



City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, March 5, 2024 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

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on March 5, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 6, 2024.
- 4.2. Conduct a public hearing and consider possible action on the proposed Hippo Partner - LI Hutto Megasite Preliminary Plat, 52.57 acres, more or less, of land, located located south of US79 and approximately 0.30 miles west of CR3349.
- 4.3. Consideration and possible action on the proposed Hippo Partner - LI Hutto Megasite Final Plat, 52.57 acres, more or less, of land, located located south of US79 and approximately 0.30 miles west of CR3349.

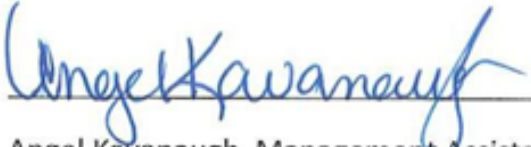
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the March 5, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 1, 2024 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

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

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 6, 2024.
Meeting: Tuesday, March 5, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting minutes 2.6.2024



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, February 6, 2024 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM

2. ROLL CALL

Jim Morris, Bryan Lee, Tony Wertz, Rick Hudson, Susanna Boyer and Cheryl Stewart were in attendance. Jerica Lawyer was not in attendance

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on February 6, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No Public Comment, Opened at 7:02 PM closed at 7:02 PM.

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 9, 2024.

Commissioner Tony Wertz motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 9, 2024, with name correction on 4.1 and 4.2, seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays

- 5.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 10, 2023.

A motion was made to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on October 10, 2023 correcting 5.3 seconded. Motion passed 4 Ayes to 0 Nays with 2 recusals. Cheryl Stewart and Bryan Lee.

- 5.3. Conduct a public hearing and consider a recommendation to amend the Code of Ordinances (2020 edition, as amended), Chapter 3, Land Use Standards of the City of Hutto by amending Chapter 2, Administration, by amending 10.203 Development

Review Process, amending Chapter 3 Land Use Standards, Section 10.304.9 Temporary Uses, and amending Section 10.310.5, Mobile Food Vendor.

A public Hearing was opened at 7:10 PM closed at 7:10 PM. Staff discussed change in business hours in the UDC for Food Trucks. Vice Chair Rick Hudson Motion to approve 5.3, Seconded by Commissioner Tony Wertz passed 6 Ayes to 0 Nays to send 5.3 to council

5.4. Discuss and provide comments on the draft Master Mobility Plan Map.

Discussion on the draft of the mobility plan map. Transcript added to minutes

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

Meeting was adjourned at 9:45 PM

8. CERTIFICATION

I certify that this notice of the February 6,2024 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 February 2,2024 before 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on the proposed Hippo Partner - LI Hutto Megasite Preliminary Plat, 52.57 acres, more or less, of land, located located south of US79 and approximately 0.30 miles west of CR3349.
Meeting: Tuesday, March 5, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed Preliminary Plat consists of one approximate 52.57 acres in size located south of US79 and approximately 0.30 miles west of FM3349. The tract was annexed in 2019 and subsequently zoned Light Industrial (LI), conforming with the Future Land Use Map designation. The proposal complies with the existing development codes adopted for the LI zoning district.

SUMMARY OF REQUEST:

Because the preliminary plat is proposing a single, legal lot, the traffic impact analysis is postponed to the site plan application when the specific uses are available to assess if the threshold for a TIA is met (either 100 peak hour trips or 2,000 trips per day). At this time, the proposed lot does not meet the minimum threshold to require a TIA.

The site will take access from the future Mega Site East/West Arterial Spine Road. The roadway is under construction currently, along with extensions for water, wastewater, and stormwater infrastructure. The proposed Preliminary Plat is on the north side of the future right-of-way and will utilize the road for access.

The property is in a dual water CCN between the City of Hutto and Jonah Special Utility District (SUD). The agreement allows Hutto to provide water service with the location and intended industrial use.

Lastly, parkland will be satisfied with fee-in-lieu of \$51,226.50.

The 'shot clock' bill, HB3699, was not voluntarily waived, thus this Preliminary Plat was denied previously by the Commission in accordance with state law. The project was resubmitted and has now satisfied the platting requirements.

AGENDA ITEM REPORT

4.2.



STAFF REVIEW:

This application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request complies with the UDC and recommends approval of the Preliminary Plat.

FISCAL NOTES:

None with this item.

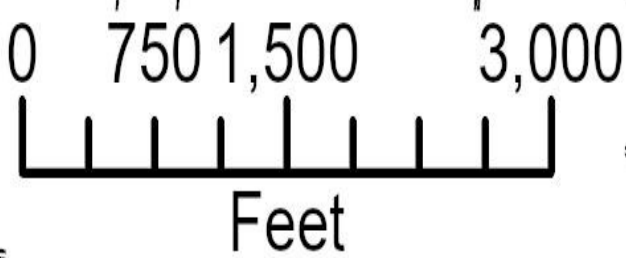
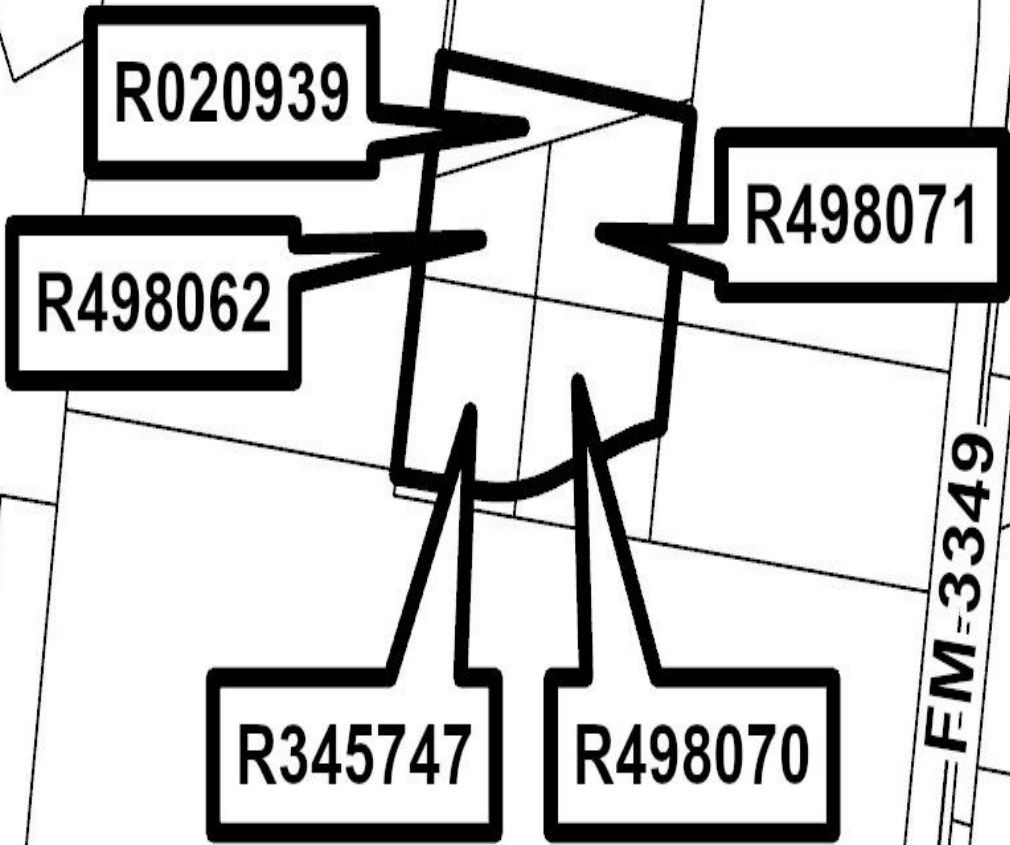
POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. Hippo_Partners_LI_Hutto_Megasite_Newspaper_Map
2. HippoPartnersLIHuttoMegasitePrelim-U2-Plat(1-8-24)
3. Parkland Letter of Intent (2021)

Hippo Partners LI Hutto Megasite



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.

Date: Jan 05, 2024, 10:39am User ID: WJWalls
File: H:\Projects\514\31\00\212 Preliminary Plat\Civil\CS51431-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

FIELD NOTES

A DESCRIPTION OF 52.544 ACRES (APPROXIMATELY 2,288,816 SQ. FT.) IN THE J.J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 AND THE THOMAS GREEN SURVEY NO. 9, ABSTRACT NO. 740, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 20.65 ACRE TRACT CONVEYED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B IN A SPECIAL WARRANTY DEED DATED APRIL 24, 2018, RECORDED IN DOCUMENT NO. 2018034372 AND A PORTION OF A 79.10 ACRE TRACT CONVEYED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B IN A SPECIAL WARRANTY DEED DATED APRIL 24, 2018, RECORDED IN DOCUMENT NO. 2018034369, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 52.544 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE WEST LINE OF THE SAID 20.65 ACRE TRACT, BEING IN THE EAST LINE OF A 99.584 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2022053902 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "S.A.M." CAP FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (RIGHT-OF-WAY WIDTH VARIES); BEING THE NORTHWEST CORNER OF THE SAID 20.65 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF THE SAID 99.584 ACRE TRACT, BEARS NORTH 08°49'43" EAST, A DISTANCE OF 948.06 FEET;

THENCE SOUTH 81°12'06" EAST, CROSSING THE SAID 20.65 ACRE TRACT AND THE SAID 79.10 ACRE TRACT, A DISTANCE OF 1458.03 FEET TO A CALCULATED POINT IN THE EAST LINE OF THE SAID 79.10 ACRE TRACT, BEING IN THE WEST LINE OF A 89.57 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018034308 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "S.A.M." CAP FOUND FOR AN ANGLE POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, BEING THE NORTHEAST CORNER OF THE SAID 79.10 ACRE TRACT, BEING ALSO IN THE WEST LINE OF THE SAID 89.57 ACRE TRACT, BEARS NORTH 07°33'17" EAST, A DISTANCE OF 1508.91 FEET;

THENCE SOUTH 07°33'17" WEST, WITH THE EAST LINE OF THE SAID 79.10 ACRE TRACT AND THE WEST LINE OF THE SAID 89.57 ACRE TRACT, A DISTANCE OF 834.54 FEET TO A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF THE SAID 89.57 ACRE TRACT, BEING THE NORTHWEST CORNER OF A 35.00 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018035181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07°33'17" WEST, WITH THE EAST LINE OF THE SAID 79.10 ACRE TRACT AND WEST LINE OF THE SAID 35.00 ACRE TRACT, A DISTANCE OF 424.49 FEET TO A CALCULATED POINT, FROM WHICH A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF THE SAID 79.10 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE SAID 35.00 ACRE TRACT, BEING ALSO IN THE NORTH LINE OF A 224.42 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018036400 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS SOUTH 07°33'17" WEST, A DISTANCE OF 460.75 FEET;

THENCE CROSSING THE SAID 79.10 ACRE TRACT AND THE SAID 20.65 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1099.00 FEET, A DELTA ANGLE OF 11°47'33", AN ARC LENGTH OF 226.19 FEET, AND A CHORD WHICH BEARS SOUTH 75°42'08" WEST, A DISTANCE OF 225.80 FEET TO A 1/2" REBAR WITH "C.F.A." CAP FOUND;
2. SOUTH 69°48'22" WEST, A DISTANCE OF 407.38 FEET TO A 1/2" REBAR WITH "C.F.A." CAP FOUND;
3. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 979.00 FEET, A DELTA ANGLE OF 27°26'04", AN ARC LENGTH OF 468.77 FEET AND A CHORD WHICH BEARS SOUTH 83°31'24" WEST, A DISTANCE OF 464.30 FEET TO A 1/2" REBAR WITH "C.F.A." CAP FOUND;
4. NORTH 82°45'35" WEST, A DISTANCE OF 474.49 FEET TO A 1" IRON PIPE FOUND IN THE WEST LINE OF THE SAID 20.65 ACRE TRACT, BEING A NORTHEAST CORNER OF THE SAID 224.42 ACRE TRACT, BEING ALSO THE SOUTHEAST CORNER OF THE SAID 99.584 ACRE TRACT, FROM WHICH:
- A 3" IRON PIPE FOUND, BEARS SOUTH 08°49'43" WEST, A DISTANCE OF 0.44 FEET;
- A 1/2" REBAR WITH "S.A.M." CAP FOUND FOR THE SOUTHWEST CORNER OF THE SAID 20.65 ACRE TRACT, BEING AN INTERIOR CORNER OF THE SAID 224.42 ACRE TRACT, BEARS SOUTH 08°49'43" WEST, A DISTANCE OF 79.89 FEET;

THENCE NORTH 08°49'43" EAST, WITH THE WEST LINE OF THE SAID 20.65 ACRE TRACT AND THE EAST LINE OF THE SAID 99.584 ACRE TRACT, A DISTANCE OF 1679.98 FEET TO THE POINT OF BEGINNING, CONTAINING 52.544 ACRES OF LAND, MORE OR LESS.

PLAT NOTES

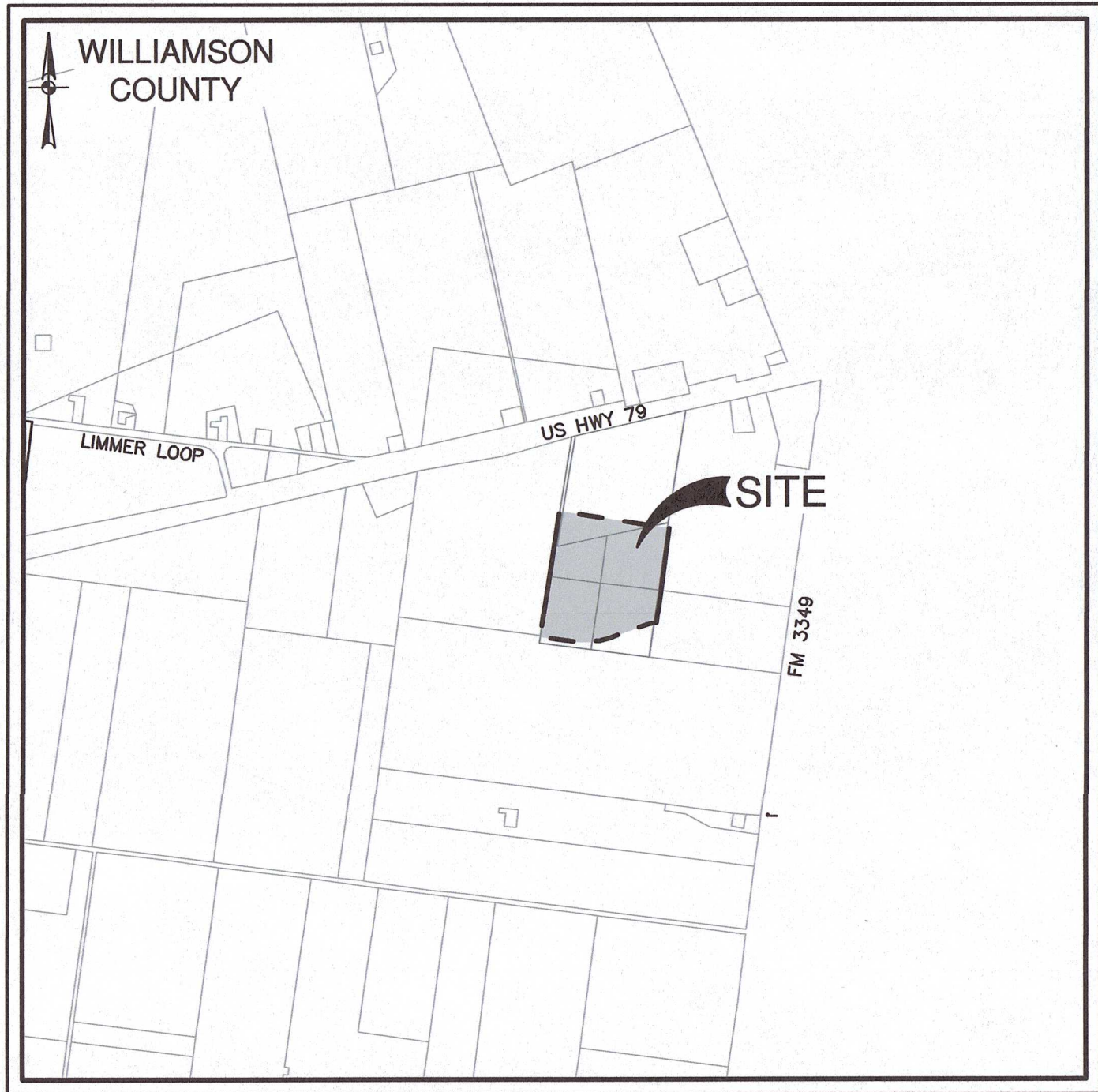
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- AN ADDITIONAL FIVE (5) FOOT ELECTRIC EASEMENT IS HEREBY DEDICATED ADJACENT TO THE FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) THAT IS ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ONE-HALF (1/2) INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
- UTILITY NOTES:
A. WITHIN CON
1. 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.
B. OUTSIDE CON
1. WATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- FLOODPLAIN NOTES:
A. ULTIMATE FLOODPLAIN
1. "NO PORTION OF THIS TRACT IS ENCLOSED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN."
B. EXISTING FLOODPLAIN
1. "NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48491C0540E, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS."
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE (UDC), 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 CITY.
- THE MAXIMUM IMPERVIOUS COVER ALLOWED PER NON-RESIDENTIAL LOT IS 90%.
- SURVEY REFERENCE:
ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12B).
BEARING BASIS: THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
COMBINED SCALE FACTOR OF 0.999880014.
- REGIONAL STORM WATER DETENTION FACILITIES WILL BE PROVIDED WITH THE "CITY OF HUTTO EAST/WEST SPINE ROAD" PLANS PROPOSED BY OTHERS TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2,10,25, AND 100-YEAR STORM EVENTS.
- THIS PROPERTY IS SUBJECT TO THE CITY OF HUTTO TRAFFIC IMPACT FEES AND STORMWATER MANAGEMENT PLAN ORDINANCES.

PLAT INFORMATION

LOT SIZE: 52.54 ACRES
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
ROW: NONE
TYPE OF LOT: LIGHT INDUSTRIAL

HIPPO PARTNERS - LI HUTTO MEGASITE PRELIMINARY PLAT 2124-PLAT

CITY OF HUTTO, TEXAS OCTOBER 2023



LOCATION MAP

SCALE: 1" = 2000'

HIGHWAY 79 HUTTO, TX 78634

OWNER:

CHENEY GAMBOA
HUTTO ECONOMIC DEVELOPMENT
CORPORATION TYPE B
500 W LIVE OAK STREET,
HUTTO, TX, 78634
(512) 759-4012

DEVELOPER:

STEVE MATTINGLY
HIPPO PARTNERS 2023, LP
2705 BEE CAVES ROAD, SUITE 230
AUSTIN, TEXAS 78746
HUTTO, TX, 78634
(512) 472-5000

ENGINEER:

PAPE-DAWSON ENGINEERS, LLC
10801 N MOPAC EXPY
BLDG. 3, STE. 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEY:

EARLY LAND SURVEYING, INC.
P.O. BOX 92588
AUSTIN, TEXAS 78709
(512) 202-8631



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 1 TBPLS FIRM REGISTRATION #100288601

SHEET INDEX

SHEET DESCRIPTION	SHEET No.
COVER SHEET	01
PRELIMINARY PLAT SCHEMATIC	02

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

CITY OF HUTTO DEVELOPMENT SERVICES DIRECTOR
ASHLEY BAILEY, AICP

DATE

CITY OF HUTTO PLANNING AND ZONING CHAIR
SUSANNA BOYER

DATE

ENGINEER'S CERTIFICATION

I, SHELLY MITCHELL, P.E. #103662, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (HIPPO PARTNERS - LI HUTTO MEGASITE PRELIMINARY PLAT) IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE "A" OR ZONE "AE" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0540E, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT CONFORMS TO THE CITY OF HUTTO REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS THIS 8th DAY OF January 2024.

Shelly Mitchell

PAPE-DAWSON ENGINEERS
SHELLY MITCHELL
VICE PRESIDENT



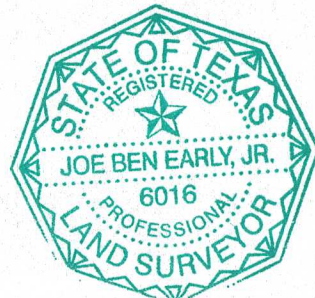
01/08/2024

SURVEYOR'S CERTIFICATION

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS THIS 5th DAY OF JANUARY 2024.

Joe Ben Early Jr.



EARLY LAND SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR

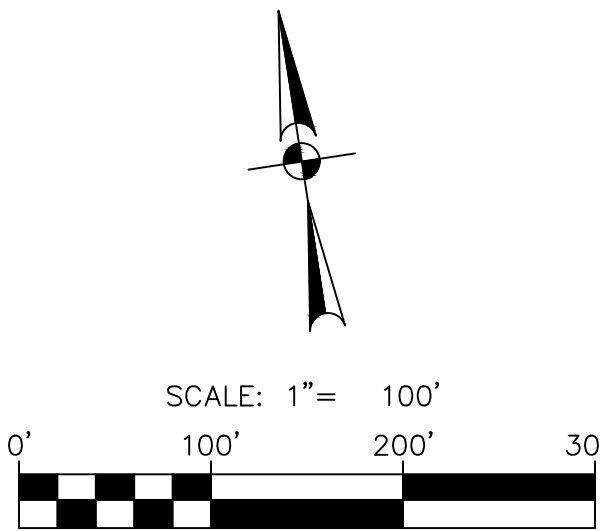
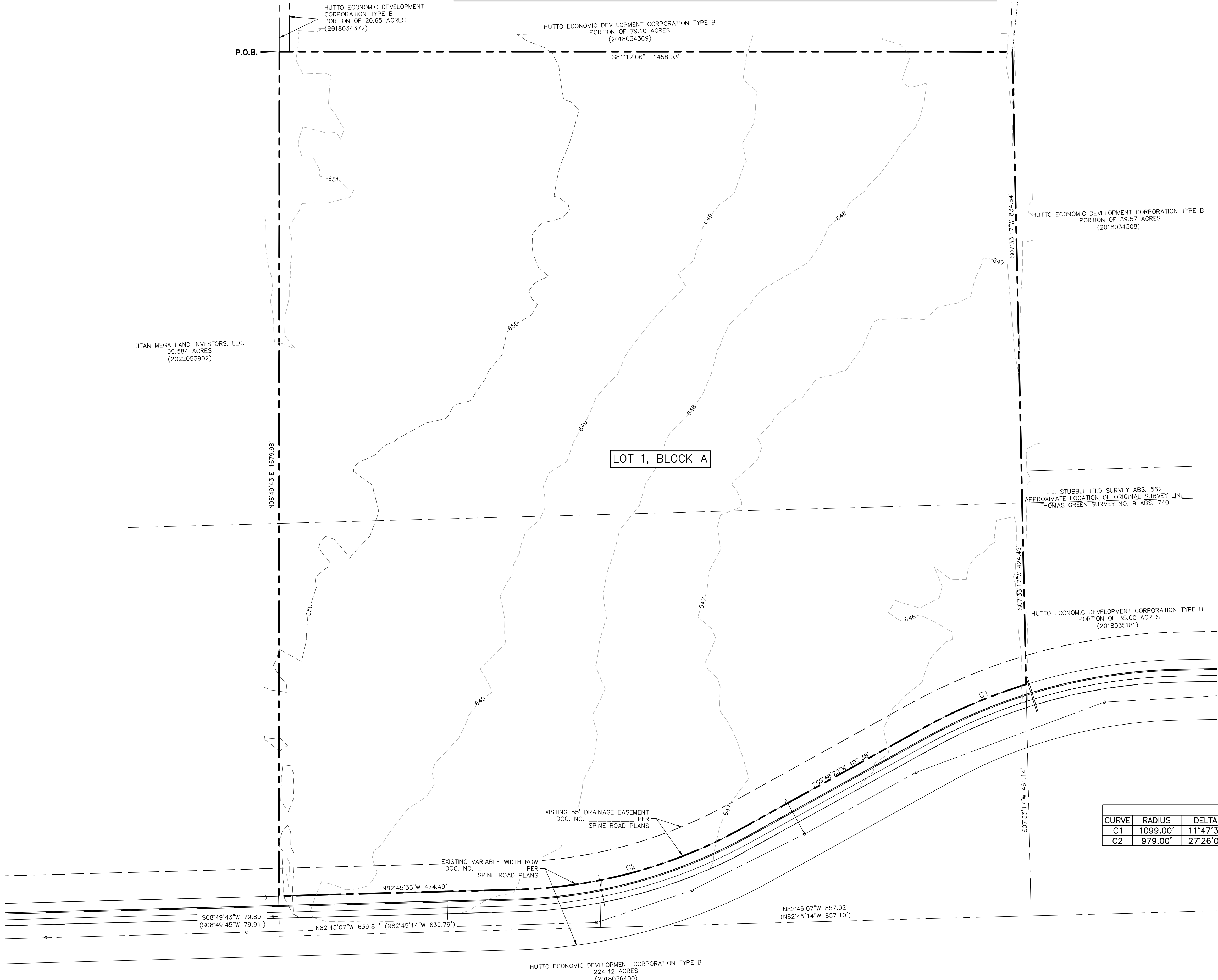
SHEET 01 OF 02

2124-PLAT

HIPPO PARTNERS - LI HUTTO MEGASITE PRELIMINARY PLAT

PD JOB NO. 51431-00

PRELIMINARY PLAT SCHEMATIC



LEGEND

- 
- — — — — EXISTING PROPERTY LINE
 - — — — — PROPOSED PROPERTY LINE
 - - - - - EASEMENT (ESMT)
 - — — — — PROPOSED CURB
 -  PROPOSED BUILDING
 - - - - - 649 — — — — — EXISTING MINOR CONTOUR
 - - - - - 650 — — — — — EXISTING MAJOR CONTOUR
 - P.O.B. POINT OF BEGINNING

NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACT REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO ALL UTILITIES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. EXISTING ONE FOOT CONTOURS ARE COMPILED FROM AN EARLY LAND SURVEYING ON THE GROUND. THE SOURCE OF SURVEY IS CONDUCTED BY 18673.
3. SEE CITY OF HUNTO EAST/WEST SPINE ROAD PLANS CASE NUMBER _____ PROPOSED BY OTHERS FOR EXISTING SPINE ROAD INFORMATION.

PLAT INFORMATION

LOT SIZE: 52.54 ACRES
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1
ROW: NONE
TYPE OF LOT: LIGHT INDUSTRIAL

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1099.00'	11°47'33"	226.19'	S75°42'08"W	225.80'
C2	979.00'	27°26'04"	468.77'	S83°31'24"W	464.30'

ate: Dec 01, 2023, 11:08am User ID: mwalls
File: H:\Projects\514\31\00\212 Preliminary Plat\Civil\SP51431-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10001 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

HIPPO PARTNERS - LI HUTTO MEGASITE
CITY OF HUTTO, TEXAS

PRELIMINARY PLAT SCHEMATIC

CITY NO. 2124-PLA
JOB NO. 51431-00
DATE OCTOBER 2022
DESIGNER MPW
CHECKED DRAWN
SHEET 02 OF 0

Parkland Letter of Intent

PROJECT NAME: Hippo Partners - LI Hutto Megasite

PROJECT ADDRESS: HWY 79 Hutto, Texas 78634

Total acreage 52.54 Acres Proposed zoning Light Industrial

Location: East side of Hutto, South of US HWY 79

☐ Preliminary Plat

☒ Final Plat

Parkland Contribution

All parkland dedication and or fees in lieu of dedication shall be in conformance with 10.609 of Hutto's Unified Development Code, as amended. Potential parkland dedication must be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage, and approved by the Parks Advisory Board and Parks and Recreation Director at the preliminary plat stage.

Number of park acres *required* to be conveyed:
0.00 acres

Number of park acres *proposed* to be conveyed:
0.00 acres

AND / OR

Amount required for Fee in Lieu of Parkland Conveyance:
\$51,226.50

Property owner or authorized agent

Signature: 

Printed Name: Sarah Ulusoy, P.E. Date: 2/5/2024

Contact Person: Matthew Walls E.I.T, LEED Green Associate

Phone: 512-454-8711 Fax: Email: MWalls@pape-dawson.com

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	Parks Mtg. date	Approved

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hippo Partner - LI Hutto Megasite Final Plat, 52.57 acres, more or less, of land, located located south of US79 and approximately 0.30 miles west of CR3349.
Meeting: Tuesday, March 5, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposed Final Plat consists of one approximate 52.57 acres in size located south of US79 and approximately 0.30 miles west of FM3349. This is the Final Plat of the prior Preliminary Plat by the same name.

SUMMARY OF REQUEST:

At this time, the proposed lot does not meet the minimum threshold to require a TIA.

The site will take access from the future Mega Site East/West Arterial Spine Road. The roadway is under construction currently, along with extensions for water, wastewater, and stormwater infrastructure. The proposed development is on the north side of the future right-of-way and will utilize the road for access.

The property is in a dual water CCN between the City of Hutto and Jonah Special Utility District (SUD). The agreement allows Hutto to provide water service with the location and intended industrial use.

Lastly, parkland will be satisfied with fee-in-lieu of \$51,226.50.

STAFF REVIEW:

This application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request complies with the UDC and recommends approval of the Final Plat with the condition the Preliminary Plat must be approved prior to Final Plat approval.

AGENDA ITEM REPORT

4.3.



FISCAL NOTES:

None with this item.

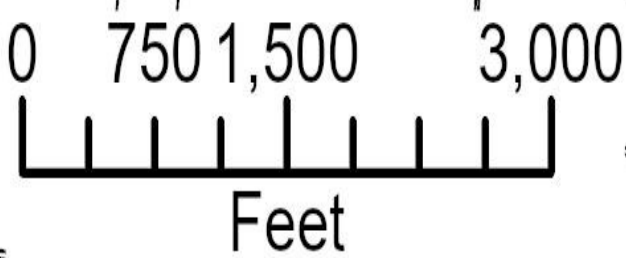
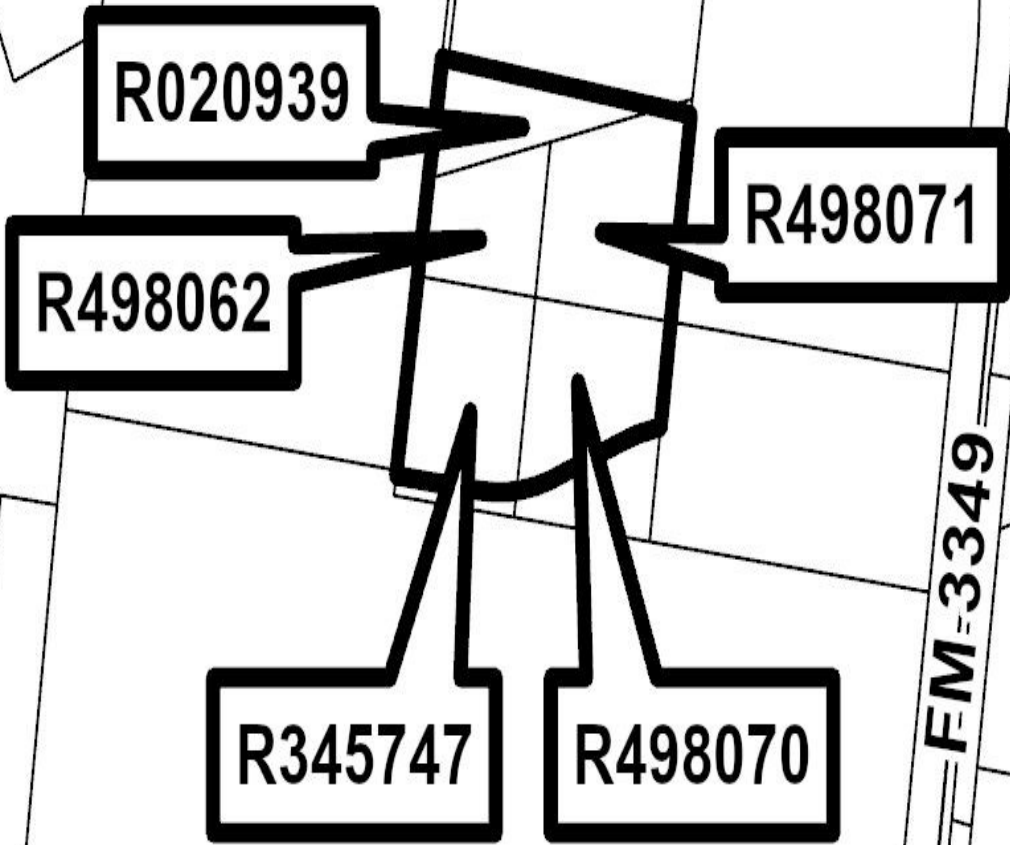
POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

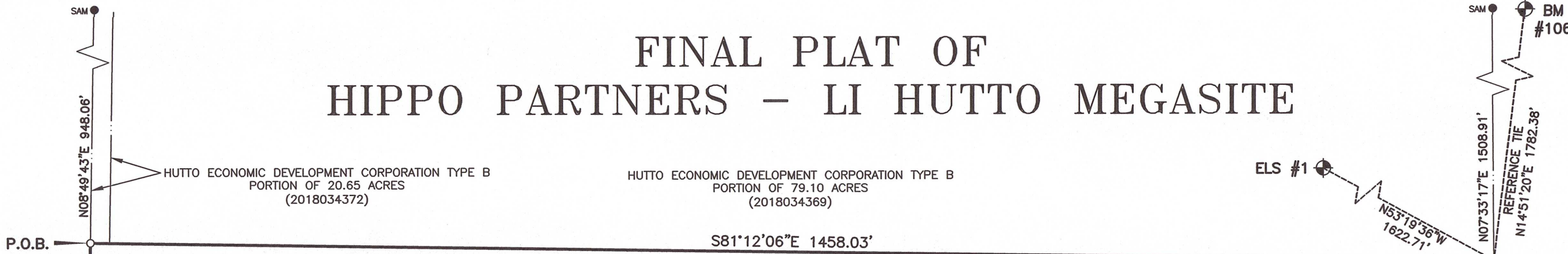
1. Hippo_Partners_LI_Hutto_Megasite_Newspaper_Map
2. HippoPartnersLIHuttoMegasiteFP-U1-Plat(1-8-24)

Hippo Partners LI Hutto Megasite

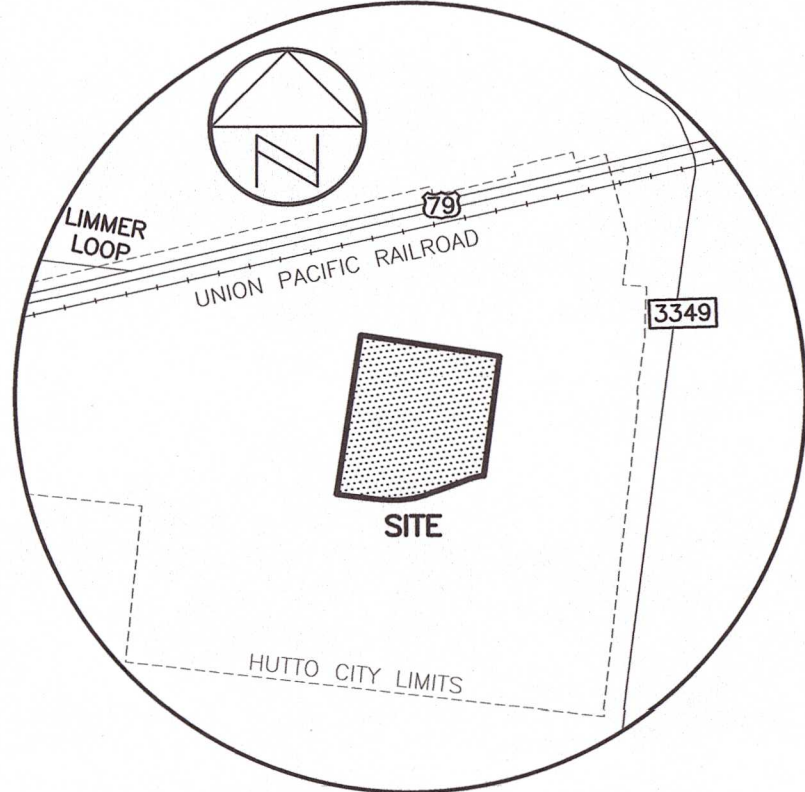
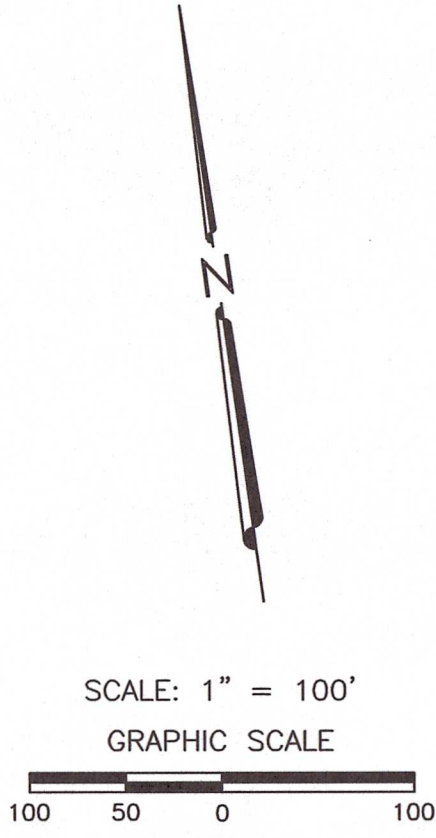


This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

FINAL PLAT OF
HIPPO PARTNERS – LI HUTTO MEGASITE



TITAN MEGA LAND INVESTORS, LLC.
99.584 ACRES
(2022053902)



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #106"

MAG NAIL FOUND IN CONCRETE DRAINAGE STRUCTURE ALONG THE SOUTHEAST SIDE OF U.S. HIGHWAY 79 APPROX. 50' WEST OF A RAILROAD CROSSING AND APPROX. 64' NORTH OF THE CENTERLINE OF THE RAILROAD TRACKS.

SURFACE COORDINATES:
N 10177502.07
E 3192441.63

TEXAS STATE PLANE COORDINATES:
N 10176280.91
E 3192058.58

ELEVATION = 634.49'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999880014
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1'27"55"

HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B
PORTION OF 89.57 ACRES
(2018034308)

LOT 1
BLOCK A
52.544 ACRES
APPROX. 2,288,816 SQ. FT.

ADDITIONAL BENCHMARK INFORMATION:

ELS #1: 1/2" REBAR WITH CAP SET IN A FIELD APPROX. 300' SOUTH OF A PRIVATE UNION PACIFIC RAILROAD CROSSING AND APPROX. 3500' WEST OF THE INTERSECTION OF THE RAILROAD AND FM 3349.

ELEVATION = 650.74'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

J.J. STUBBLEFIELD SURVEY
ABS. 562

THOMAS GREEN SURVEY NO. 9
ABS. 740

OWNER:
DON CARLSON
HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B
401 W. FRONT STREET
HUTTO, TX 78634

ENGINEER:
SHELLY MITCHELL, PE 103662
PAPE-DAWSON ENGINEERS
TEXAS ENGINEERING FIRM #470
10801 NORTH MOPAC EXPRESSWAY, BUILDING 3 – SUITE 200
AUSTIN, TX 78759 – 512-454-8711

SURVEYOR:
JOE BEN EARLY, JR. RPLS 6016
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709 – 512-202-8631

LOT SUMMARY:

LOT 1 = 52.544 ACRES (APPROX. 2,288,816 SQ. FT.)

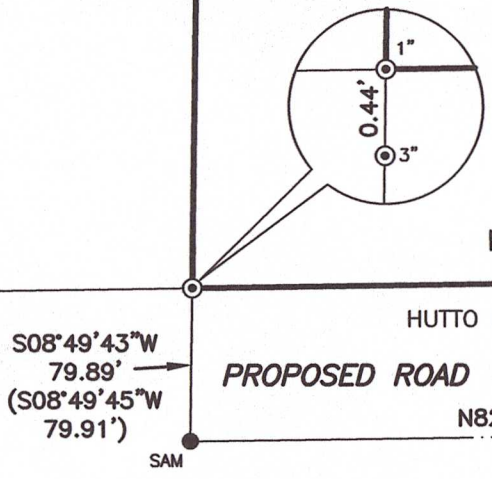
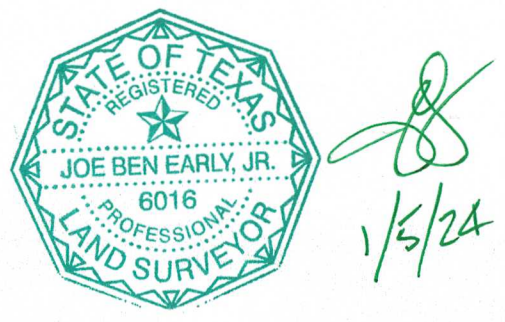
TOTAL LOTS: 1

TOTAL BLOCKS: 1

RIGHT-OF-WAY: NONE

TOTAL ACREAGE: 52.544 ACRES (APPROX. 2,288,816 SQ. FT.)

J.J. STUBBLEFIELD SURVEY, ABS. 562
THOMAS GREEN SURVEY NO. 9, ABS. 740



HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B
PORTION OF 20.65 ACRES
(2018034372)

HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B
224.42 ACRES
(2018036400)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1099.00'	11°47'33"	226.19'	N75°42'08"E	225.80'
C2	979.00'	27°26'04"	468.77'	S83°31'24"W	464.30'

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - ^{CAP} 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND
 - ^{SAM} 1/2" REBAR WITH "S.A.M." CAP FOUND
 - ⊙ 1" IRON PIPE FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - () RECORD INFORMATION

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1005-013

DRAWING NO.:
1005-013-PL1

PLOT DATE:
1/5/24

PLOT SCALE:
1" = 100'

DRAWN BY:
JBE

SHEET
01 OF 02

FINAL PLAT OF
HIPPO PARTNERS –
LI HUTTO MEGASITE

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

THAT, HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B, OWNER OF THAT CERTAIN 20.65 TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018034372 AND OWNER OF THAT CERTAIN 79.10 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018034369, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 52.544 ACRES OUT OF THE SAID TRACTS 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 "HIPPO PARTNERS – LI HUTTO MEGASITE"

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

BY: _____

DON CARLSON
HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B
401 W. FRONT STREET
HUTTO, TX 78634

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

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 5TH DAY OF JANUARY, 2024.

JOE BEN EARLY, JR., RPLS NO. 6016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487



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

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0540F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, SHELLY MITCHELL, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS DAY OF January 8th 2024.

SHELLY MITCHELL, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 103662
STATE OF TEXAS

PAPE-DAWSON ENGINEERS
TEXAS ENGINEERING FIRM #470
10801 NORTH MOPAC EXPRESSWAY, BUILDING 3 – SUITE 200
AUSTIN, TX 78759
P: 512.454.8711



PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

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

SUSANNA BOYER
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY DEVELOPMENT SERVICES

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

ASHLEY BAILEY
AICP, EXECUTIVE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

DATE

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 52.544 ACRES (APPROXIMATELY 2,288,816 SQ. FT.) IN THE J.J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 AND THE THOMAS GREEN SURVEY NO. 9, ABSTRACT NO. 740, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 20.65 ACRE TRACT CONVEYED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B IN A SPECIAL WARRANTY DEED DATED APRIL 24, 2018, RECORDED IN DOCUMENT NO. 2018034372 AND A PORTION OF A 79.10 ACRE TRACT CONVEYED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B IN A SPECIAL WARRANTY DEED DATED APRIL 24, 2018, RECORDED IN DOCUMENT NO. 2018034369, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 52.544 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the west line of the said 20.65 acre tract, being in the east line of a 99.584 acre tract described in Document No. 2022053902 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "S.A.M." cap found in the southeast right-of-way line of the Union Pacific Railroad (right-of-way width varies), being the northwest corner of the said 20.65 acre tract, being also the northeast corner of the said 99.584 acre tract, bears North 08°49'43" East, a distance of 948.06 feet;

THENCE South 81°12'06" East, crossing the said 20.65 acre tract and the said 79.10 acre tract, a distance of 1458.03 feet to a calculated point in the east line of the said 79.10 acre tract, being in the west line of a 89.57 acre tract described in Document No. 2018034308 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "S.A.M." cap found for an angle point in the southeast right-of-way line of the Union Pacific Railroad, being the northeast corner of the said 79.10 acre tract, being also in the west line of the said 89.57 acre tract, bears North 07°33'17" East, a distance of 1508.91 feet;

THENCE South 07°33'17" West, with the east line of the said 79.10 acre tract and the west line of the said 89.57 acre tract, a distance of 834.54 feet to a 1/2" rebar found for the southwest corner of the said 89.57 acre tract, being the northwest corner of a 35.00 acre tract described in Document No. 2018035181 of the Official Public Records of Williamson County, Texas;

THENCE South 07°33'17" West, with the east line of the said 79.10 acre tract and west line of the said 35.00 acre tract, a distance of 424.49 feet to a calculated point, from which a 1/2" rebar found for the southeast corner of the said 79.10 acre tract, being the southwest corner of the said 35.00 acre tract, being also in the north line of a 224.42 acre tract described in Document No. 2018036400 of the Official Public Records of Williamson County, Texas, bears South 07°33'17" West, a distance of 460.75 feet;

THENCE crossing the said 79.10 acre tract and the said 20.65 acre tract, the following four (4) courses and distances:

1. With a curve to the left, having a radius of 1099.00 feet, a delta angle of 11°47'33", an arc length of 226.19 feet, and a chord which bears South 75°42'08" West, a distance of 225.80 feet to a 1/2" rebar with "C.F.A." cap found;
2. South 69°48'22" West, a distance of 407.38 feet to a 1/2" rebar with "C.F.A." cap found;
3. With a curve to the right, having a radius of 979.00 feet, a delta angle of 27°26'04", an arc length of 468.77 feet, and a chord which bears South 83°31'24" West, a distance of 464.30 feet to a 1/2" rebar with "C.F.A." cap found;
4. North 82°45'35" West, a distance of 474.49 feet to a 1" iron pipe found in the west line of the said 20.65 acre tract, being a northeast corner of the said 224.42 acre tract, being also the southeast corner of the said 99.584 acre tract, from which:

- * a 3" iron pipe found, bears South 08°49'43" West, a distance of 0.44 feet;
- * a 1/2" rebar with "S.A.M." cap found for the southwest corner of the said 20.65 acre tract, being an interior corner of the said 224.42 acre tract, bears South 08°49'43" West, a distance of 79.89 feet;

THENCE North 08°49'43" East, with the west line of the said 20.65 acre tract and the east line of the said 99.584 acre tract, a distance of 1679.98 feet to the POINT OF BEGINNING, containing 52.544 acres of land, more or less.

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. ALL PUBLIC UTILITIES WILL BE LOCATED IN THE RIGHT-OF-WAY PER THE "CITY OF HUTTO MEGA SITE EAST/WEST ARTERIAL SPINE ROAD" PLANS.
4. A 5' PUE IS TO BE DEDICATED BY SEPARATE INSTRUMENT DURING SITE DEVELOPMENT PERMITTING ON EACH SIDE OF ALL INTERIOR SIDE AND REAR LOT LINE FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
6. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC AS AMENDED.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THE SITE.
8. 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.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
ATMOS – (512) 550-8857
10. NO LOT SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED
12. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%
13. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THE STREET. (2018 IFC APPENDIX D)

UTILITY NOTES:

- WITHIN THE CCN
- 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 WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- OUTSIDE THE CCN
- WATER WILL BE AVAILABLE THROUGH JONAH WATER AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

FLOODPLAIN NOTES

- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0540F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

- ON SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, 100-YEAR STORM EVENTS.

- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

- THIS SUBDIVISION IS ZONED LIGHT INDUSTRIAL

- THIS PROPERTY IS SUBJECT TO TIF BASED ON ORDINANCE 2021-014

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE

____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY

OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

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

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

BY: _____
DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1005-013

DRAWING NO.:
1005-013-PL1

PLOT DATE:
1/5/24

PLOT SCALE:
1" = 100'

DRAWN BY:
JBE

SHEET
02 OF 02