and appearing of record in Document No. 2003000373 of the Official Public records of Williamson County, Texas;

THENCE North 77°20'38" East, along a south line of the said 14.701 acre tract, a distance of 170.00 feet to a P.K. Nail set in concrete for an interior corner of the said 14.701 acre tract;

THENCE South 12°39'22" East, along a westerly line of the said 14.701 acre tract, a distance of 250.00 feet to a ½" rebar with a cap set for a southwest corner of the said 14.701 acre tract, same being on the north line of the said 3.211 acre tract, (State Highway 79);

THENCE South 77°20'38" West, along the north line of the said 3.211 acre tract, (State Highway 79), a distance of 170.00 feet to the POINT OF BEGINNING, containing 0.976 acres of land, more or less.

Lot 41, Block A
Emory Farms Subdivision

Parcel # 6 (3.369 ac.)
R-462482

R-457824 (3.276 sc.)
A-S-64 CR 119-Hwy 79 L.P.

Parcel # 5 (4.478 ac.)
R-430455

Parcel # 4 (1.000 ac.)
R-332816

Parcel # 3 (5.006 ac.)
R-085621

Parcel # 2 (11.948 ac.)
R-384741

Parcel # 1 (1.305 ac.)
R-442487

Section One
Townwest Commons
Lot D

US Hwy 79 ROW
(240 feet)

NORTH.

CR 165 ROW
(40 feet)

EXHIBIT "A" -- Property Description
TOWNWEST COMMONS PUD (Phase II)

TOTAL: 27.305 ACRES

9 November 2006

FIELD NOTES for ZONING: PARCEL #1 -R-442487
City of Hutto, Williamson County, Texas

BEING 1.305 acres out of the Nathaniel Edwards Survey,
Abstract 225 as conveyed to CRR Investments by Deed recorded
as Doc# 2003071811, Williamson County, Texas Deed Records:

BEGINNING at the southwest corner of said 1.305 acres at
a point on the east ROW line of CR 165;

THENCE along the west boundary of this tract and the east
ROW line of CR 165, N 07°35'53" E, 191.79 feet to the
northwest corner of this tract and the southwest corner
of an 11.948 acre tract conveyed to Cynergy Texas Interest,
Inc. by Deed recorded as Doc# 9901013, Williamson County,
Texas Deed Records:

THENCE N 87°20'38" E, 234.24 feet along the north boundary
of this tract and the southwest boundary of said 11.948 acre
tract to the northeast corner of this tract;

THENCE S 12°39'22" E, 209.84 feet to a point on the current
north ROW of US Hwy 79 and being the southeast corner of this
tract:

THENCE along said north ROW of US Hwy 79:

S 77°18'11" W, 285.51 feet, and
N 47°31'34" W, 33.69 feet to the point of beginning
and containing 1.305 acres of land.

FIELD NOTES for ZONING: PARCEL #2 -R-384741
City of Hutto, Williamson County, Texas

BEING 11.948 acres out of the Nathaniel Edwards Survey,
Abstract 225 as conveyed to Cynergy Texas Interest, Inc.
by Deed recorded as Doc# 9901013, Williamson County, Texas
Deed Records:

BEGINNING at the southwest corner of said 11.948 acres at
a point on the east ROW line of CR 165. Said point also
being the northwest corner of a 1.305 acre tract conveyed to
CRR Investments by Deed recorded as Doc# 2003071811 of the
Williamson County, Texas Deed Records:

THENCE along the west boundary of this tract and the east ROW
line of CR 165, N 7°35'53" E, 535.12 feet to the northwest corner
of this tract and the southwest corner of a 5.006 acre tract
conveyed to Cynergy Texas Interest, Inc. by Deed recorded as
Doc# 2002098788 of the Williamson County, Texas Deed Records;

THENCE along the northwest boundary of this tract and the
southeast boundary of said 5.006 acre tract:
S 82°22'39" E, 510.23 feet, and
N 07°36'35" E, 511.90 feet to the northwest corner of
this tract and the northeast corner of said 5.006 acre tract;

THENCE S 82°22'53" E, 270.56 feet along the north boundary of
this tract and the south boundary of a 4.478 acre tract conveyed
to Robert M. Castle, et al by Deed recorded as Doc# 2003071808
of the Williamson County, Texas Deed Records;

THENCE along the east boundary of this tract and the west
boundary of a 14.7 acre tract conveyed to A-S 64 CR 119-Hwy 79,
L.P. recorded as Doc# 2004057867 of the Williamson County,
Texas Deed Records:
S 06°57'16" W, 717.24 feet,
S 77°20'38" W, 89.87 feet, and
S 12°39'22" E, 36.00 feet to a point being common with
the northeast corner of Lot D, Townwest Commons, Section One;

THENCE along the southeast boundary of this tract and the
northwest boundary of said Lot D, Townwest Commons, Section
One:
S 77°20'38" W, 190.00 feet, and
S 12°39'22" E, 210.00 feet to a point on the current
north ROW of US Hwy 79:

FIELD NOTES for ZONING: PARCEL #2 -R-384741
City of Hutto, Williamson County, Texas

THENCE along the south boundary of this tract and the north ROW of US Hwy 79, S 77°18'11" W, 340.00 feet to a point common with a 1.305 acre tract conveyed to CRR Investments by Deed recorded as Doc# 2003071811 of the Williamson County Deed Records;

THENCE along the southwest boundary of this tract and the northeast boundary of said 1.305 acre tract:

 N 12°39'22" E, 209.84 feet, and
 S 77°20'38" W, 234.14 feet to the point of beginning and containing 11.948 acres of land.

9 November 2006

FIELD NOTES for ZONING: PARCEL #3 -R-085621
City of Hutto, Williamson County, Texas

BEING 5.006 acres out of the Nathaniel Edwards Survey,
Abstract 225 as conveyed to Cynergy Texas Interest, Inc.
by Deed recorded as Doc# 2002098788, Williamson County, Texas
Deed Records:

BEGINNING at the southwest corner of said 5.006 acres at
a point on the east ROW line of CR 165. Said point also
being a common corner with an 11.948 acre tract conveyed to
Cynergy Texas Interest, Inc. by Deed recorded as Doc# 9901013
of the Williamson County, Texas Deed Records:

THENCE along the west boundary of this tract and the east ROW
of CR 165, N 07°36'35" E, 303.17 feet to a point common with
the southwest corner of a 1.00 acre tract also conveyed by
Doc# 2002098788 to Cynergy Texas Interest, Inc;

THENCE along the northwest boundary of this tract and the
southeast boundary of said 1.00 acre tract:

S 82°22'01" E, 208.63 feet, and

N 07°11'13" E, 208.77 feet to the most northwest corner of
this tract and the northeast corner of said 1.00 acre tract',
and also being on the south property line of a 4.478 acre tract
conveyed to Robert M. Castle, et al by Deed recorded as Doc#
2003071808 of the Williamson County, Texas Deed Records;

THENCE along the north boundary of this tract and the south
boundary of said 4.478 acre tract, S 82°22'39" E, 303.14 feet
to the northeast corner of this tract;

THENCE along the southeast boundary of this tract and the
northwest boundary of said 11.948 acre tract:

S 07°36'35" W, 511.90 feet, and

N 82°22'39" W, 510.23 feet to the point of beginning and
containing 5.006 acres of land.

9 November 2006

FIELD NOTES for ZONING: PARCEL #4 -R-332816
City of Hutto, Williamson County, Texas

BEING 1.000 acres out of the Nathaniel Edwards Survey,
Abstract 225 as conveyed to Cynergy Texas Interest, Inc.
by Deed recorded as Doc# 9901013, Williamson County, Texas
Deed Records:

BEGINNING at the southwest corner of said 1.000 acres at
a point on the east ROW line of CR 165. Said point also
being common with the northwest boundary of a 5.006 acre tract
also conveyed to Cynergy Texas Interest, Inc. by Deed recorded
as Doc# 9901013 of the Williamson County, Texas Deed Records:

THENCE along the west boundary of this tract and the east ROW
of CR 165, N 07°09'02" E, 208.73 feet to the northeast corner
of this tract and the southwest corner of a 4.478 acre tract
conveyed to Robert M. Castle, et al by Deed recorded as Doc#
2003071808 of the Williamson County, Texas Deed Records;

THENCE along the north boundary of this tract and the south
boundary of said 4.478 acre tract, S 82°22'39" E, 208.76 feet
to the northeast corner of this tract and the most northwest
corner of said 5.006 acre tract;

THENCE along the southeast boundary of this tract and the
northwest boundary of said 5.006 acre tract:

S 07°11'13" W, 208.77 feet, and

S 82°22'01" W, 208.63 feet to the point of beginning and
containing 1.000 acres of land.

9 November 2006

FIELD NOTES for ZONING: PARCEL #5 -R-430455
City of Hutto, Williamson County, Texas

BEING 4.478 acres out of the Nathaniel Edwards Survey,
Abstract 225 as conveyed to Robert M. Castle, et al
by Deed recorded as Doc# 2003071808, Williamson County, Texas
Deed Records:

BEGINNING at the southwest corner of said 4.478 acres at
a point on the east ROW line of CR 165. Said point also
being the northwest corner of a 1.000 acre tract conveyed to
Cynergy Texas Interest, Inc. by Deed recorded as Doc# 2002098788
of the Williamson County, Texas Deed Records:

THENCE along the west boundary of this tract and the east ROW
line of CR 165, N 07°45'27" E, 249.96 feet to the northwest
corner of this tract and the southwest corner of a 3.569 acre
tract conveyed to CBR CR 119, L.P. by Deed recorded as Doc#
2004038679 of the Williamson County, Texas Deed Records;

THENCE along the north boundary of this tract and the south
boundary of said 3.569 acre tract, S 82°22'39" E, 778.80 feet
to the northeast corner of this tract and the northwest corner
of a 14.70 acre tract conveyed to A-S 64 CR 119-Hwy 79, L.P.
by Deed recorded as Doc# 2004057867 of the Williamson County,
Texas Deed Records;

THENCE along the east boundary of this tract and the west
boundary of said 14.70 acre tract, S 06°57'16" W, 249.83 feet
to the southeast corner of this tract and the northeast corner
of an 11.948 acre tract conveyed to Cynergy Texas Interest, Inc.
by Deed recorded as Doc# 9901013 of the Williamson County, Texas
Deed Records;

THENCE along the south boundary of this tract and the north
boundary of said 11.948 acre tract and continuing along the
south boundary of this tract also being the north boundary of
a 6.006 acre tract conveyed to Cynergy Texas Interest, Inc.,
Doc# 2002098788, Williamson County, Texas Deed Records,
S 82°22'39" W, 782.46 feet to the point of beginning and
containing 4.478 acres of land.

9 November 2006

FIELD NOTES for ZONING: PARCEL #6 -R-462482
City of Hutto, Williamson County, Texas

BEING 3.569 acres out of the Nathaniel Edwards Survey,
Abstract 225 as conveyed to CBR CR 119, L.P. by Deed recorded
as Doc# 2004038679, Williamson County, Texas Deed Records:

BEGINNING at the northwest corner of said 3.569 acres at
a point on the east ROW line of CR 165. Said point also
being the southwest corner of lot 41, Block A,
Emory Farms Subdivision;

THENCE along the north boundary of this tract and the south
property line of said Lot 41, Block A, S 82°22'13" E,
776.06 feet to the northeast corner of this tract and the
northwest corner of a 3.276 acre tract conveyed to A-S-64
CR119-Hwy 79, L.P. by Deed recorded as Doc# 200413307 of the
Williamson County, Texas Deed Records;

THENCE in a southerly direction, along the east boundary of
this tract and the west property line of said 3.276 acre tract,
S 06°57'16" E, 200.01 feet to the southeast corner of this
3.569 acre tract and the southwest corner of said 3.276 ac.
tract;

THENCE along the south boundary of this tract and the north
boundary of a 4.478 acre tract conveyed to Robert M. Castle
et al by Deed recorded as Doc# 2003071808 of the Williamson
County, Texas Deed Records, N 82°22'39" W, 778.80 feet to a
point on the east ROW line of CR 165. Said point being the
southwest corner of this tract and the northwest corner of
said 4.478 acre tract;

THENCE N 07°44'18"E, 200.00 feet along the west boundary of
this tract and the east ROW line of CR 165 to the point of
beginning and containing 3.569 acres of land.

EXHIBIT "B"
[Lienholder's Consent]

REVISION # 7(11-28-06)

11

LIENHOLDER'S CONSENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT WHITNEY NATIONAL BANK, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2004-057867, 2004013807, 2003057682 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OR 18.96 ACRES OF LAND SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FINANCIAL INSTITUTION NAME

BY: WHITNEY NATIONAL BANK

NAME: RUBEN ALVAREZ
VICE PRESIDENT

TITLE: _____

NOTARY:

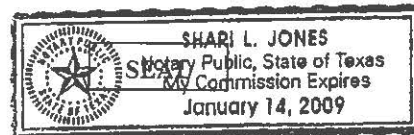
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Ruben Alvarez, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF November A.D., 2006

Shari L. Jones
NOTARY PUBLIC SIGNATURE

Shari L. Jones
NOTARY PUBLIC PRINTED OR TYPED NAME



MY COMMISSION EXPIRES: 1/14/2009

LIENHOLDER'S CONSENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT FIRST STATE BANK, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2003071811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE ZONING OF 1.304 ACRES OF LAND SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

FINANCIAL INSTITUTION NAME
FIRST STATE BANK CENTRAL TEXAS
BY: Judy Chansley
NAME: Judy Chansley
TITLE: BANKING OFFICER

NOTARY:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, A NOTARY PUBLIC, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 6th DAY OF Nov,
A.D., 200006.

Rosemary Speaker
NOTARY PUBLIC SIGNATURE

Rosemary Speaker
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 12-27-09

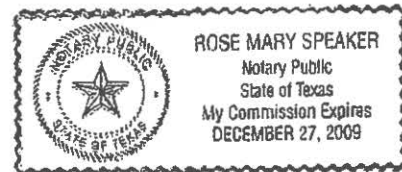


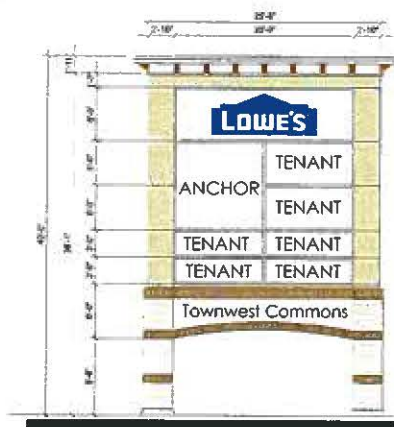
EXHIBIT “C”
[Master Plan]



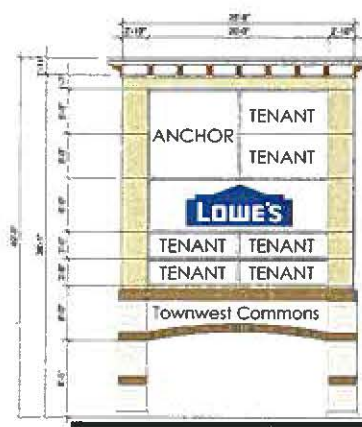
EXHIBIT "D"
[Phase I Plan]



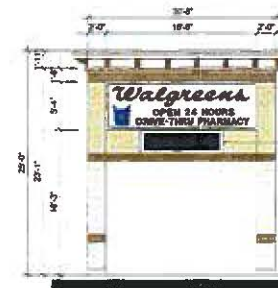
EXHIBIT "E"
[Sign Package]



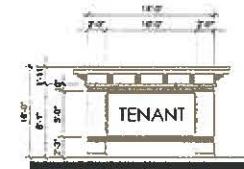
SIGN PLAZA SCHEMATICS
SIGN A-1



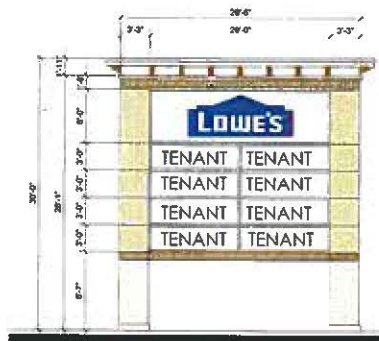
SIGN PLAZA SCHEMATICS
SIGN A-2



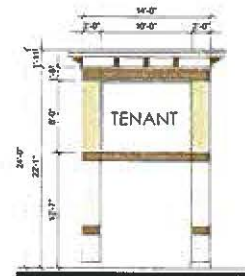
SIGN C-3



SIGN C-2



SIGN B-1



SIGN C-1



SIGN D-1

EXHIBIT E
TOWNWEST COMMONS PUD
SIGN LAYOUT PLAN
U.S. HWY 79 & ED SCHMIDT BLVD
HUTTO, TEXAS

EXHIBIT "E-1"
[Sign Master Plan]

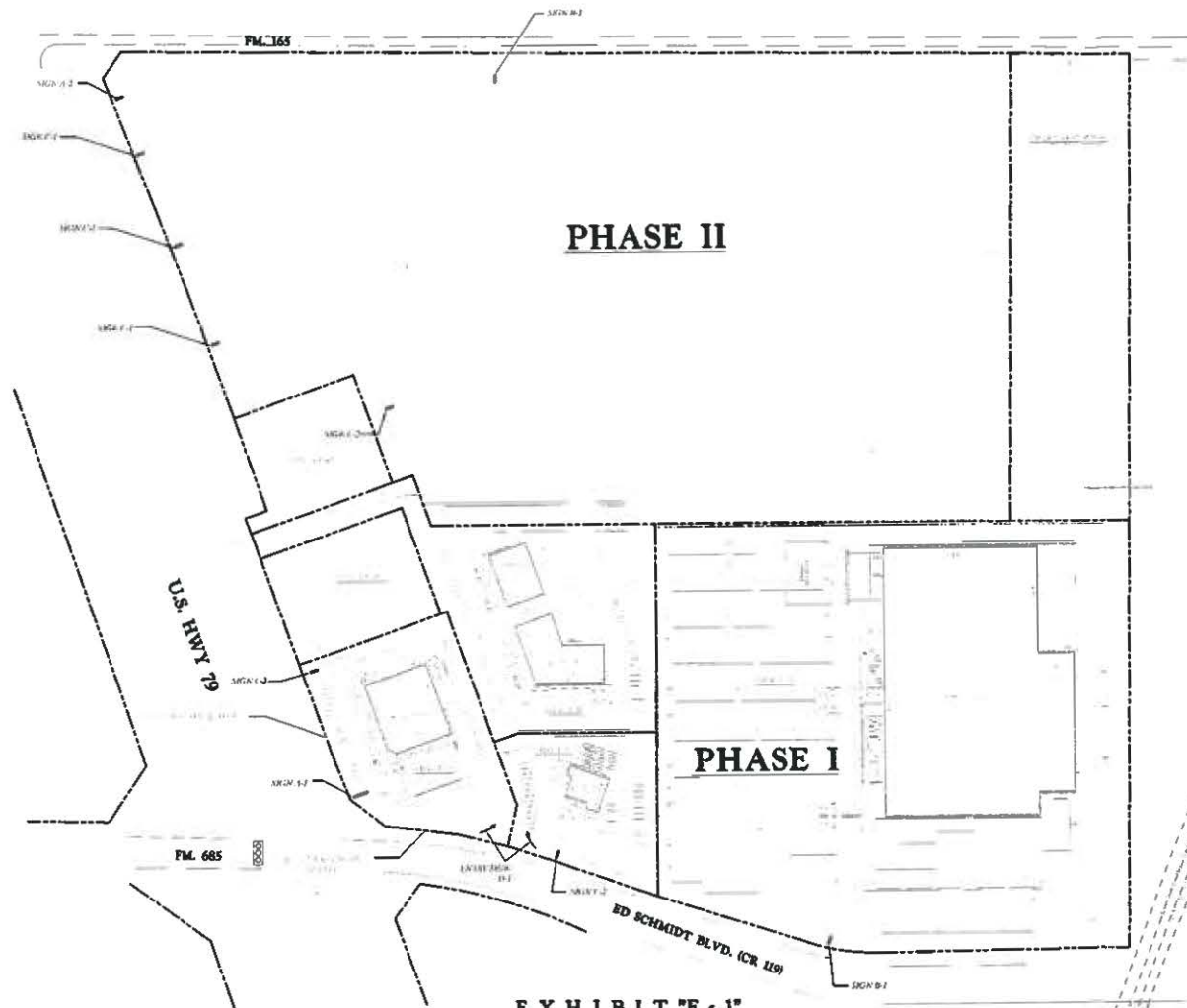


EXHIBIT "E-1"
SIGN MASTER PLAN



TOWNWEST COMMONS PUD

U.S. HWY 79 & ED SCHMIDT BLVD. (CR 119)
 HUTTO, TEXAS

NewQuest
 PROPERTIESSM
8002 W. SAIL HOLETON PARKWAY N. SUITE
 200 HOUSTON, TEXAS 77060
 P. 281.477.4300 F. 281.477.4300
 WWW.NEWQUESTPROPERTIES.COM

EXHIBIT "F"
[Phase I Landscape Plan]



EXHIBIT F
(PHASE I LANDSCAPE PLAN)

Page 145 of 168

EXHIBIT “G”
[Development Standards]

EXHIBIT “G”
[Development Standards]

EXHIBIT "G"

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT PARCELS

The following Development Standards shall apply to all development on portions of the Property, which are identified as Commercial Development Parcels on the Plan attached as **Exhibit "C"** (Master Plan).

1. PERMITTED USES:

The following principal uses are permitted: All B-2 General Commercial uses identified in the City of Hutto Zoning Ordinance and Outdoor Sales and Display uses as described in Paragraph 3, below.

2. PROHIBITED USES:

The following uses are prohibited on the Property: cell towers and other free standing towers over forty feet (40') in height, flea markets, sexually oriented businesses, portable building sales, except as incidental to other retail sales, outdoor amusement parks or carnivals, recreational vehicle parks, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales, auto body and paint shops and truck stops, automotive repairs (except that oil service and tire sales and service stores are permitted), towing companies, automotive sales (including boats, recreational vehicles and trailers). Notwithstanding the foregoing, tire sales and service stores shall not be permitted except on pad sites.

3. OUTDOOR SALES & DISPLAYS:

Outdoor sales and displays are permitted as accessory uses in conjunction with, and as part of, the principal use of a building only in area designated on the site plan approved by the Director of Community Development for such building or an amended site plan approved at a later date. All outdoor sales and display areas shall be located and operated as part of the principal use, and shall not comprise a separate business use.

The city agrees that Lowe's Home Centers, Inc. ("Lowe's") may operate its portion of the Property in accordance with the Outdoor Sales and Display provisions of this Plan. Foregoing provisions may be expressly relied upon by the Developer and Lowe's and their respective successors and assigns, in accordance with section 3.2 of the Development Standards in this document.

Planting material exhibits are allowed with informational signage that does not include the retailer's name. Informational signage shall not exceed 18" x 18" in size.

3.1 Definitions:

“Major Retailer” – Any retailer of 80,000 square feet or more (Examples: Wal-Mart, Target, Lowe’s, Home Depot)

“Garden Center” – Open air, but enclosed retail center primarily selling landscaping plants and materials connected to a Major Retailer.

“Seasonal Sales” – Outside sales, display and storage of seasonal items by the Major Retailer.

“Outdoor Building Display” – Outdoor display and sale of portable and prefabricated buildings by a Major Retailer. “Permanent” Display and sale allowed.

“Primary Shopping Center” – Location in which a major retailer(s) is located.

3.2 Outdoor Sales and Display:

Section 1.419 of the Hutto City Code, “Outdoor Sales and Display” is hereby modified to permit Garden Center, Outdoor Building Display and Seasonal Sales at any Major Retailer. The Outdoor Building Display and Seasonal Sales shall be allowed on off-street parking spaces, so long as the remaining spaces satisfy the City’s minimum standards. Further, the limitation on outdoor display to 10 feet from the principal building shall be extended to 100-feet for a “Major Retailer”. A “Major Retailer” shall be allowed to place portable storage containers in the rear of the store not visible from ground level in any residential district. A “Major Retailer” may display and sell portable/temporary buildings.

4. DEVELOPMENT STANDARDS:

4.1 The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal

4.2 Unfinished sheet metal is permitted as flashing and similar type improvements on the roof, trim or minor decorative features, but not on exterior walls of any buildings and structures.

4.3 Building Standards for all buildings and sign structures, excluding a Garden Center.

4.3.1 The front and side elevations shall be 100 percent masonry, except for doors, windows, roofs, patios, balconies, awnings, gutters, special decorative features, trim and advertising surfaces of signs. Masonry shall mean brick, stone, stucco, concrete panels, EFIS, (Exterior Finish Insulation System), decorative CMU (including split faced concrete block), or such other similar quality material approved in writing by the Director of Community Development, provided that stucco, EFIS, and decorative

CMU shall not comprise more than fifty percent (50%) of this exterior masonry finish. All EFIS installed with eight feet of finished grade or sidewalk level shall be "abuse resistant".

- 4.3.2 Shopping Center buildings shall be permitted flat roofs provided that segments of the front elevations of such buildings, and any side elevations that face a major roadway shall include architectural elements such as that the roof line of a primary shopping center building is not 100% horizontal. Upon administrative approval from the Director of Community Development, such elements may be non-structural, decorative, features, such as, but not limited to pitched awnings or covers over doors and windows, provided that some portion of such pitched element extends above the horizontal portion of the roof line.

- 4.3.3 No building shall exceed five (5) stories in height.

5. SERVICE & LOADING AREAS:

All standards will be in compliance with B-2 (General Commercial) Zoning District requirements as identified in the Zoning Ordinance.

6. IRRIGATION:

An underground, automatic drip irrigation system must be installed in all landscaped areas, other than areas approved by the City for plant materials that do not normally require irrigation. Drip irrigation must effectively water all the landscaped areas.

All irrigation systems shall be inspected and approved prior to the issuance of a certificate of occupancy for the building for which the landscaping is required.

7. SITE PLAN REQUIRED:

A site plan for each phase of development shall be submitted to the City to ensure compliance with the terms of this Agreement prior to the issuance of each building permit.

8. PARKING STANDARDS:

- 8.1 One parking space shall be provided for every 250 square feet of net retail floor area.

- 8.2 All parking spaces shall be a minimum of nine feet (9') wide and eighteen feet (18') deep.

- 8.3 Raised curbs or other means shall be provided in parking lots and along drives to prevent vehicular traffic from driving across or onto landscaped areas.

- 8.4 All drives and parking areas shall be edged with concrete curbs where pavement abuts an unpaved area and all approach aprons will be concrete to meet City of Hutto standard.

- 8.5 All parking will be in compliance with Texas Accessibility Standards (TAS) requirements.

9. MASTER DRAINAGE PLAN AND RECIPROCAL DRAINAGE EASEMENT:

Property is subject to the approved Townwest Commons Preliminary Plan and Master Drainage Plan. Assurance is to be provided, to the City, by CRR Investments; Cynergy Texas Interests, Inc.; Robert M. Castle, et al; CBR CR 119, LP; and NewQuest Properties in the form of a Letter Of Credit or Escrow Account that all drainage and improvements will be completed within two (2) years from the date of the PUD Plan approval date. Certificates of Occupancy will be contingent on the assurance or completion of required improvements.

10. RECIPROCAL PUBLIC UTILITY EASEMENT:

A reciprocal Public Utility Easement (PUE) to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove public utility lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris, in, upon, over, under, above and across the Property.

11. RECIPROCAL DRAINAGE EASEMENT:

A reciprocal surface drainage and storm water drainage easement between Property Owners to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove drainage and storm water drainage lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris, in, upon, over, under, above and across the Property.

12. RECIPROCAL IRRIGATION EASEMENT:

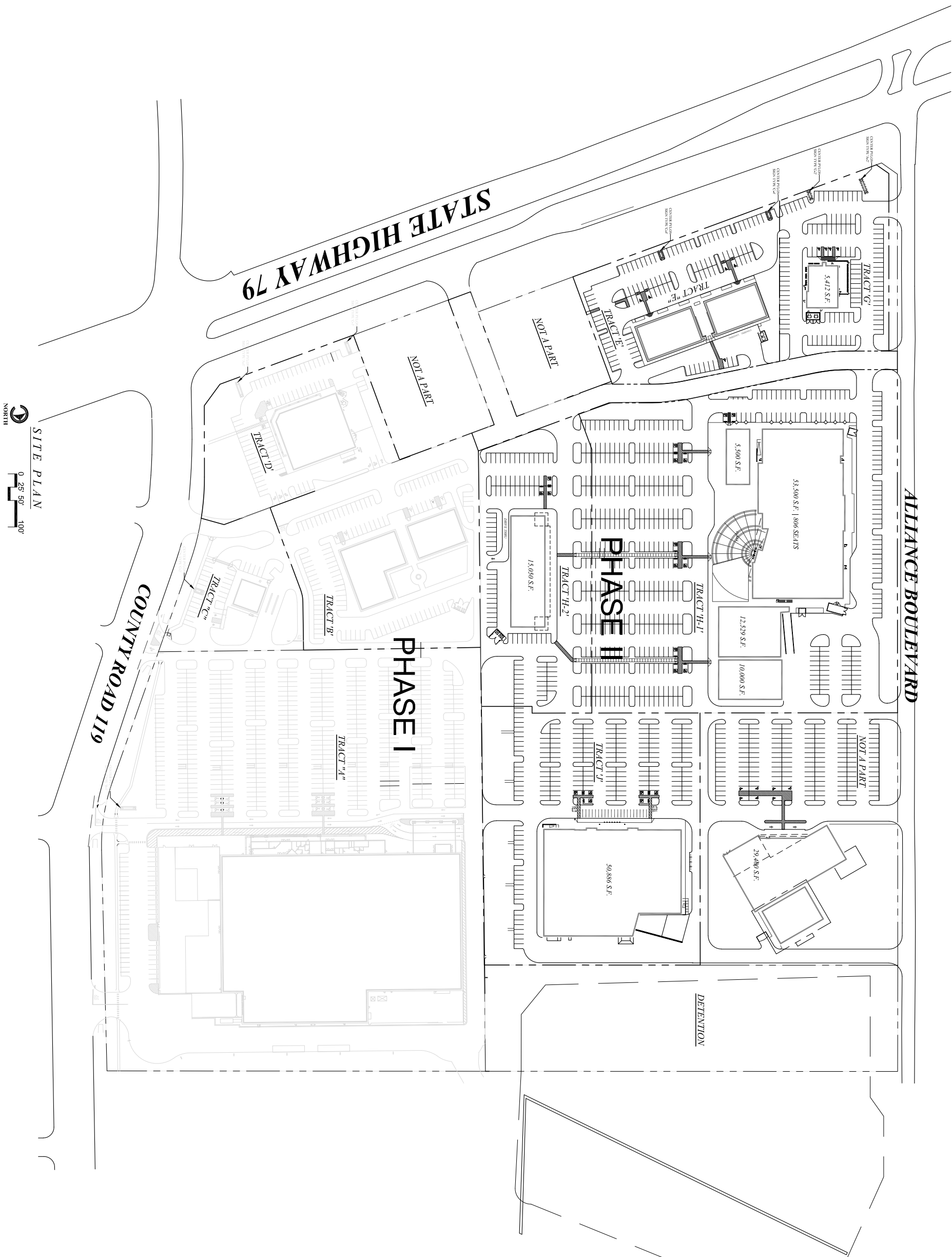
A reciprocal surface and subsurface irrigation easement between Property Owners to excavate for, construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, use and remove such surface and subsurface irrigation lines, facilities and improvements, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris in, upon, over, under, above and across the Property.

13. RECIPROCAL ACCESS EASEMENT:

A reciprocal access easement between Property Owners granting the right of free and uninterrupted ingress and egress for persons, vehicles, and equipment necessary or convenient for use in the PUD specifically granting the right for all persons and/or members of the general public to come on and be present within the boundaries of the PUD property, together with the express right to maintain the easement area by clearing and removing vegetation, silt and debris in, upon, over, and across said Property.

14. PARKING LOT LIGHTING:

All lighting shall be in compliance with standard B-2 (General Commercial) Zoning District requirements. However, maximum height of a fixture shall not exceed forty (40) feet.



TOWNWEST COMMONS PUD

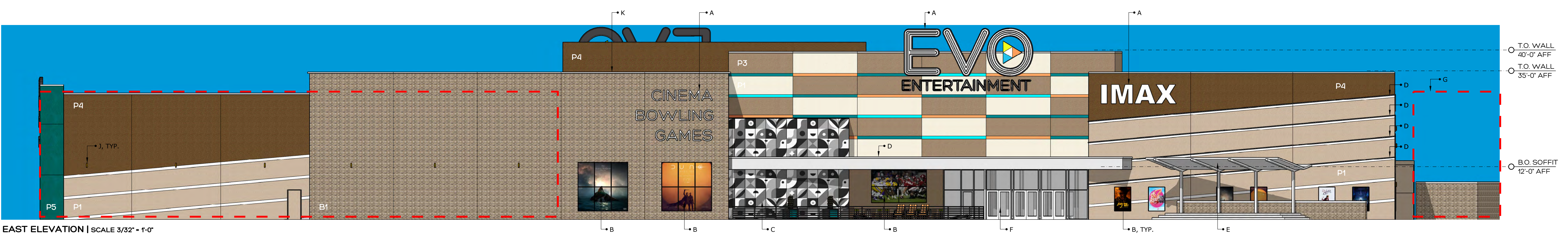
SP-265

EXHIBIT "D-1"

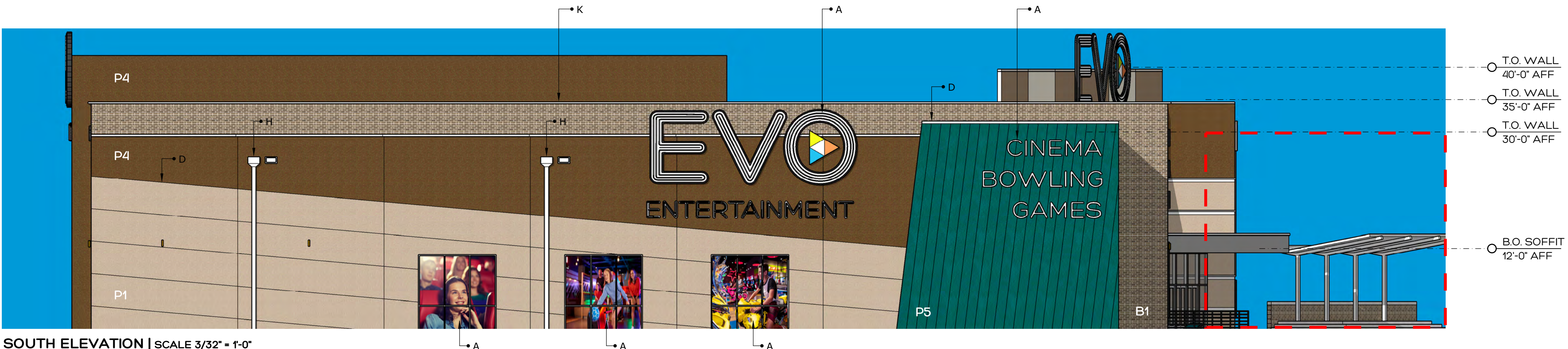
PHASE II DEVELOPMENT PLAN

NWC OF STATE HIGHWAY 79 & COUNTY ROAD 119

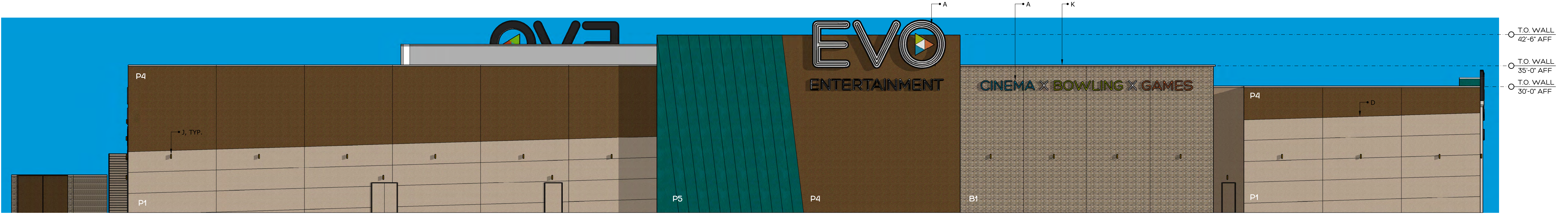
HUTTO, TEXAS



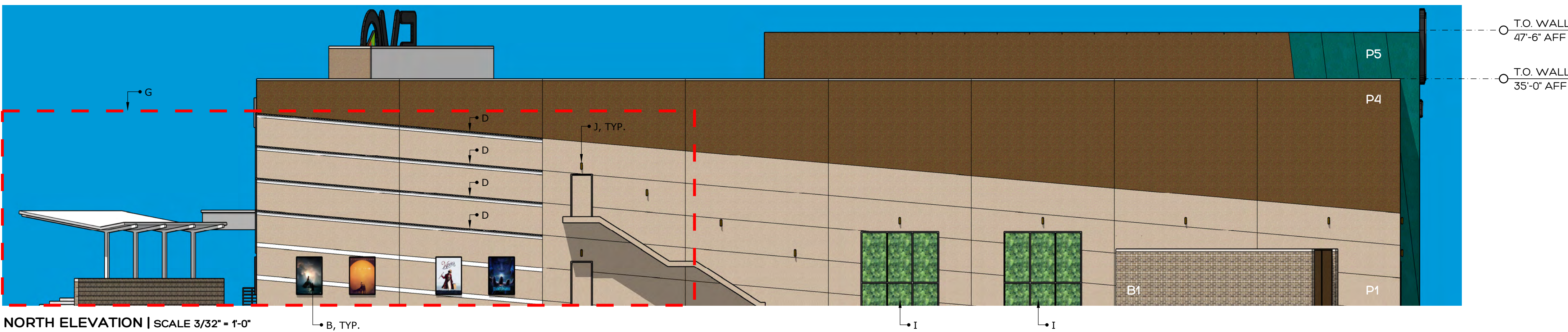
EAST ELEVATION | SCALE 3/32" = 1'-0"



SOUTH ELEVATION | SCALE 3/32" = 1'-0"

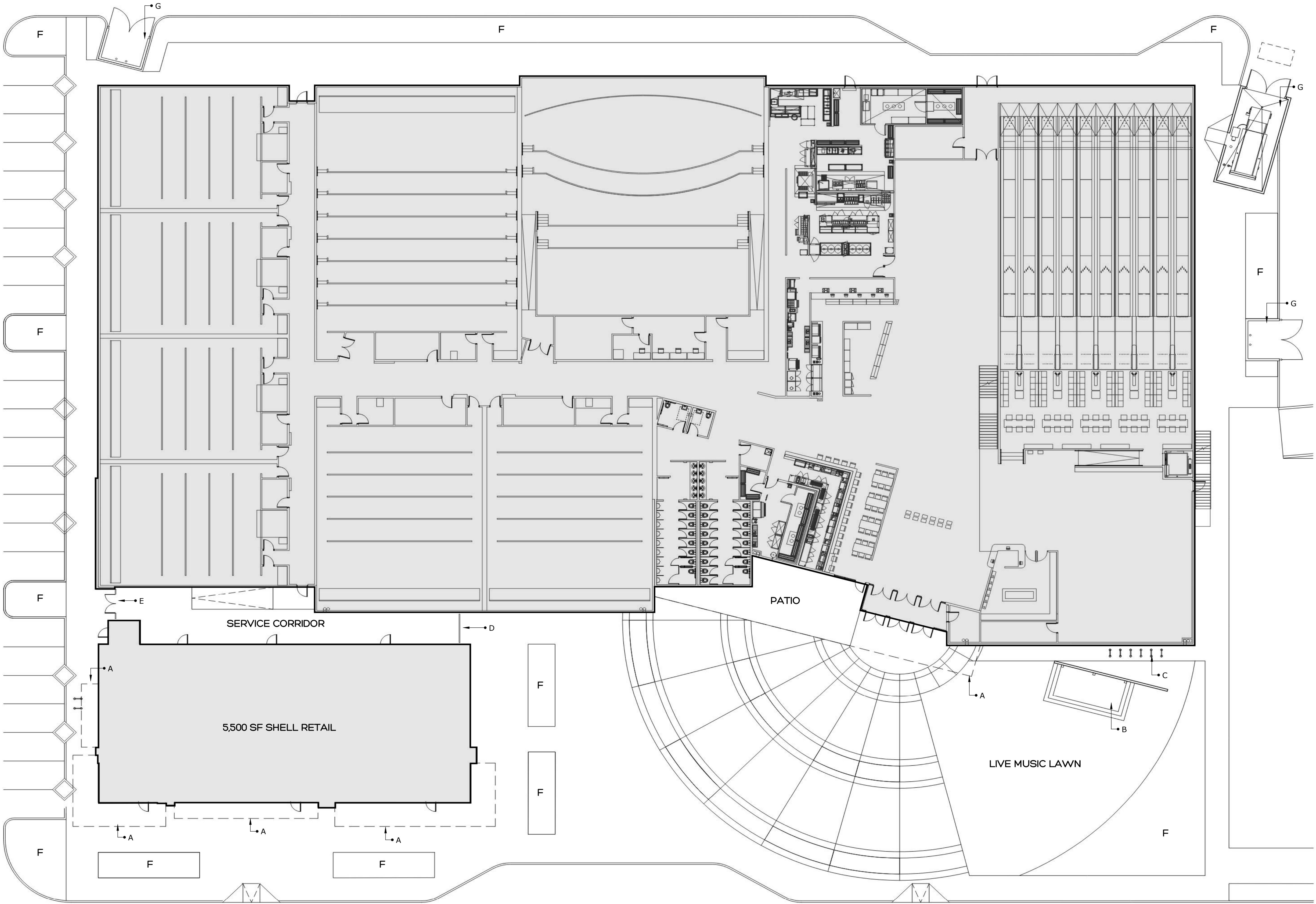


NORTH ELEVATION | SCALE 3/32" = 1'-0"



NORTH ELEVATION | SCALE 3/32" = 1'-0"

FINISH SCHEDULE		
B1	BUCKHORN TUMBLED	BRICKIT THIN BRICK
M1	BERRIDGE ALMOND	PREFINISHED METAL COPING AT ALL WALLS
M2	BERRIDGE GALVALUME	ACRYLIC COATED METAL PANEL AT MAIN ENTRY CANOPY
P1	SW ROMAN COLUMN	INTEGRALLY COLORED EIFS W. MEDIUM TEXTURE
P2	SW FAMILIAR BEIGE	INTEGRALLY COLORED EIFS W. MEDIUM TEXTURE
P3	SW ICED MOCHA	INTEGRALLY COLORED EIFS W. MEDIUM TEXTURE
P4	SW STURDY BROWN	INTEGRALLY COLORED EIFS W. MEDIUM TEXTURE
P5	SW REALLY TEAL	INTEGRALLY COLORED EIFS W. MEDIUM TEXTURE
KEYNOTES		
A	INTERNALLY ILLUMINATED SIGNAGE	
B	DIGITAL DISPLAY	
C	CUSTOM MURAL - FINAL IMAGE TO BE REFERENTIAL TO HUTTO	
D	LINEAR LED	
E	PREFABRICATED CANOPY STRUCTURE FOR LIVE MUSIC SPACE	
F	CLEAR ANODIZED ALUMINUM STOREFRONT WITH LOW-E GLAZING	
G	RED DASHED LINE INDICATES LOCATION OF ADJACENT RETAIL SPACE THAT BLOCKS VIEW OF ELEVATION	
H	PREFINISHED METAL DOWNSPOUT	
I	GREEN SCREEN	
J	LED WALL SCOFF	
K	LED STRIP WALL WASH LIGHT IN PREFINISHED METAL COVE	



- KEYNOTES
- A DASHED LINE INDICATES EDGE OF CANOPY ABOVE
 - B LIVE MUSIC STAGE
 - C BIKE RACK
 - D ACCESS CONTROL SCREEN
 - E ACCESS GATE
 - F LANDSCAPE PER LANDSCAPE PLAN
 - G TRASH ENCLOSURE







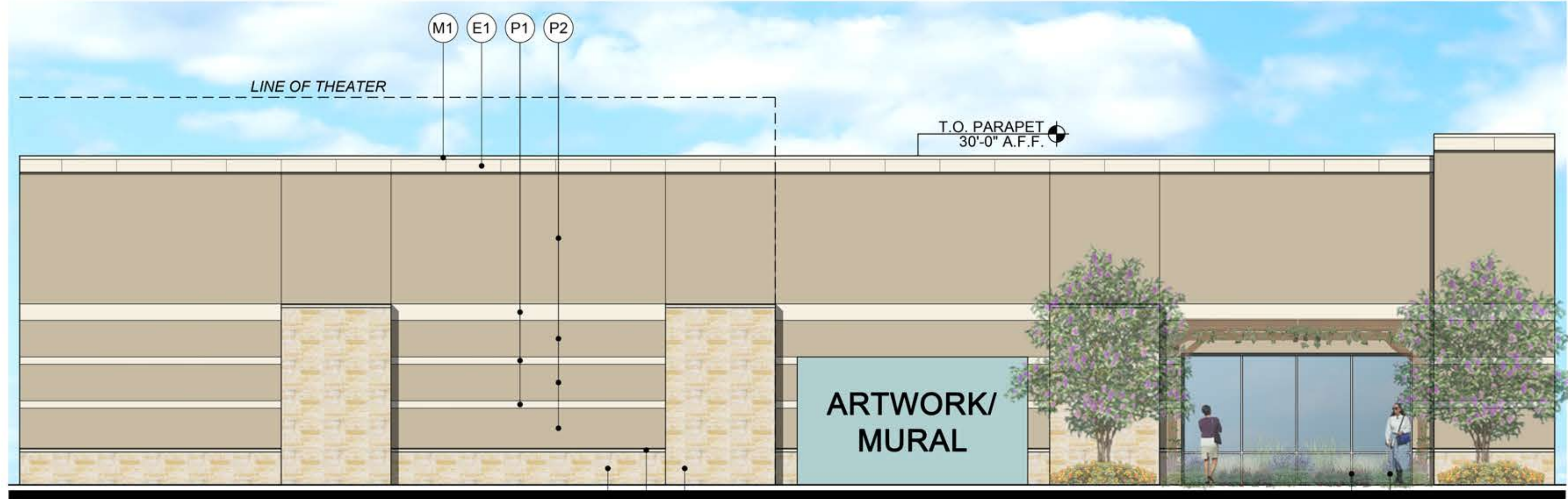




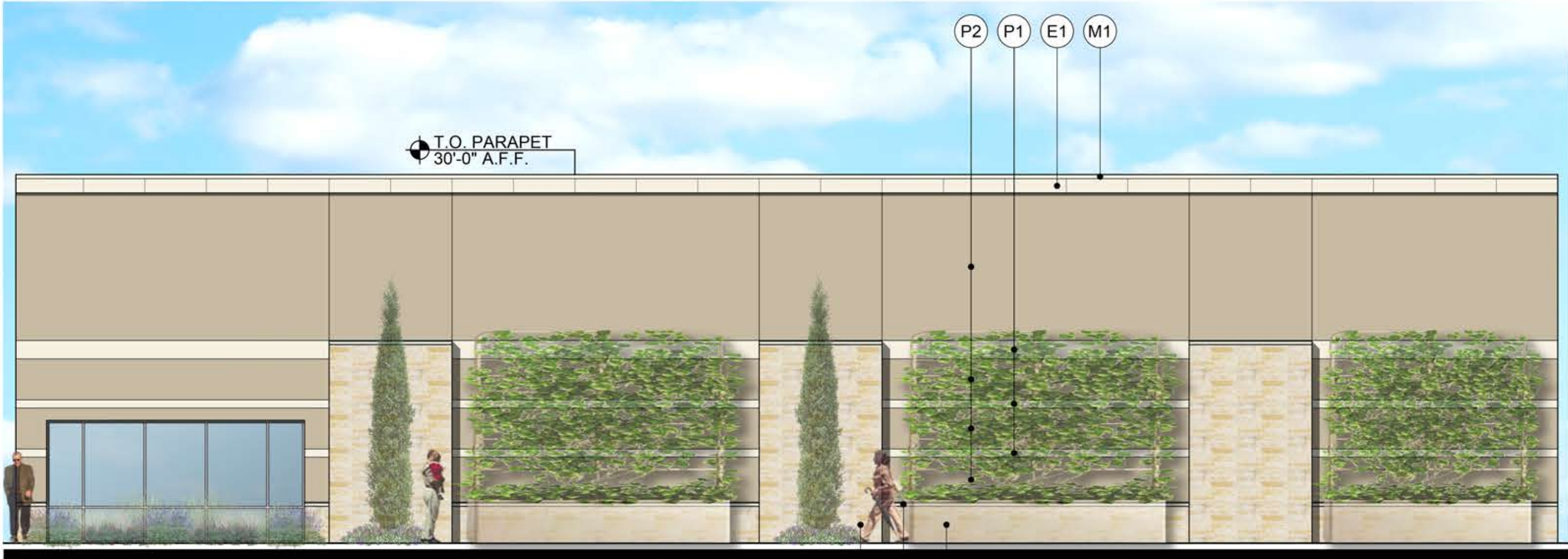




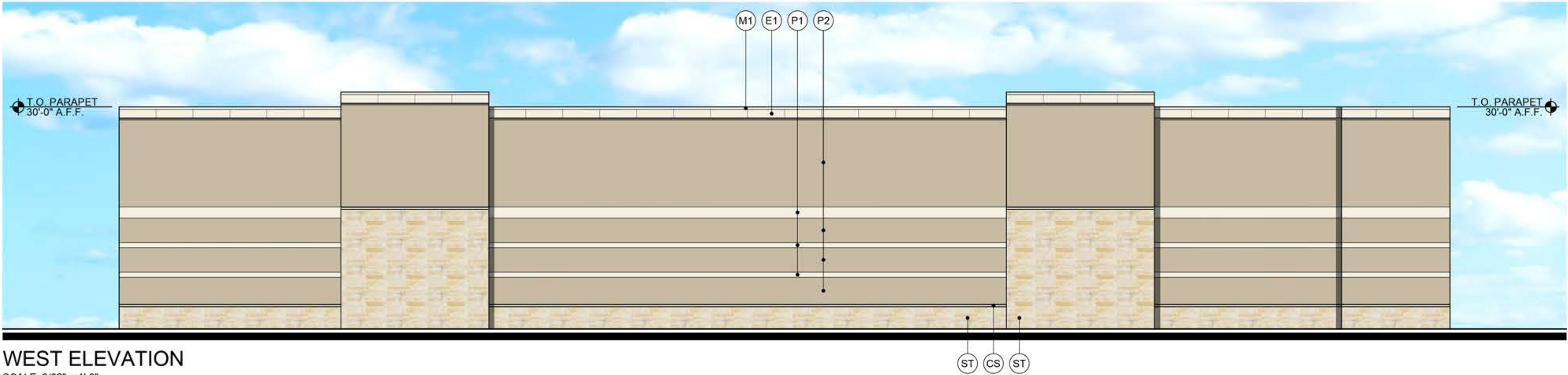
EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE:

- | | | |
|---|---|---|
| (CS) CAST STONE: Siteworks, Cream | (E1) EIFS: Sherwin Williams, Roman Column, SW 7562 | (M1) PREFINISHED METAL: Berridge, Almond |
| (ST) STONE: Alamo Stone, Alamo Cream, Full Stone, Chop/Ashlar Stone Pattern | (P1) TEXTURED COATING: Sherwin Williams, Roman Column, SW 7562 | (M2) PREFINISHED METAL: Berridge, Acrylic-Coated Galvalume |
| (SF) STOREFRONT: Clear Anodized Aluminum | (P2) TEXTURED COATING: Sherwin Williams, Relaxed Khaki, SW 6149 | (M3) STANDING SEAM ROOF: Berridge, Acrylic-Coated Galvalume |
| (GL) GLAZING: PPG Solarban 70XL Low-E, Clear | (P3) PAINT: Sherwin Williams, Relaxed Khaki, SW 6149 | (M4) PREFINISHED METAL SHAPES: Berridge, Almond |
| (T1) TILE: Thorntree, Cabane Shell, 8" x 48" Brick Patter | (P4) PAINT: Sherwin Williams, Essential Gray, SW 6002 | |

TOWNWEST COMMONS

EL-07 064 08.16.23
BUILDING ELEVATIONS
NWC OF STATE HIGHWAY 79 & COUNTY ROAD 119
HUTTO, TEXAS



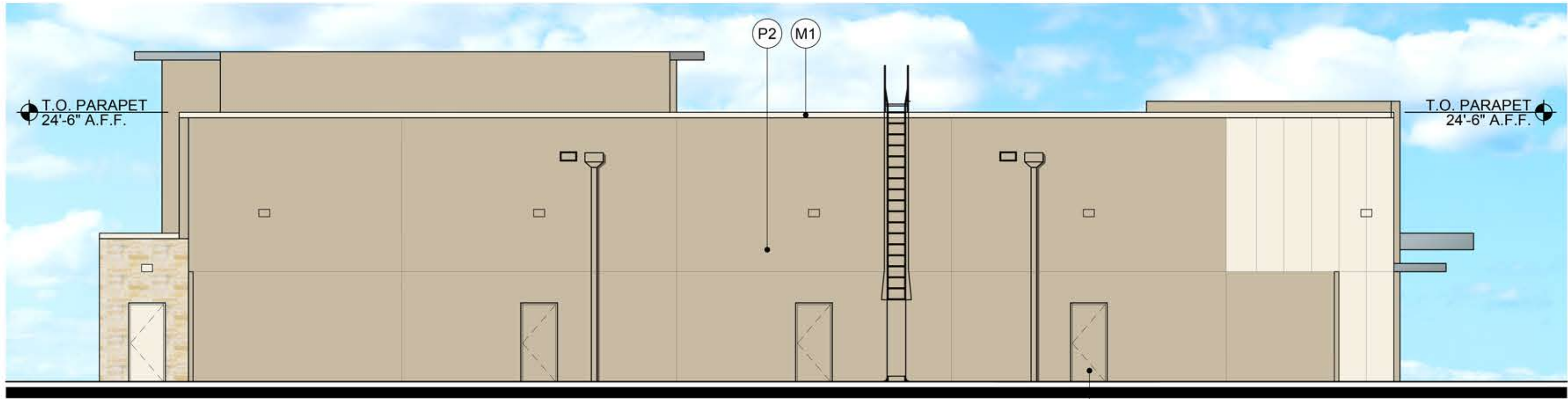
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION (CORRIDOR BETWEEN THEATER)
SCALE: 1/8" = 1'-0"

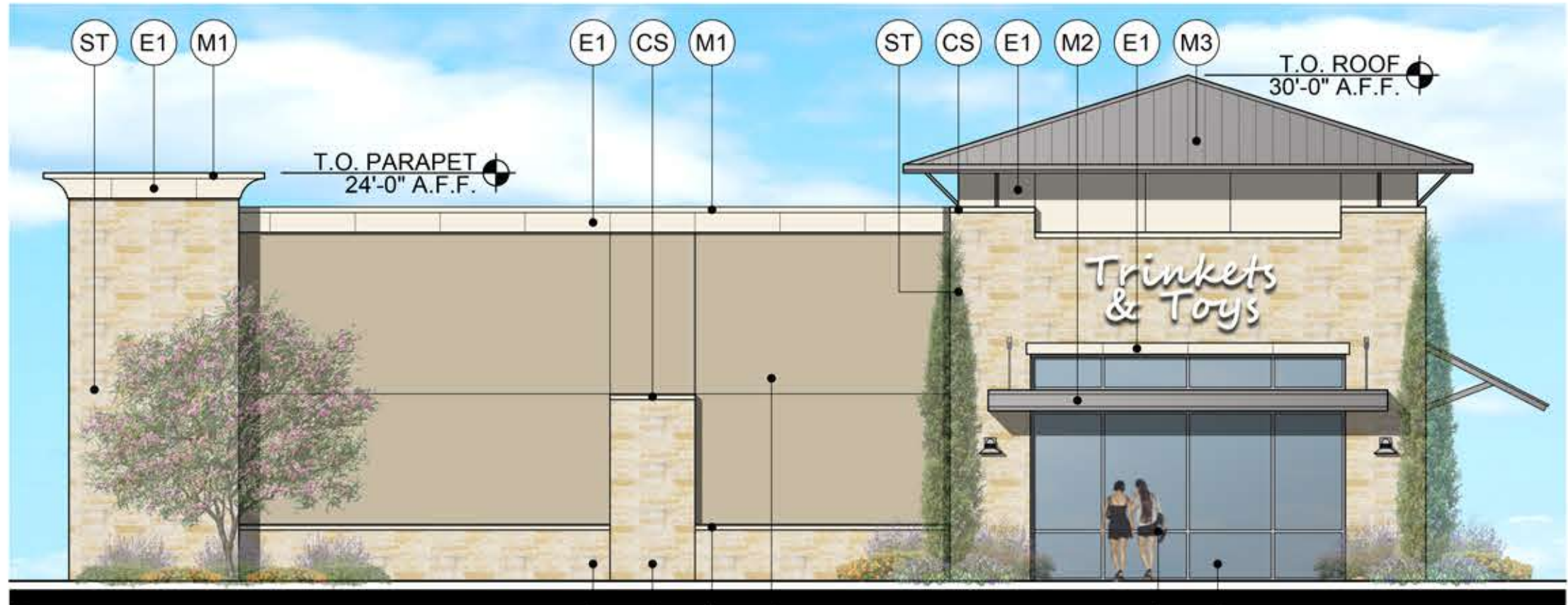
FINISH SCHEDULE:

(CS) CAST STONE: Siteworks, Cream	(E1) EIFS: Sherwin Williams, Roman Column, SW 7562	(M1) PREFINISHED METAL: Berridge, Almond
(ST) STONE: Alamo Stone, Alamo Cream, Full Stone, Chop/Ashlar Stone Pattern	(P1) TEXTURED COATING: Sherwin Williams, Roman Column, SW 7562	(M2) PREFINISHED METAL: Berridge, Acrylic-Coated Galvalume
(SF) STOREFRONT: Clear Anodized Aluminum	(P2) TEXTURED COATING: Sherwin Williams, Relaxed Khaki, SW 6149	(M3) STANDING SEAM ROOF: Berridge, Acrylic-Coated Galvalume
(GL) GLAZING: PPG Solarban 70XL Low-E, Clear	(P3) PAINT: Sherwin Williams, Relaxed Khaki, SW 6149	(M4) PREFINISHED METAL SHAPES: Berridge, Almond
	(P4) PAINT: Sherwin Williams, Essential Gray, SW 6002	

TOWNWEST COMMONS
EL-01 064 05.18.23
RETAIL H-1 ELEVATIONS
NWC OF STATE HIGHWAY 79 & COUNTY ROAD 119
HUTTO, TEXAS



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE:

- | | | |
|---|---|---|
| (CS) CAST STONE: Siteworks, Cream | (E1) EIFS: Sherwin Williams, Roman Column, SW 7562 | (M1) PREFINISHED METAL: Berridge, Almond |
| (ST) STONE: Alamo Stone, Alamo Cream, Full Stone, Chop/Ashlar Stone Pattern | (P1) TEXTURED COATING: Sherwin Williams, Roman Column, SW 7562 | (M2) PREFINISHED METAL: Berridge, Acrylic-Coated Galvalume |
| (SF) STOREFRONT: Clear Anodized Aluminum | (P2) TEXTURED COATING: Sherwin Williams, Relaxed Khaki, SW 6149 | (M3) STANDING SEAM ROOF: Berridge, Acrylic-Coated Galvalume |
| (GL) GLAZING: PPG Solarban 70XL Low-E, Clear | (P3) PAINT: Sherwin Williams, Relaxed Khaki, SW 6149 | (M4) PREFINISHED METAL SHAPES: Berridge, Almond |
| | (P4) PAINT: Sherwin Williams, Essential Gray, SW 6002 | |

TOWNWEST COMMONS
EL-03 064 08.02.23
RETAIL H-2 ELEVATIONS
NWC OF STATE HIGHWAY 79 & COUNTY ROAD 119
HUTTO, TEXAS

ELEVATION NOTES

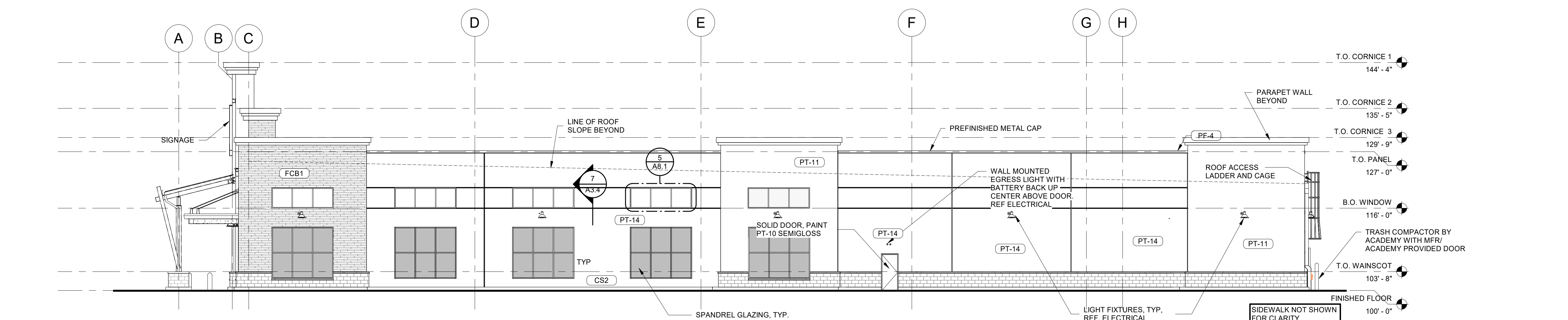
1. ALL EXPOSED EXTERIOR TILT-WALLS TO RECEIVE TEXTURED COATING, EXCEPT IN AREAS SCHEDULED TO RECEIVE OTHER FINISHES REF SPEC SECTION 099113 INTERIOR PAINTING.
2. DO NOT APPLY TILED COATING TO CAULK AT EXTERIOR TILT WALL PANEL JOINTS. PAINT IS ALLOWED.
3. DO NOT APPLY TEXTURED COATING TO DOWNSPOUTS, GUTTERS, COLLECTOR
4. DOWNSPOUTS, GUTTERS, COLLECTOR BOXES & ACCESSORIES AS NOTED
5. REFERENCE ROOM FINISH SCHEDULE AND FINISH SCHEDULE ON SHEET 47 FOR PAINT COLOR SPECIFIED BY "PT-X".
6. WALL MOUNTED FIXTURES SHOWN ON ARCH DWGS ARE SHOWN FOR MOUNTING HEIGHT INFORMATION ONLY. SEE ELECTRICAL DRAWINGS FOR QUANTITY AND LOCATION
7. PROVIDE FIRE DEPARTMENT KNOX BOX FOR ENTRY DOORS. COORDINATE WITH CITY AND FIRE DEPARTMENT MANAGER AND LOCAL FIRE DEPARTMENT.
8. ADDRESS LETTERING TO BE LOCATED ON THE FRONT ELEVATION WITH AT LEAST 12" HIGH LETTERS.
9. REFERENCE SPECIFICATIONS FOR EIFS INFORMATION.
10. REFERENCE FINISH LEGEND SHEET 47.0 FOR ALL EXTERIOR FINISH SELECTIONS.

EXTERIOR MATERIAL LEGEND

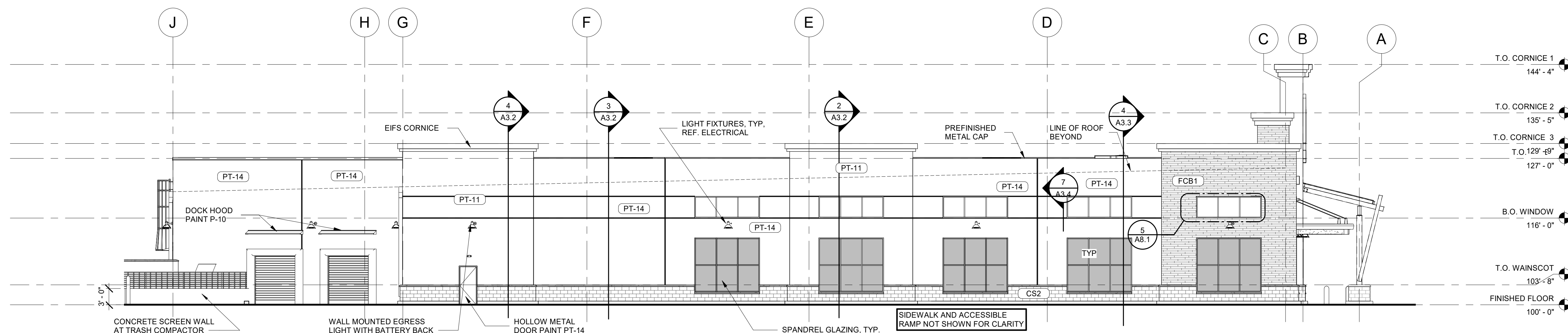
PT-14	SHERWIN WILLIAMS SW - 6149	"RELAXED KHAKI"
PT-15	SHERWIN WILLIAMS SW - 7562	"ROMAN COLUMN"
PT-10	SHERWIN WILLIAMS SW - 7025	"BACKDROP"
CS2	GROUND FACE BLOCK	"ASH CHARCOAL"
PF-4	PREFINISHED METAL CAP	"MATCH PT-10"
PT-11	SHERWIN WILLIAMS SW - 6096	"Dark Brown"
FCB1	NICIHA - ROUGHSAWN	"TOBACCO"

REFERENCE FINISH SCHEDULE ON A7.0 FOR ADDITIONAL INFORMATION

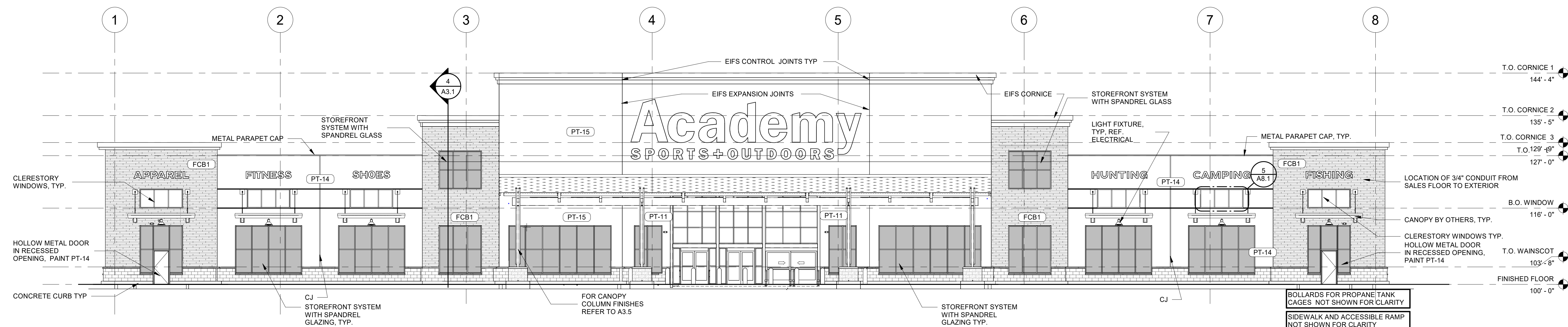
4 REAR ELEVATION

$$3/32'' \equiv 1' - 0''$$


3 RIGHT ELEVATION

$$3/32'' = 1'-0''$$


2 LEFT ELEVATION

$$3/32'' = 1'-0'$$


1 FRONT ELEVATION

$$3/32'' = 1'-0''$$



- PT-15 Sherwin Williams 'Roman Column' SW 7562
- PT-14 Sherwin Williams 'Relaxed Khaki' SW 6149
- PT-10 Sherwin Williams 'Backdrop' SW 7025
- PT-11 Sherwin Williams 'Jute Brown' SW 6096
- PT-18 Sherwin Williams 'Dark Brown' SW 7520
- CS2 Echelon -Trendstone 'Ash Charcoal' Ground-Face CMU
- Nichiha - Roughsawn 'Tobacco' Fiber Cement Panels



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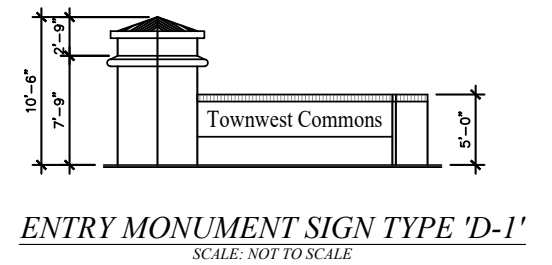
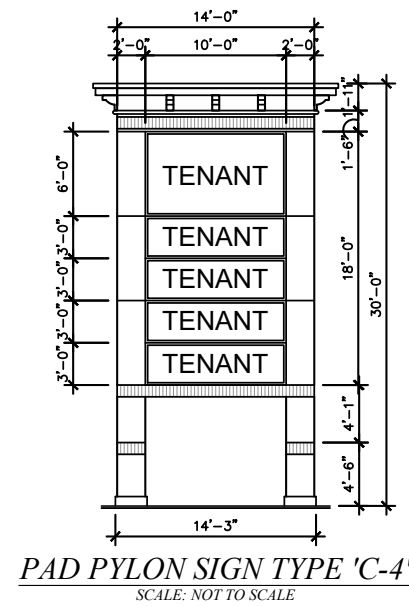
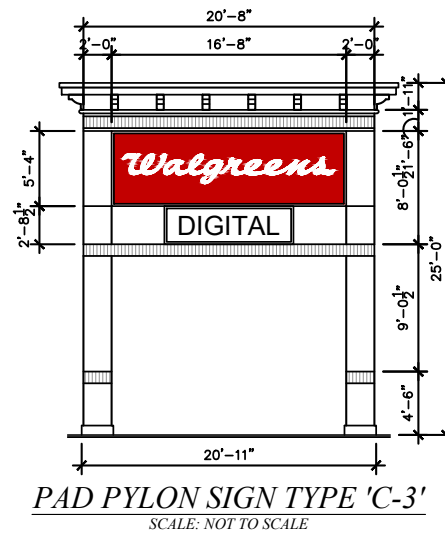
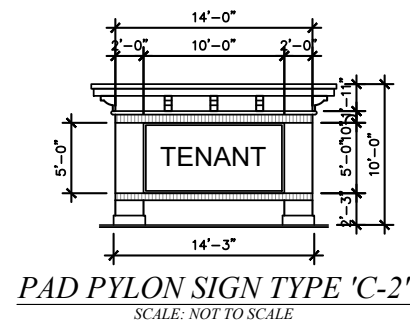
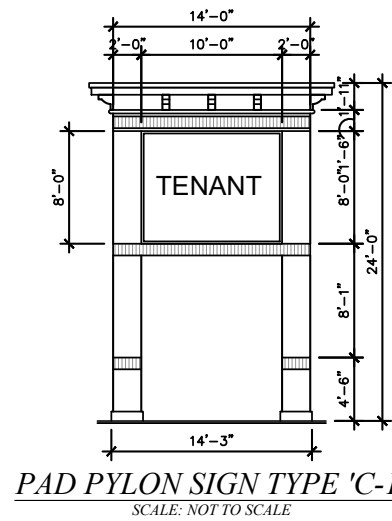
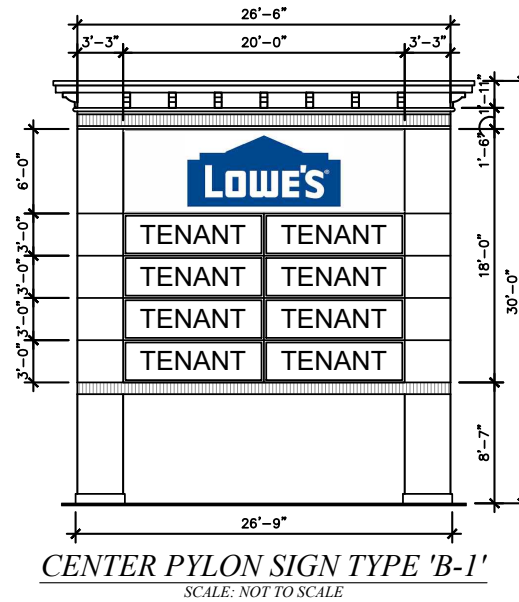
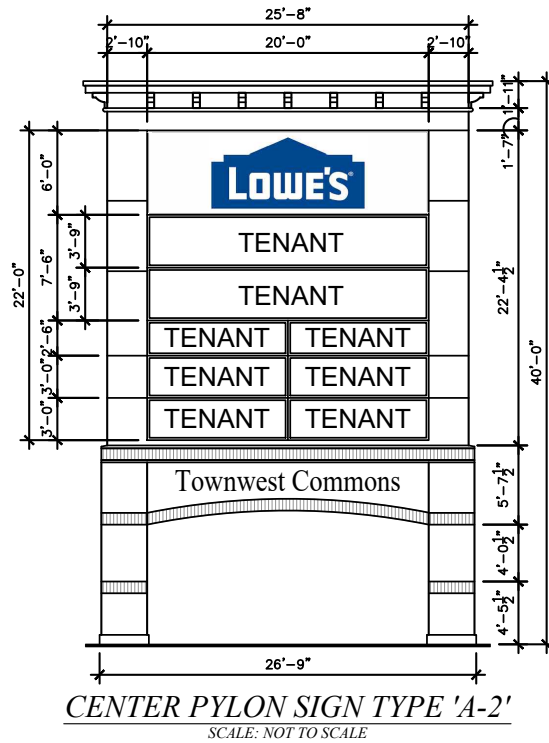
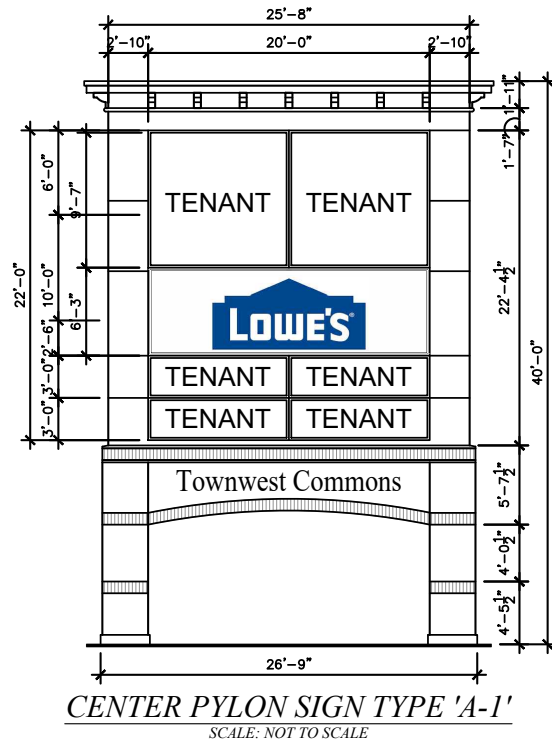
MAY 09, 2023



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**PROPOSED P.U.D.
ADDITION**

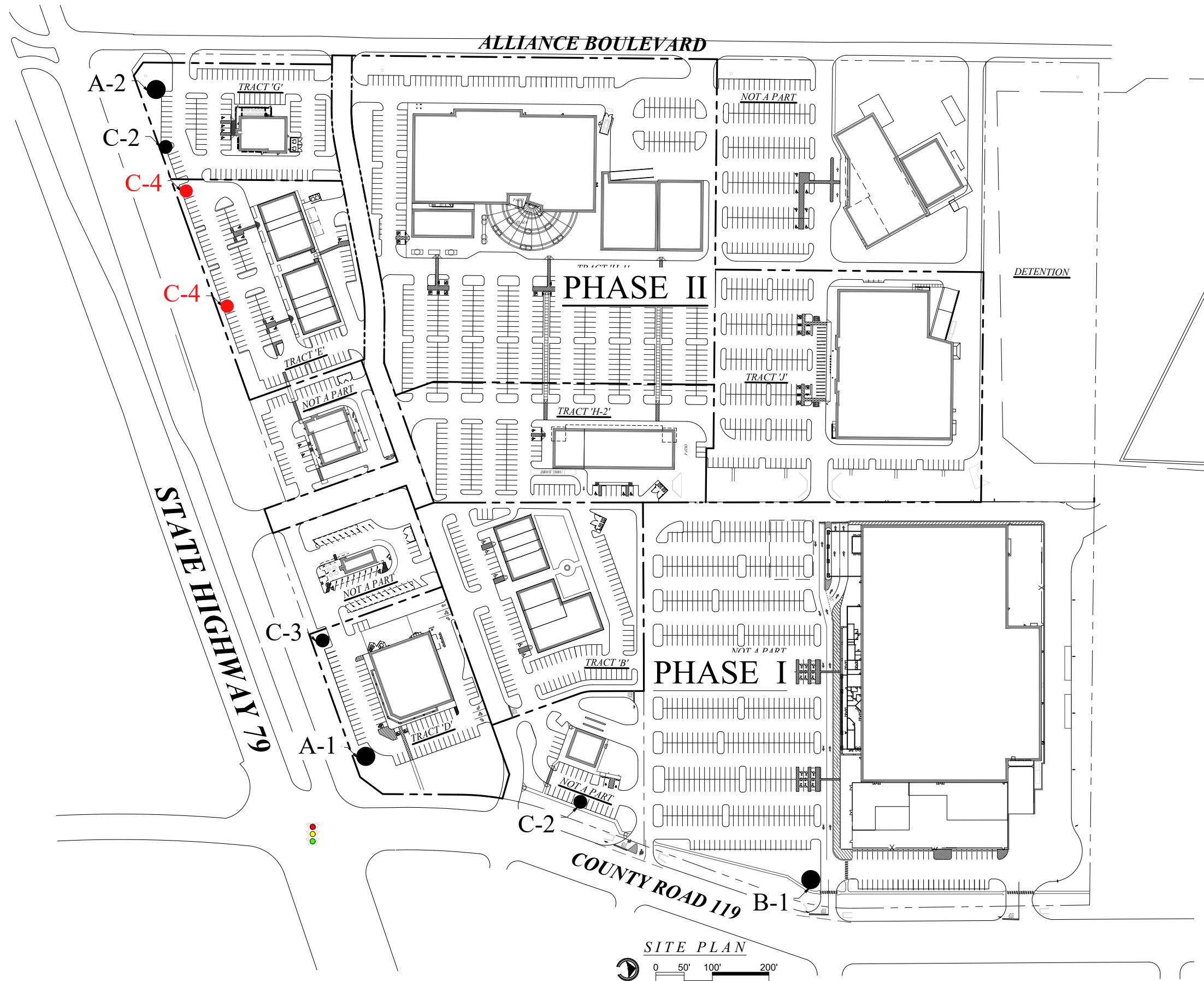
SIGNAGE

TOWNWEST COMMONS PUD

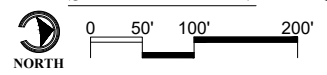
SIGNAGE_230717 64 07.17.23

SIGN LAYOUT PLAN

**NWC OF STATE HIGHWAY 79 & COUNTY ROAD 119
HUTTO, TEXAS**



SITE PLAN



TOWNWEST COMMONS

SP-266_230712 064 07.21.23

EXHIBIT

SIGN MASTER PLAN

NWC OF STATE HIGHWAY 79 & COUNTY ROAD 119
HUTTO, TEXAS

 PROPOSED SIGN LOCATION