



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, May 7, 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 May 7, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 9, 2024.
- 4.2. Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 148 lots, located on FM 1660 South.
- 4.3. Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South.
- 4.4. Consideration and possible action on the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres, more or less, of land, 120 residential lots and three open space/drainage lots, located south of CR 132 and North of FM 1660 South.
- 4.5. Consideration and possible action on the proposed Alta Ed Schmidt Preliminary Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119.

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the 2025 Capital Improvement Plan.

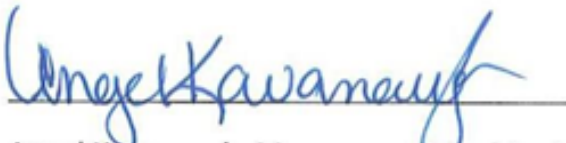
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the May 7, 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 May 3, 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 9, 2024.
Meeting: Tuesday, May 7, 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 4.9.2024



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, April 9, 2024 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning meeting was called to order at 7:36 PM

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance: Chair Susanna Boyer, Commissioners Jim Morris, Cheryl Stewart, Bryan Lee, Jerica Lawyer, Tony Wertz

Absent: Vice Chair Hudson

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 April 9, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

Public comment was opened at 7:36 PM closed at 7:36 PM No Public Comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 5, 2024.

A motion to approve the March 5, 2024 Planning and Zoning meeting minutes was made by Commissioner Bryan Lee, seconded by Commissioner Jim Morris. Motion Passed 6 Ayes to 0 Nays

- 4.2. Consideration and possible action on the proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South.

This Item was pulled from consent - discussion ensued. A motion to approve proposed Cottonwood Creek Phase 5 Final Plat, 60.785 acres, more or less, of land, 146 residential lots, located south of CR 132 and North of FM 1660 South. was made by Commissioner Jim Morris, seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays

- 4.3. Consideration and possible action on the proposed Alta Ed Schmidt Final Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119.

This item was pulled from consent- discussion ensued. A motion was made to approve the proposed Alta Ed Schmidt Final Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on CR 119 by Commissioner Bryan Lee, Seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider possible action on the proposed Hutto Gateway Preliminary Plat, 46.777 acres, more or less, of land, located on the east side of County Road 119 and north of Limmer Loop.

Staff presented, discussion ensued. Public hearing opened at 8:07 PM 1 person spoke against Hutto Gateway, public hearing closed at 8:12 PM. A motion was made to approve the proposed Hutto Gateway Preliminary Plat, 46.777 acres, more or less, of land, located on the east side of County Road 119 and north of Limmer Loop by Commissioner Jim Morris, seconded by Commissioner Bryan Lee. Motion passed 5 Ayes to 1 Nay.

- 5.2. Presentation and discussion on the 2025 Capital Improvement Plan.

Presentation and discussion on the 2025 Capital Improvement Plan. Reviewed Facilities and Parks and Recreation. Ashley made changes to the spreadsheet as we went through the different items.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

*possible 2nd meeting in May 2024.

7. ADJOURNMENT

Meeting was adjourned at 10:55 PM

8. CERTIFICATION

I certify that this notice of the April 9, 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 April 5, 2024 before 5:00 P.M.

Planning and Zoning Commission Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Gola Phase 2 Final Plat, 34.173 acres, more or less, of land, 148 lots, located on FM 1660 South.
Meeting: Tuesday, May 7, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request concerning the Riparian Setback on December 1, 2021. Phase 2 includes 143 residential lots and 4 open space/drainage lots, and 1 amenity center lot.

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

This property is part of the Gola Subdivision approved in April 2021. This tract will gain access through the construction of 6,045 linear feet of new residential roadways, connecting to Phase 1 and providing access to future phases as well. There are two sidewalk notes on the plat indicating sidewalks and street tree placement throughout the neighborhood (Plat Notes 9 and 10). The property will be served by Hutto water and wastewater and each residential lot will be subject to the Traffic Impact Fee.

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application. Conditional approval or disapproval requires the condition or denial be directly related to the platting requirements and include a code citation.

STAFF REVIEW:

This plat is subject to the shot clock and is recommended for denial per state law. The attached document is the review staff completed that shows the remaining comments.

FISCAL NOTES:

AGENDA ITEM REPORT

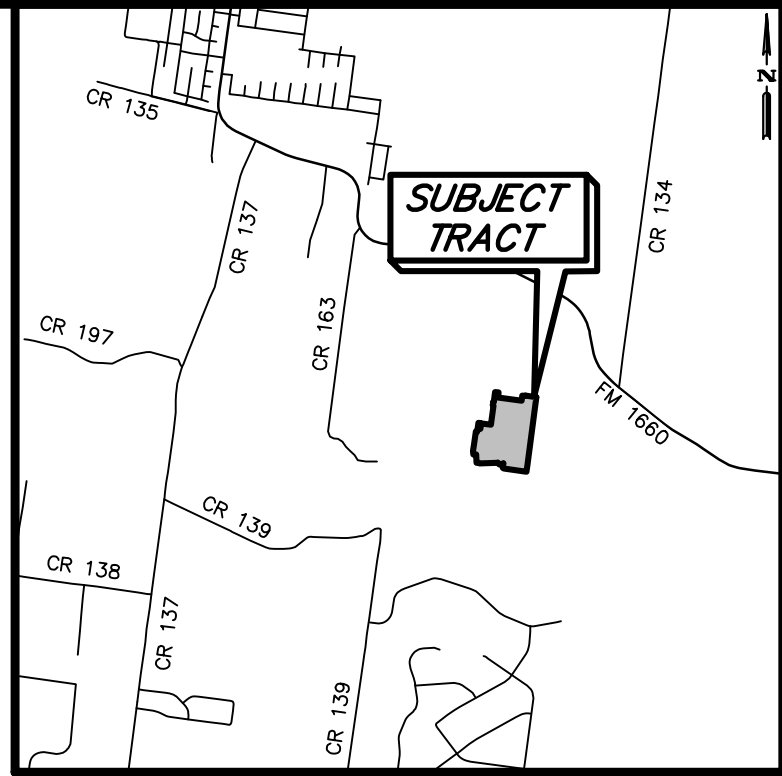
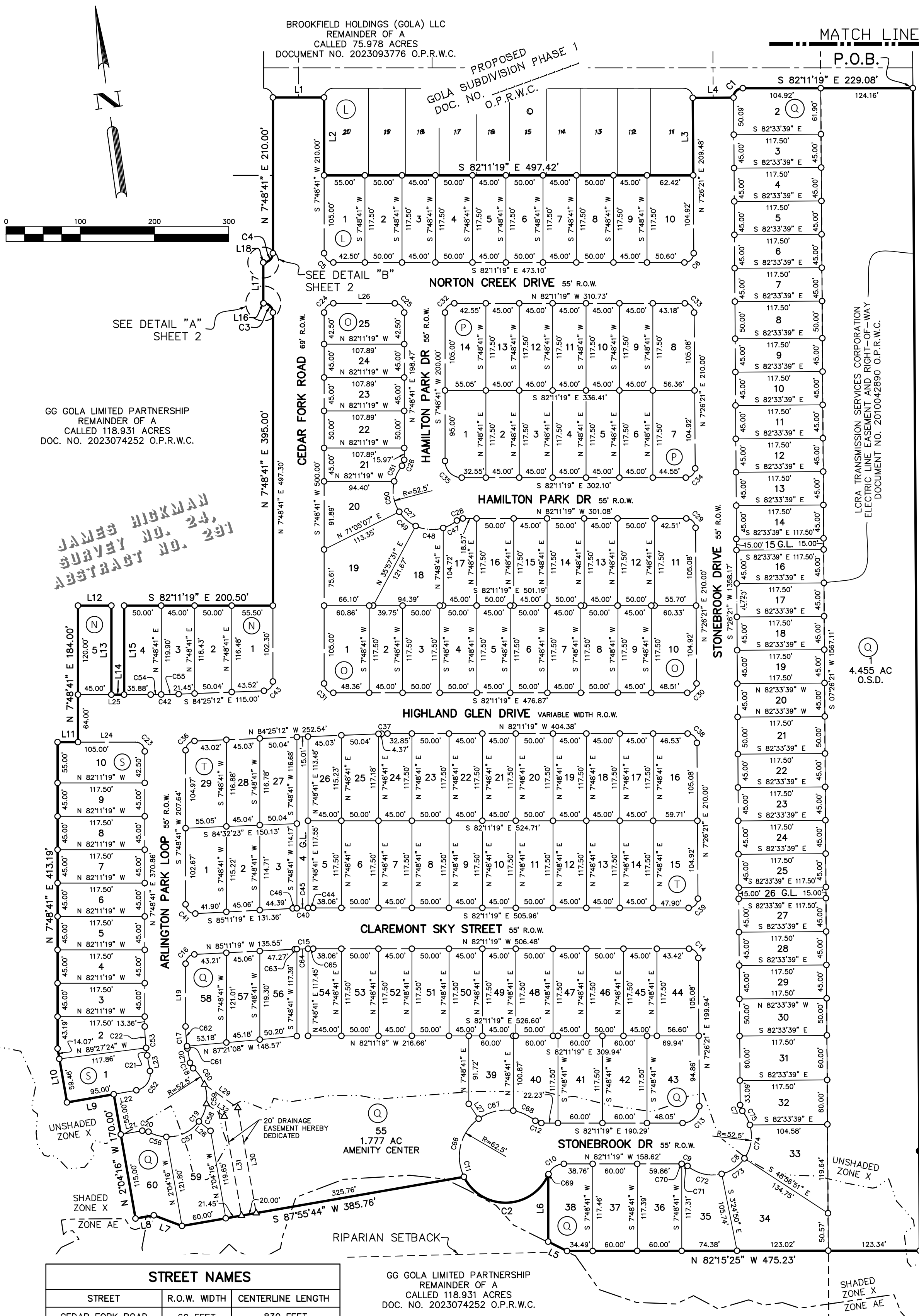
4.2.



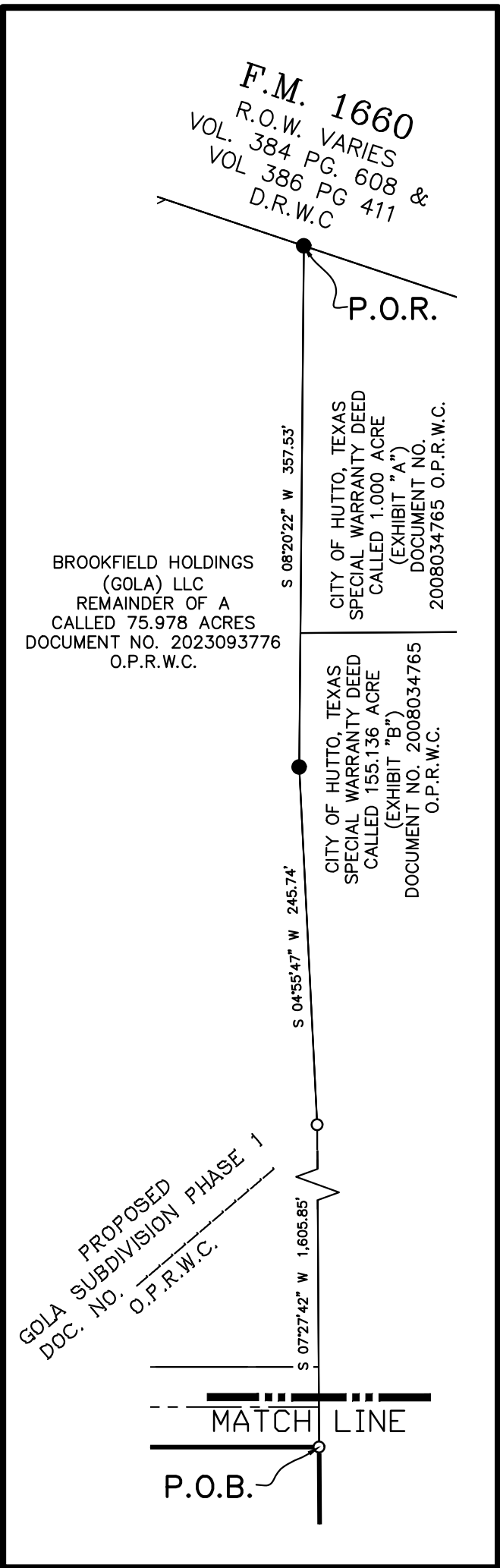
POLICY IMPLICATIONS:

ATTACHMENTS:

1. GolaPh2FP Plat
2. R-2021-070 Gola Preliminary Plat 5-6-21



CITY OF HUTTO, TEXAS
SPECIAL WARRANTY DEED
CALLED 155.136 ACRE
(EXHIBIT "B")
DOC. NO. 2008034765
O.P.R.W.C.



CITY OF HUTTO, TEXAS
SPECIAL WARRANTY DEED
CALLED 155.136 ACRE
(EXHIBIT "B")
DOC. NO. 2008034765
O.P.R.W.C.

FINAL PLAT GOLA SUBDIVISION PHASE 2

A SUBDIVISION OF 34.173 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

DEVELOPER: STARLIGHT HOMES
3820 MANSELL ROAD, SUITE 400
ALPHARETTA, GA 30022

OWNER: GG GOLA LIMITED PARTNERSHIP
351 KING STREET EAST,
13TH FLOOR, SUITE 1300
TORONTO, ON M5A-0L6 CA

ENGINEER: BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TX 78216

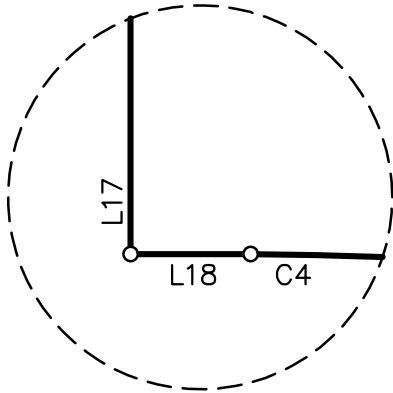
BEARING BASIS NOTE:

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

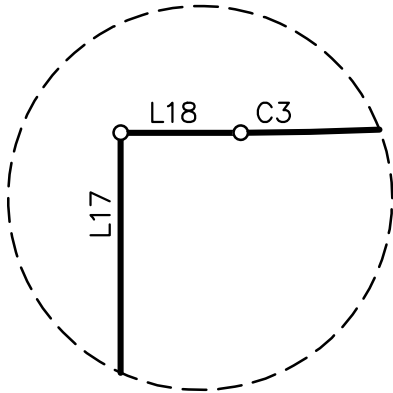
BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	12.50'	90°22'20"	19.72'	N 52°37'31" E	17.74'
C2	62.50'	130°25'37"	142.27'	N 83°27'09" W	113.48'
C3	12.50'	90°00'00"	19.63'	N 37°11'19" W	17.68'
C4	12.50'	90°00'00"	19.63'	N 52°48'41" E	17.68'
C5	12.50'	90°00'00"	19.63'	S 37°11'19" E	17.68'
C6	12.50'	90°22'20"	19.72'	N 52°37'31" E	17.74'
C7	12.50'	39°42'54"	8.66'	S 12°25'07" E	8.49'
C8	52.50'	169°48'09"	155.59'	N 52°37'31" E	104.58'
C9	12.50'	39°42'54"	8.66'	N 62°19'52" W	8.49'
C10	22.50'	67°31'14"	26.52'	S 64°03'04" W	25.01'
C11	62.50'	287°27'54"	313.58'	S 5°58'36" E	73.94'
C12	12.50'	39°56'40"	8.71'	S 62°12'59" E	8.54'
C13	22.50'	90°22'20"	35.49'	N 52°37'31" E	31.92'
C14	12.50'	89°37'40"	19.55'	N 37°22'29" W	17.62'
C15	472.50'	3°00'00"	24.74'	N 83°41'19" W	24.74'
C16	12.50'	87°00'00"	18.98'	S 51°18'41" W	17.21'
C17	172.50'	9°52'57"	29.75'	S 2°52'12" W	29.72'
C18	12.50'	39°42'54"	8.66'	S 21°55'43" E	8.49'
C19	52.50'	169°25'49"	155.25'	N 42°55'44" E	104.55'
C20	12.50'	39°42'54"	8.66'	N 72°12'49" W	8.49'
C21	227.50'	2°36'52"	10.38'	S 0°45'50" E	10.38'
C22	227.50'	7°16'05"	28.86'	S 4°10'38" W	28.84'
C23	12.50'	90°00'00"	19.63'	N 37°11'19" W	17.68'
C24	12.50'	90°00'00"	19.63'	S 52°48'41" W	17.68'
C25	12.50'	90°00'00"	19.63'	N 37°11'19" W	17.68'
C26	12.50'	39°42'54"	8.66'	N 27°40'08" E	8.49'
C27	52.50'	169°25'49"	155.25'	S 37°11'19" E	104.55'
C28	12.50'	39°42'54"	8.66'	S 77°57'14" W	8.49'
C29	12.50'	89°37'40"	19.55'	N 37°22'29" W	17.62'
C30	12.50'	90°22'20"	19.72'	N 52°37'31" E	17.74'
C31	12.50'	90°00'00"	19.63'	S 37°11'19" E	17.68'
C32	12.50'	90°00'00"	19.63'	S 52°48'41" W	17.68'
C33	12.50'	89°37'40"	19.55'	N 37°22'29" W	17.62'
C34	12.50'	90°22'20"	19.72'	N 52°37'31" E	17.74'
C35	22.50'	90°00'00"	35.34'	S 37°11'19" E	31.82'
C36	12.50'	87°46'07"	19.15'	S 51°41'44" W	17.33'
C37	200.00'	2°13'53"	7.79'	N 83°18'16" W	7.79'
C38	12.50'	89°37'40"	19.55'	N 37°22'29" W	17.62'
C39	12.50'	90°22'20"	19.72'	N 52°37'31" E	17.74'
C40	527.50'	3°00'00"	27.62'	N 83°41'19" W	27.62'
C41	12.50'	93°00'00"	20.29'	S 38°41'19" E	18.13'
C42	968.00'	2°13'53"	37.70'	S 83°18'16" E	37.70'
C43	12.50'	87°46'07"	19.15'	N 51°41'44" E	17.33'
C44	527.50'	0°45'13"	6.94'	N 82°33'56" W	6.94'
C45	527.50'	1°37'48"	15.01'	N 83°45'26" W	15.01'
C46	527.50'	0°36'59"	5.68'	N 84°52'50" W	5.68'
C47	52.50'	22°59'43"	21.07'	N 69°35'38" E	20.93'
C48	52.50'	41°21'43"	37.90'	S 78°13'39" E	37.08'
C49	52.50'	32°35'46"	29.87'	S 41°14'55" E	29.47'
C50	52.50'	46°32'10"	42.64'	S 1°40'57" E	41.48'
C51	52.50'	25°56'28"	23.77'	S 34°33'21" W	23.57'
C52	22.50'	90°00'00"	35.34'	N 42°55'44" E	31.82'
C53	227.50'	9°52'57"	39.24'	S 2°52'12" W	39.19'
C54	968.00'	0°50'09"	14.12'	S 82°36'24" E	14.12'
C55	968.00'	1°23'44"	23.58'	S 83°43'20" E	23.58'
C56	52.50'	27°43'14"	25.40'	S 66°12'58" E	25.15'
C57	52.50'	55°10'05"	50.55'	N 72°20'23" E	48.62'
C58	52.50'	28°11'09"	25.83'	N 30°39'46" E	25.57'
C59	52.50'	29°13'27"	26.78'	N 1°57'28" E	26.49'
C60	52.50'	29°07'55"	26.69'	N 27°13'13" W	26.41'
C61	172.50'	1°04'31"	3.24'	S 1°32'00" E	3.24'
C62	172.50'	8°48'26"	26.52'	S 3°24'28" W	26.49'
C63	472.50'	0°20'20"	2.79'	N 85°01'09" W	2.79'
C64	472.50'	1°49'11"	15.01'	N 83°56'24" W	15.01'
C65	472.50'	0°50'29"	6.94'	N 82°36'34" W	6.94'
C66	62.50'	80°28'30"	87.78'	S 21°59'55" W	80.74'
C67	62.50'	45°08'28"	49.24'	S 84°48'24" W	47.98'
C68	62.50'	30°22'43"	33.14'	N 57°26'00" W	32.75'
C69	62.50'	1°02'36"	1.14'	N 30°48'45" E	1.14'
C70	12.50'	0°38'34"	0.14'	N 81°52'02" W	0.14'
C71	12.50'	39°04'21"	8.52'	N 62°00'35" W	8.36'
C72	52.50'	53°22'41"	48.91'	S 69°09'45" E	47.16'
C73	52.50'	41°17'31"	37.84'	N 63°30'09" E	37.02'
C74	52.50'	51°35'08"	47.27'	N 17°03'49" E	45.69'
C75	52.50'	23°32'48"	21.58'	N 20°30'10" W	21.42'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S82°11'19"E	69.00'
L2	S7°48'41"W	105.00'
L3	N7°26'21"E	104.56'
L4	S82°33'39"E	55.00'
L5	N55°47'49"W	28.48'
L6	N7°48'41"E	89.90'
L7	N61°28'42"W	40.57'
L8	S87°55'44"W	25.07'
L9	S87°55'44"W	64.09'
L10	N2°04'16"W	73.53'
L11	S82°11'19"E	27.50'
L12	S82°11'19"E	45.00'
L13	S7°48'41"W	120.00'
L14	S82°11'19"E	17.14'
L15	N7°48'41"E	120.00'
L16	N82°11'19"W	0.50'
L17	N7°48'41"E	55.00'
L18	S82°11'19"E	0.50'
L19	S7°48'41"W	84.64'
L20	S2°04'16"E	19.67'
L21	S87°55'44"W	29.38'
L22	N87°55'44"E	30.91'
L23	N2°04'16"W	21.21'
L24	N82°11'19"W	77.50'
L25	S82°11'19"E	98.02'
L26	N82°11'19"W	82.89'
L27	S25°47'31"E	23.95'
L28	N42°57'17"W	20.12'
L29	S47°04'16"E	55.06'
L30	S2°04'16"E	143.86'
L31	N2°04'16"W	135.57'
L32	N47°04'16"W	29.41'



DETAIL A
NOT--TO--SCALE



DETAIL B
NOT--TO--SCALE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	L	6,429	R
2	L	5,875	R
3	L	5,287	R
4	L	5,875	R
5	L	5,287	R
6	L	5,875	R
7	L	5,287	R
8	L	5,875	R
9	L	5,287	R
10	L	7,345	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	N	6,374	R
2	N	5,873	R
3	N	5,367	R
4	N	6,000	R
5	N	5,400	R

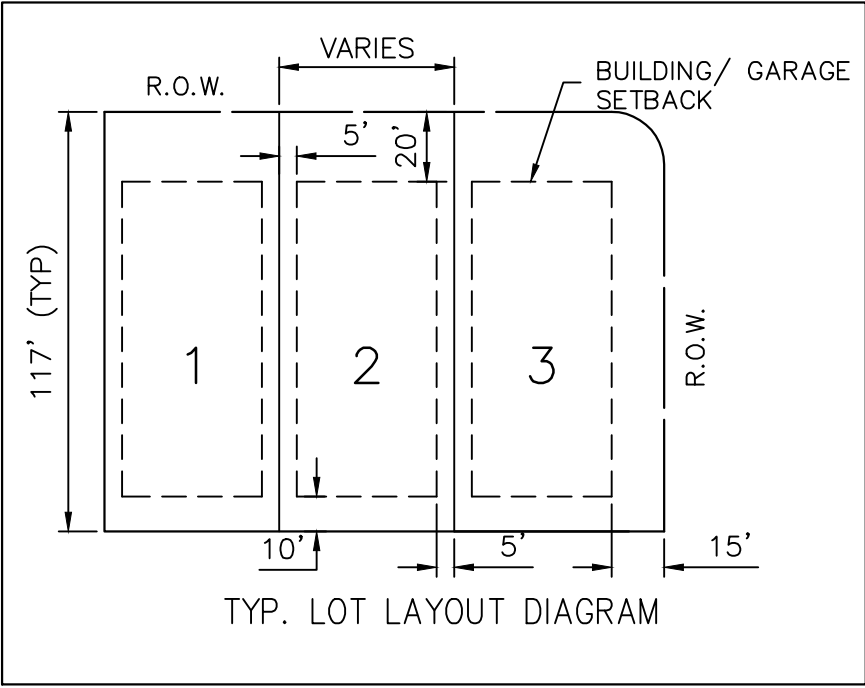
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	O	7,117	R
2	O	5,288	R
3	O	5,875	R
4	O	5,875	R
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6	O	5,875	R
7	O	5,288	R
8	O	5,875	R
9	O	5,288	R
10	O	7,100	R
11	O	6,466	R
12	O	5,875	R
13	O	5,288	R
14	O	5,875	R
15	O	5,288	R
16	O	5,875	R
17	O	5,121	R
18	O	6,916	R
19	O	9,718	R
20	O	6,463	R
21	O	4,654	R
22	O	5,394	R
23	O	4,855	R
24	O	4,855	R
25	O	5,867	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	P	6,360	R
2	P	5,287	R
3	P	5,288	R
4	P	5,288	R
5	P	5,288	R
6	P	5,288	R
7	P	6,634	R
8	P	6,545	R
9	P	5,287	R
10	P	5,287	R
11	P	5,287	R
12	P	5,287	R
13	P	5,287	R
14	P	6,435	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Q	194,064	O.S.D.
2	Q	7,284	R
3	Q	5,287	R
4	Q	5,287	R
5	Q	5,287	R
6	Q	5,287	R
7	Q	5,287	R
8	Q	5,875	R
9	Q	5,287	R
10	Q	5,287	R
11	Q	5,287	R
12	Q	5,287	R
13	Q	5,287	R
14	Q	5,287	R
16	Q	5,287	R
17	Q	5,287	R
18	Q	5,287	R
19	Q	5,287	R
20	Q	5,287	R
21	Q	5,875	G.L.
22	Q	5,287	O.S.D.
23	Q	5,287	R
24	Q	5,287	R
25	Q	5,287	R
27	Q	5,287	R
28	Q	5,287	R
30	Q	5,875	R
31	Q	7,050	R
32	Q	6,877	R
33	Q	8,907	R
34	Q	12,217	R
35	Q	6,815	R
36	Q	7,041	R
37	Q	7,045	R
38	Q	6,801	R
39	Q	6,161	R
40	Q	6,704	R
41	Q	7,050	R
42	Q	7,050	R
43	Q	8,152	R
44	Q	6,572	R
45	Q	5,287	R
46	Q	5,875	R
47	Q	5,287	R
48	Q	5,875	R
49	Q	5,287	R
50	Q	5,287	R
51	Q	5,875	R
52	Q	5,287	R
53	Q	5,875	R
54	Q	5,287	R
55	Q	77,390	R
56	Q	5,918	R
57	Q	5,407	O.S.D.
58	Q	6,665	R
59	Q	7,490	R
60	Q	7,038	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	S	6,563	R
2	S	5,860	R
3	S	5,288	R
4	S	5,288	R
5	S	5,288	R
6	S	5,288	R
7	S	5,288	R
8	S	5,288	R
9	S	5,287	R
10	S	6,429	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	T	6,316	R
2	T	5,173	R
3	T	5,721	R
4	T	3,463	O.S.D.
5	T	5,288	R
6	T	5,875	R
7	T	5,287	R
8	T	5,875	R
9	T	5,288	R
10	T	5,288	R
11	T	5,875	R
12	T	5,288	R
13	T	5,287	R
14	T	5,287	R
15	T	7,027	R
16	T	6,939	R
17	T	5,288	R
18	T	5,288	R
19	T	5,288	R
20	T	5,875	R
21	T	5,287	R
22	T	5,287	R
23	T	5,875	R
24	T	5,286	R
25	T	5,810	R
26	T	5,146	R
27	T	5,836	R
28	T	5,257	R
29	T	6,401	R



METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 34.173 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 118.931 ACRE TRACT OF LAND AS CONVEYED UNTO GG GOLLA LIMITED PARTNERSHIP IN DOCUMENT NUMBER 2023074252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 34.173 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERNCE at a 1/2–inch iron rod found on the south right–of–way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411, of the Deed Records of Williamson County, Texas, at the common north corner of a called 75.978 acre tract of land as conveyed unto Brookfield Holdings (Gola) LLC in Document Number 2023093776 of the Official Public Records of Williamson County, Texas;

THENCE, S 08°20'22" W, coincident with the east line of said 75.978 acre tract and partly with the west line of said 1.000 acre tract and partly with the west line of a called 155.136 acre tract of land as conveyed to the City of Hutto in Document Number 2008034765 of the Official Public Records of Williamson County, Texas, a distance of 357.53 feet to a 1/2–inch iron rod found for an angle point;

THENCE, S 04°55'47" W, continuing coincident with the east line of said 75.978 acre tract and the west line of said 155.136 acre tract, a distance of 245.74 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;

THENCE, S 07°27'42" W, continuing coincident with the east line of said 75.978 acre tract and the west line of said 155.136 acre tract, a distance of 1,605.85 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set at the northeast corner of said 118.931 acre tract, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 07°27'42" W, coincident with the east line of said 118.931 acre tract and the west line of said 155.136 acre tract, a distance of 1,432.46 feet to a 1/2–inch iron rod found for an angle point;

THENCE, S 07°32'52" W, continuing coincident with the east line of said 118.931 acre tract and the west line of said 155.136 acre tract, a distance of 134.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for the southeast corner of the herein described tract;

THENCE, leaving the west line of said 155.136 acre tract, over and across said 118.931 acre tract the following twenty–five (25) courses:

- 1) N 82°15'25" W, a distance of 475.23 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 2) N 55°47'49" W, a distance of 28.48 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 3) N 07°48'41" E, a distance of 89.90 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for a beginning of a non–tangent curve to the right;
- 4) Curving to the right, an arc distance of 142.27 feet, having a radius of 62.50 feet, a central angle of 130°25'37" and a chord which bears N 83°27'09" W, a distance of 113.48 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for the end of this curve;
- 5) S 87°55'44" W, a distance of 385.76 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 6) N 61°28'42" W, a distance of 40.57 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 7) S 87°55'44" W, a distance of 25.07 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for the southwest corner of the herein described tract;
- 8) N 02°04'16" W, a distance of 170.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 9) S 87°55'44" W, a distance of 64.09 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 10) N 02°04'16" W, a distance of 73.53 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an angle point;
- 11) N 07°48'41" E, a distance of 413.19 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 12) S 82°11'19" E, a distance of 27.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 13) N 07°48'41" E, a distance of 184.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 14) S 82°11'19" E, a distance of 45.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 15) S 07°48'41" W, a distance of 120.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 16) S 82°11'19" E, a distance of 17.14 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 17) N 07°48'41" E, a distance of 120.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 18) S 82°11'19" E, a distance of 200.50 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 19) N 07°48'41" E, a distance of 395.00 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;
- 20) Curving 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 37°11'19" W, a distance of 17.68 feet to a point for 1/2–inch iron rod with cap stamped 'BGE Inc"set for a point of tangency;
- 21) N 82°11'19" W, a distance of 0.50 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 07°48'41" E, 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;
- 23) S 82°11'19" E, a distance of 0.50 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;
- 24) Curving 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 52°48'41" E, a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for a point of tangency;
- 25) N 07°48'41" E, a distance of 210.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set at a common corner of said 118.931 acre tract and said 75.978 acre tract, for the northwest corner of the herein described tract;

THENCE, coincident with the south line of said 75.978 acre tract and said 118.931 acre tract, the following seven (7) courses:

- 1) S 82°11'19" E, a distance of 69.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 2) S 07°48'41" W, a distance of 105.00 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 82°11'19" E, a distance of 497.42 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an interior corner of the herein described tract;
- 4) N 07°26'21" E, a distance of 104.56 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for an exterior corner of the herein described tract;
- 5) S 82°33'39" E, a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for the beginning of a non–tangent curve to the right;
- 6) Curving to the right, an arc distance of 19.72 feet, having a radius of 12.50 feet, a central angle of 90°22'20" and a chord which bears N 52°37'31" E, a distance of 17.74 feet to a 1/2–inch iron rod with cap stamped 'BGE Inc"set for a point of tangency;
- 7) S 82°11'19" E, a distance of 229.08 feet to the POINT OF BEGINNING and containing 34.173 acres of land, more or less.

FINAL PLAT
GOLA SUBDIVISION
PHASE 2
A SUBDIVISION OF 34.173 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
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

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT GG GOLLA LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER OF A 118.931 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2023074252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 34.173 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION 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.

GG GOLLA LIMITED PARTNERSHIP
351 KING STREET EAST, 13TH FLOOR, SUITE 1300
TORONTO, ON M5A-0L6 CA

BY: _____ BY: _____
NAME: THOMAS GRIFFITHS NAME: KATHRYN BORGATTI
TITLE: _____ TITLE: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED THOMAS GRIFFITHS, 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 _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KATHRYN BORGATTI, 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 _____

A PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

I, STACY MULHOLLAND, 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.

STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

3/26/2024
DATE



I, DION P. ALBERTSON, 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, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

3/26/2024
DATE



PLANNING AND ZONING COMMISSION CHAIR:

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

SUSANNA BOYER DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DIRECTOR DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
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 BE IN ACCORDANCE WITH THE UDC, 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 FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
7. 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)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. 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.
14. A PORTION OF THIS TRACT IS ENCRACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. THE SUBJECT PROPERTY LIES IN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND IN ZONE "AE" (DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
16. 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS, AMENITY, OPEN SPACE AND GREENLINKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE BASED ON THE DRAINAGE REPORT.
22. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.
23. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
24. THIS SUBDIVISION IS ZONED SF-1
25. NO DIRECT VEHICULAR ACCESS FROM CEDAR FORK ROAD
26. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: TEXAS GAS SERVICES
27. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
28. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

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.
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

FINAL PLAT
GOLA SUBDIVISION
PHASE 2
A SUBDIVISION OF 34.173 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

RESOLUTION NO. R-2021-070

A RESOLUTION APPROVING THE PLAT KNOWN AS "GOLA PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

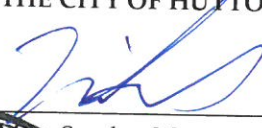
WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

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

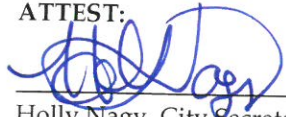
that the Hutto City Council hereby approves the resolution for the plat known as "Gola Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 6th day of the month May, 2021.

THE CITY OF HUTTO, TEXAS


Mike Snyder, Mayor

ATTEST:


Holly Nagy, City Secretary



SUBMITTAL
DATE: 09-17-2020

GOLA PRELIM
HUTTO, TEXAS

1701 DIRECTORS BOULEVARD, SUITE
AUSTIN, TX 78744
TOLL FREE 1-800-451-1046
TEL. 512-479-0400 www.bonjour.com



▽	▽	▽	▽	▽	▽	DESIGNED BY:	DAZ
▽	▽	▽	▽	▽	▽	REVIEWED BY:	TMH
▽	▽	▽	▽	▽	▽	DRAWN BY:	DAZ

DATE	APR

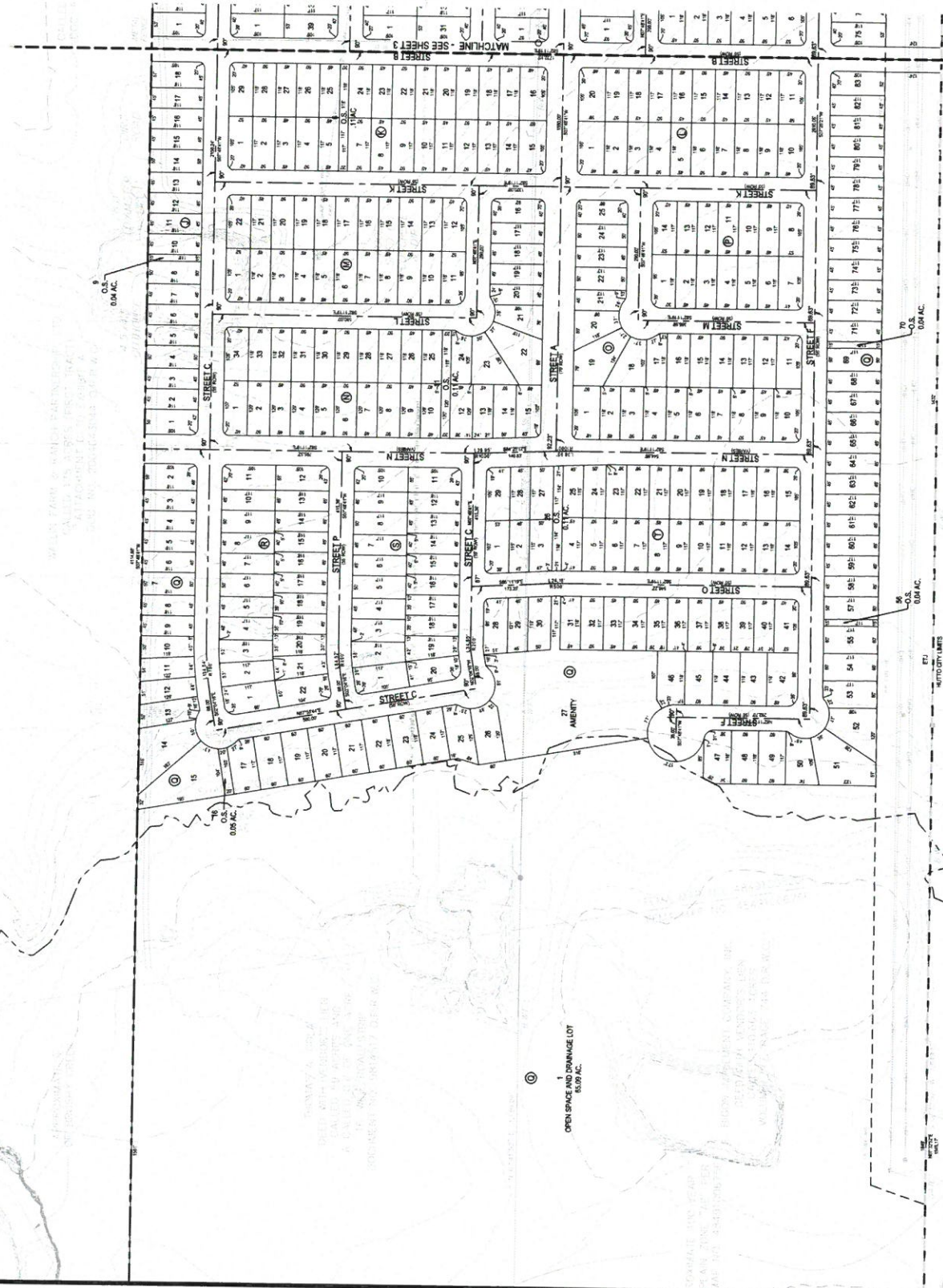
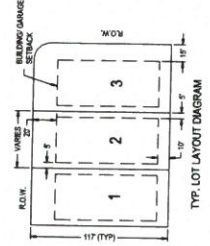
GOLA
PRELIMINARY PLAT



LEGEND

—————	PROPERTY BOUNDARY
—————	PROPOSED RIGHT OF WAY
—————	EXISTING MAJOR CONTOUR
—————	EXISTING MINOR CONTOUR
—————	ROAD CENTRELINE
—————	PROPOSED LOT LINE
—————	PROPOSED SIDEWALK
—————	PROPOSED EASEMENT
—————	PROPOSED LOT NUMBER
—————	CITY LIMITS

28

[illegible]

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Gola Phase 3 Final Plat, 21.838 acres, more or less, of land, 131 lots, located on FM 1660 South.
Meeting: Tuesday, May 7, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request for the Riparian Setback on December 1, 2021. Phase 3 includes 126 residential lots and 5 open space/drainage lots.

WEST: ETJ, Proposed Heritage Mill Addition, Residential

NORTH: ETJ, Vacant and Residential

EAST: Light Industrial, City South Wastewater Treatment Plant

SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

This property is part of the Gola Subdivision approved in April 2021. This tract will gain access through the construction of 3,975 linear feet of new residential roadways, connecting to Phase 1 and providing access to future phases as well. There are two sidewalk notes on the plat indicating sidewalks and street tree placement throughout the neighborhood (Plat Notes 9 and 10). The property will be served by Hutto water and wastewater and each residential lot will be subject to the Traffic Impact Fee as approved in the Development Agreement.

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application. Conditional approval or disapproval requires the condition or denial be directly related to the platting requirements and include a code citation.

STAFF REVIEW:

This plat is subject to the shot clock and is recommended for denial per state law. The attached document is the review staff completed that shows the remaining comments.

FISCAL NOTES:

AGENDA ITEM REPORT

4.3.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. Gola Phase 3 Initial Staff Comments
2. R-2021-070 Gola Preliminary Plat 5-6-21

Gola Phase 3

5/2/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Sofia Sierra (sofia.sierra@huttotx.gov)

Documents

07 Gola Phase 3 Parkland Letter.pdf
00a Gola 3 Comment Response.pdf
08 1916-ENG_Gola Phase 3 Drainage Report_U1.pdf
10 9691-00_Gola_P3-20240325-Signed.pdf



3/25/2024

City of Hutto
Department of Business and Development
505 W. Live Oak St., Hutto, TX 78634

Parkland Summary Letter
Gola Phase 3

Provide a signed parkland letter from the Parks Department indicating the Board's approval of dedication or the approval of the amount of fee in lieu. The Preliminary Plat submittal did not provide this approval, only indicated it would be complete.

This summary letter has been prepared on behalf of Starlight Homes as part of the Gola Phase 3 Final Plat submittal. The site is located on FM 1660 in Southeastern Williamson County. Gola Phase 3 is part of the previously approved Gola Preliminary Plan. The overall project will be a 197.83 acre residential development located within the extraterritorial jurisdiction of the City of Hutto. The proposed subdivision consists of the construction of six hundred thirteen (613) single-family lots, fourteen (14) open space/drainage lots, and one (1) amenity lot.

The intent of this letter is to inform the City of Hutto that land dedication will be provided with the future phases of this project via Final Plat dedication to satisfy parkland dedication requirements, as approved with the preliminary plan.

You may contact me at 210-581-3637 or at smulholland@bgeinc.com if you have any questions regarding this formal submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy Mulholland", with a long horizontal flourish extending to the right.

Stacy Mulholland, PE
Project Manager



4/19/2024

City of Hutto – Development Services Department
500 W. Live Oak Street
Hutto, Texas 78634

RE: Gola Phase 3, Hutto, TX 78634
Project No.:

We have reviewed the comments for the above referenced project issued under the 2007-PLAT project and have made the following revisions to the new plat and submittal package:

Planning Review – Ashley Bailey, AICP, Executive Director (512) 759-5961 – ashley.bailey@huttotx.gov

1. No comments.
Response: Signature block has been changed to Ashley Bailey. The engineer of record has also been updated.

In regard to the TIA, SER, Tree inventory and survey, and utility schematic, please see comments below.

Per the attached Development Agreement, Section 4.03(d)(ii) No Traffic Impact Analysis is required for the construction of the Project. In the same agreement, Section 4.03(c), the city commits to provide water and wastewater utility service to the Project sufficient for full build-out. There is further discussion about the utilities in Section 4.03(e) about the capacity of the wastewater treatment plant. With these specific paragraphs, no TIA or SER is required.

Engineering Review –

Chapter 6 UDC, Subdivision Standards

3. Provide flare/cutbacks at Walnut Ridge Loop, Willow Heights Drive, and Heritage Mill Boulevard, with Cedar Fork Road.

Response: As stated in previous submittals, this does not match our approved preliminary plat.

4. Revise all local street corners to have a minimum 15-foot radius. Multiple corners only have a 12.5-foot radius.

Response: As previously stated, these code references refer to street design, not ROW radius, therefore plat compliance is shown.

C. Chapter 8 UDC, Drainage and Stormwater Standards

1. Comment #6 remains. CN values does not match Table 2-3 of RRDCM. No category is called

Repeat comment

Repeat Comment

Provide MFFE 2'
above the ultimate
floodplain

Row Crops. The existing land can not be classified as Row crop. Additionally, a curve number of 85 appears too high. Clarify how existing CN is 85 and a residential lot is only 86.5. Additionally, on pre-developed existing OV-2 table there is a category called "impervious cover" this is not shown table 2-3 of the RRDCM. Provide information supporting the use of each hydrologic soil group.

Response: For existing conditions, row crops (good condition) was selected in accordance to the RRDCM Table 2-3 Note 1 and is acceptable. Hydrologic soil groups were obtained from NCRS as stated on page 5.

1. comment #1 remains: As per UDC 10.802.5.6 minimum finish floor slab elevations shall be shown for all lots.

Response: Please provide updated code reference for this requirement.

2. As per UDC 10.802.3.1 Storm water runoff peak flow rates for the 2,10,25, and 100-year frequency storms shall demonstrate that, as result of the proposed development, there will not be any adverse impact to downstream properties adjacent to the drainage resulting from a 100-year event. Exhibits have been provided that compare pre-developed and post-developed peak flow. Considering no detention has been provided and clearly curve numbers are showing an increase from existing to proposed scenario.

Response: The proposed flows show a decrease at the property boundary (J_BRC_670) because the post development flow is shifted from the overall peak at the confluence points.

Provide stormwater management fee

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

3. Please pay the required fee of \$150.00. Online payments can be made at Huttofirerescue.org. click on Fire Marshal payment portal. If paying by check, please make the check payable to WCESD #3.

Response: This fee has been paid.

Sincerely,



Stacy Mulholland, P.E.
Project Manager

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

☐ No Exceptions Taken
☒ Denied. Revise and Resubmit.

05/02/2024

Gola Phase 3

Ashton Woods

Drainage Impact Analysis

Williamson County, Texas

Provide engineer of
records seal and
signature for this
engineered report



BGE, Inc.
TBPE Registration No. F-1046

BGE Project No. 9639-00
March 2022



Contents

Section 1 Introduction	3
1.1 General	3
Section 2 Methodology.....	4
2.1 Hydrology	4
2.1.1 Precipitation	4
2.1.2 Drainage Area.....	4
2.1.3 Infiltration Losses	4
2.1.4 Unit Hydrograph Method.....	5
2.1.5 Time of Concentration	6
Section 3 Hydrologic Results.....	9
Section 4 Conclusions	10
Appendices	

Appendices

Appendix A:

- Location Map
- Drainage Area Delineations (Overall Pre- and Post-Development)
- Existing Conditions Basin (HEC-HMS)
- Proposed Conditions Basin (HEC-HMS)

Appendix B:

- Existing and Proposed Curve Number Summary

Appendix C:

- Time of Concentration Calculations

Appendix D:

- HEC-HMS (Electronic Files)

Appendix E:

- Pre-Development vs. Post-Development Flow Comparison @ POI-1

Appendix F:

- Williamson County Subdivision Regulations Exhibit 1 – Detention Exempt Stream Reach Map – POI-2

Appendix G:

- FIRM Panel

Section 1

Introduction

1.1 General

This report presents the results of a hydrologic analysis to define the drainage impact at the outfall locations along the Gola property boundary. The subject property is in Williamson County and the City of Hutto city limits. The phase 3 plan proposes 126 single family residences and 3,990 linear feet of public roadways within 21.86 acres. A **Location Map** is presented in **Appendix A** of this report.

Based on the preliminary Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48491C0520F and 48491C0675F dated December 20, 2019, Creek is designated as a Zone AE (1-percent annual chance flood with base flood elevation determined) floodplain. The Brushy Creek flood designation begins in the City of Cedar Park and conveys drainage east, before crossing the southern portion of the Gola Subdivision and continuing east. The purpose of this report is to analyze the pre- and post-developed flow rates at J_BRC_670. In the post-development conditions, a detention facility is not required to reduce the post-development flows to the pre-development values due to the timing of peak flows draining to J_BRC_670.

Section 2

Methodology

2.1 Hydrology

The HEC-HMS 4.2.1 computer program developed by the Hydrologic Engineering Center of the U. S. Army Corps of Engineers (USACE) is used in this analysis to estimate peak flow rates at the POI-2 junction. Peak flow rates are computed along the watercourse for the existing and proposed conditions 50%, 10%, 4%, and 1% annual chance (2-, 10-, 25-, and 100-year) storm events. This section describes the input parameters used in this study. The existing and proposed conditions HEC-HMS model is included in **Appendix D** of this report

2.1.1 Precipitation

The precipitation depths for each frequency design storm are taken from NOAA's National Weather Service's Hydrometeorological Design Studies Center Database (NOAA Atlas 14 Point Precipitation Frequency Estimates Table). **Table 1** presents the cumulative storm depths for the various storms used in this study. Each of these precipitation depths is distributed as a hyetograph assuming a 24-hour NRCS Type III distribution.

Table 1. Depth-Duration Frequency of Precipitation for City of Hutto
(NOAA Atlas 14, Volume 8, Version 2)

Storm Duration	Storm Event			
	2-Year (50%)	10-Year (10%)	25-Year (4%)	100-Year (1%)
24-hour	3.99	6.43	8.23	11.6

2.1.2 Drainage Area

The POI watersheds are delineated using two-foot contour interval topography data generated from LIDAR mapping technology provided by the Texas Natural Resources Information System (TNRIS). See **Appendix A** for the illustration of the drainage area delineation. **Appendix A** also includes the **Existing** and **Proposed Conditions Basins** used in the HEC-HMS models.

2.1.3 Infiltration Losses

The U.S. Department of Agriculture Natural Resource Conservation Service (NRCS, formerly the Soil Conservation Service, SCS) has developed a rainfall runoff index, the runoff curve number (CN), which considers such factors as soil characteristics, land use/land condition, and antecedent soil moisture to derive a generalized rainfall runoff relationship for a given area. A description of these components and the equations for calculating runoff depth from rainfall are provided below.

The NRCS classifies soils into four hydrologic soil groups: A, B, C and D. These groups indicate the runoff potential of a soil, ranging from a low runoff potential (group A) to a high runoff potential (group D). The CN is estimated for each drainage area based on the information provided in the soil survey of Williamson County, Texas.

The NRCS provides runoff curve numbers for three Antecedent Runoff Conditions (ARC): I, II and III. ARC I represents dry soil conditions and ARC III represents saturated soil conditions. ARC II, which represents average soil moisture conditions, is assumed for this analysis. Runoff curve numbers vary from 0 to 100, with the smaller values representing lower runoff potential and the larger values representing higher runoff potential. Impervious cover values are entered separately from CN values into the HEC-HMS model.

There are two factors that play a significant role in the determination of curve numbers, one being the “hydrologic soil group” and the other one being the “land use”. For determination of the hydrologic soil group, a soil survey was completed on the United States Department of Agriculture Natural Resources Conservation Service’s website. Most of the soils within the drainage areas fall into the NRCS Soil Group D classification. The remaining soils consist of Soil Group B and C. Land uses were determined based on an aerial image dated 11/22/2019 taken from Google Earth. The pre-development drainage area incorporates undeveloped land consisting of mainly row crops with a few residential areas along with pastures. For the post-development conditions, the drainage areas incorporating the Gola Subdivision were assumed to contain residential lots with lots 1/8 to 1/4-acre lot sizes. ARC II is assumed for this analysis. The existing and proposed curve number calculations are included in **Appendix B**.

The runoff from pervious areas is estimated using the selected CN value and the following equations:

$$Q = (P - 0.2 \times S)^2 / (P + 0.8 \times S) \quad \text{Equation 1}$$

And

$$CN = 1000 / (10 + S) \quad \text{Equation 2}$$

Where:

$$\begin{aligned} Q &= \text{depth of runoff (in),} \\ P &= \text{depth of precipitation (in),} \\ S &= \text{potential maximum retention after runoff begins, and} \\ CN &= \text{runoff curve number.} \end{aligned}$$

2.1.4 Unit Hydrograph Method

A rainfall/runoff transformation is required to convert rainfall excess (total rainfall minus infiltration losses) into runoff from a particular subarea. The SCS Storm in HEC-HMS is used in this analysis to generate runoff hydrographs for all for points-of-interest. This method requires only one input parameter, lag time (T_{LAG}).

The dimensionless unit hydrograph developed by the NRCS (**Figure 1**) was developed by Victor Mockus and presented in *National Engineering Handbook, Section 4, Hydrology*, published by the U. S. Natural Resource Conservation Service. The dimensionless unit hydrograph has its ordinate values expressed in a dimensionless ratio, q/q_p , and its abscissa values as t/T_p . This unit hydrograph has a point of inflection approximately 1.7 times the time-to-peak (T_p), and the time-to-peak 0.2 of the time-of-base (T_b) (NRCS 1985).

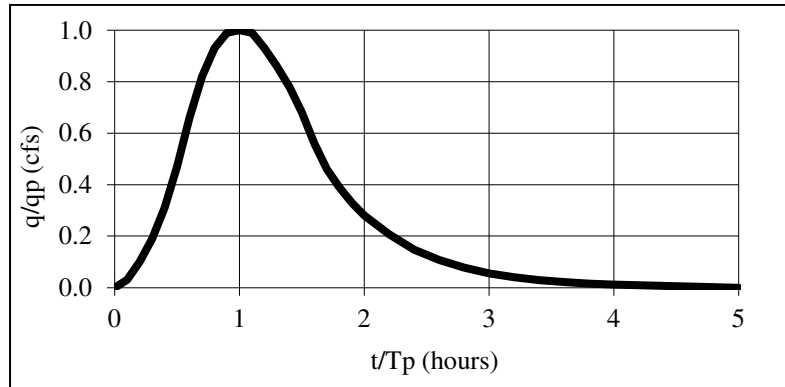


Figure 1. NRCS Unit Hydrograph

Input data for this method consists of a single parameter, T_{LAG} , which is equal to the time (hours) between the center of mass of rainfall excess and the peak of the unit hydrograph (NRCS 1985).

The time-to-peak is computed using the following equation:

$$T_{PEAK} = \Delta t/2 + T_{LAG} \quad \text{Equation 3}$$

Where:

$$\begin{aligned} T_{PEAK} &= \text{time to peak of the unitgraph (hrs)} \\ \Delta t &= \text{computation interval / duration of unit excess (hrs)} \\ T_{LAG} &= \text{watershed lag (hrs)} \end{aligned}$$

The peak flow rate of the unit graph is computed using the following equation:

$$qp = 484A/T_{PEAK} \quad \text{Equation 4}$$

Where:

$$\begin{aligned} qp &= \text{peak flow rate of the unitgraph (cfs/in)} \\ A &= \text{watershed area (sq mi)} \end{aligned}$$

2.1.5 Time of Concentration

The NRCS method assumes that the lag time of a watershed is 60 percent of the watershed's time of concentration. The time of concentration is the time for runoff to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed (NRCS 1985). The time of concentration may be estimated by calculating and summing the travel time for each sub-reach defined by the flow type: sheet flow, shallow concentrated flow, and channelized flow (including roadways and storm sewers). The methods prescribed in the NRCS' Technical Release 55 (TR55) are used to determine the times of concentration for each flow segment in this analysis. **Appendix C** shows the existing and proposed conditions time of concentrations calculations for this analysis utilizing each typical flow segment presented below.

2.1.5.1 Sheet Flow (<100 feet)

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact, drag over the plane surface, obstacles such as litter, crop ridges, and rocks, and erosion and transportation of sediment. These n values are for very shallow flow depths of approximately 0.1 foot. Assuming sheet flow of less than 100 feet, travel time is computed as follows:

$$Tt = (0.007 \times (n \times L)^{0.8}) / (P_2^{0.5} \times s^{0.4}) \quad \text{Equation 5}$$

Where:

- Tt = travel time (hr),
- n = Manning's roughness coefficient,
- L = flow length (ft),
- P_2 = 2-year, 24-hour rainfall (in), and
- s = slope of ground (ft/ft).

2.1.5.2 Shallow Concentrated Flow

After a maximum of 100 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from the following figure (**Figure 2**) in which average velocity is a function of watercourse slope and type of channel.

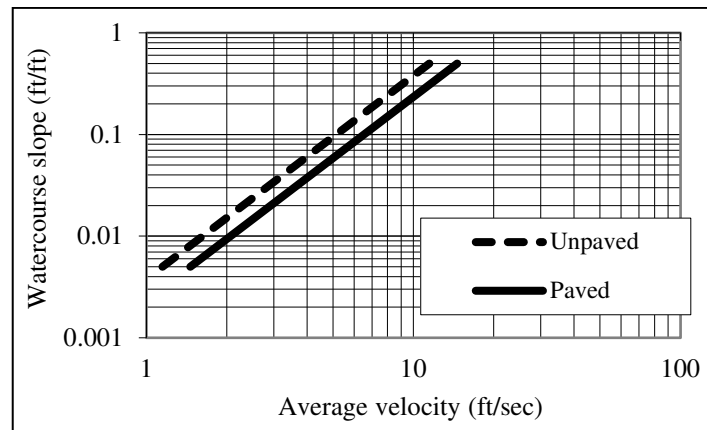


Figure 2: Average Velocities for Estimating Travel Time in Shallow Concentrated Flow Segments

After determining the average velocity, the following equation is used to compute travel time:

$$Tt_{UNPAVED} = L / (3600 \times 16.1345 \times s^{0.5}) \quad \text{Equation 6}$$

$$Tt_{PAVED} = L / (3600 \times 20.3282 \times s^{0.5}) \quad \text{Equation 7}$$

Where:

- Tt = travel time (hr),
- L = flow length (ft),
- s = slope of the ground (ft/ft), and
- 3,600 = conversion factor from minutes to hours.

2.1.5.3 Channel Flow

Channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle maps. An average flow velocity of 4 ft/s and 9 ft/s was assumed for the channel and pipe flow portions, respectively, as the starting condition for the study due to shallow existing grades.

Channel flow duration equals to:

$$T_{channel} = L / (3600 * V) \quad \text{Equation 8}$$

Where:

$$\begin{aligned} V &= \text{average velocity (ft/sec),} \\ L &= \text{channel flow length (ft),} \end{aligned}$$

Section 3

Hydrologic Results

3.1 Drainage Flow Rates

The Gola property falls within the area of Brushy Creek that has been identified as “Detention Exempt Stream Reaches” zone in the Williamson County Subdivision Regulations adopted and effective as of December 17th, 2019. This means that Brushy Creek has a stormwater discharge time-to-peak sufficiently long enough to allow a property with that zone to release un-detained storm water discharges directly into Brushy Creek. **Appendix F** provides a map of the Detention Exempt Stream Reaches zone where the drainage area for our site falls within this zone.

Additional calculations were conducted to verify this statement and it was confirmed that the proposed developments within Gola Phase 3 have no adverse flooding impacts on Brushy Creek or neighboring properties. Using the HEC-HMS model of the Brushy Creek watershed provided by the City of Round Rock, we were able to modify the model to verify that we would not have any adverse effects to Brushy Creek. The Gola property was part of the BRC_650 and BRC_670 watersheds in the model. We removed our property from these water sheds, in the pre- and post-development conditions, and added new drainage areas to the model that represented our site with our curve numbers and time of concentrations. We then compared the flows at the nearest downstream point of interest in the model, J_BRC_670. The results are shown in the **Table 2** below. These calculations could be provided upon request.

Table 2

	Flow @ J_BRC-670	
	Pre-Dev	Post-Dev
2-yr	12588.3	12572.9
10-yr	28658.3	28612.4
25-yr	43743.3	43667.0
100-yr	78867.7	78729.3
100-yr Atlas 14		

Section 4

Conclusions

As stated in Section 3, the peak discharges, at J_BRC_670, from the site in all design storm events do not exceed the pre-development flows without the need for a detention facility after the development of the proposed subdivision. Typically, this type of development would result in the need for detention to maintain pre-developed flow conditions, however, in instances where discharges are immediately adjacent to a creek or river within a larger watershed, detention is not usually necessary. That is the case on this project, Brushy Creek runs along the southern boundary. It has a considerably large contributing watershed. This is due to the post development flows from the project reaching the analysis point quicker than before development, thus exiting before the peak flows from upstream. Therefore, detention is not being proposed for area contributing to the discharge point.

Appendix A

Exhibits

LOCATION MAP

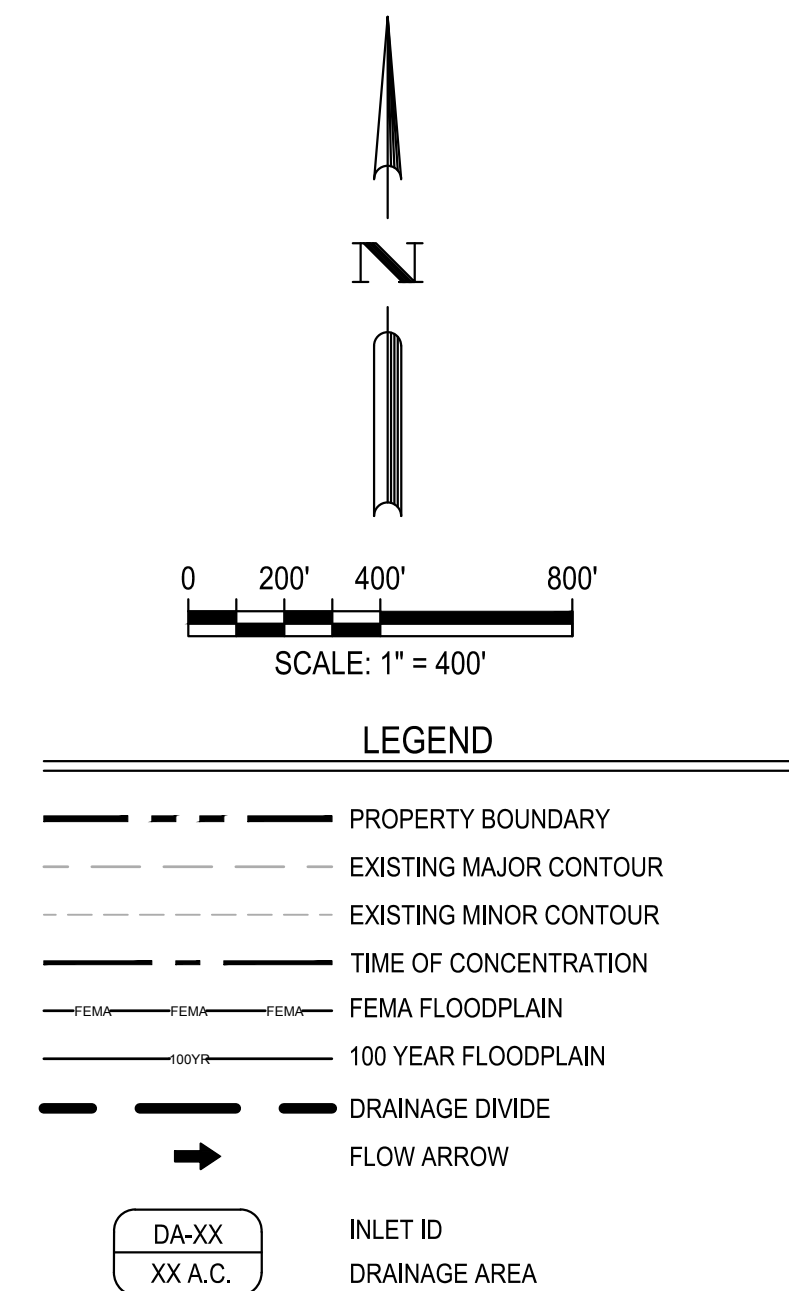
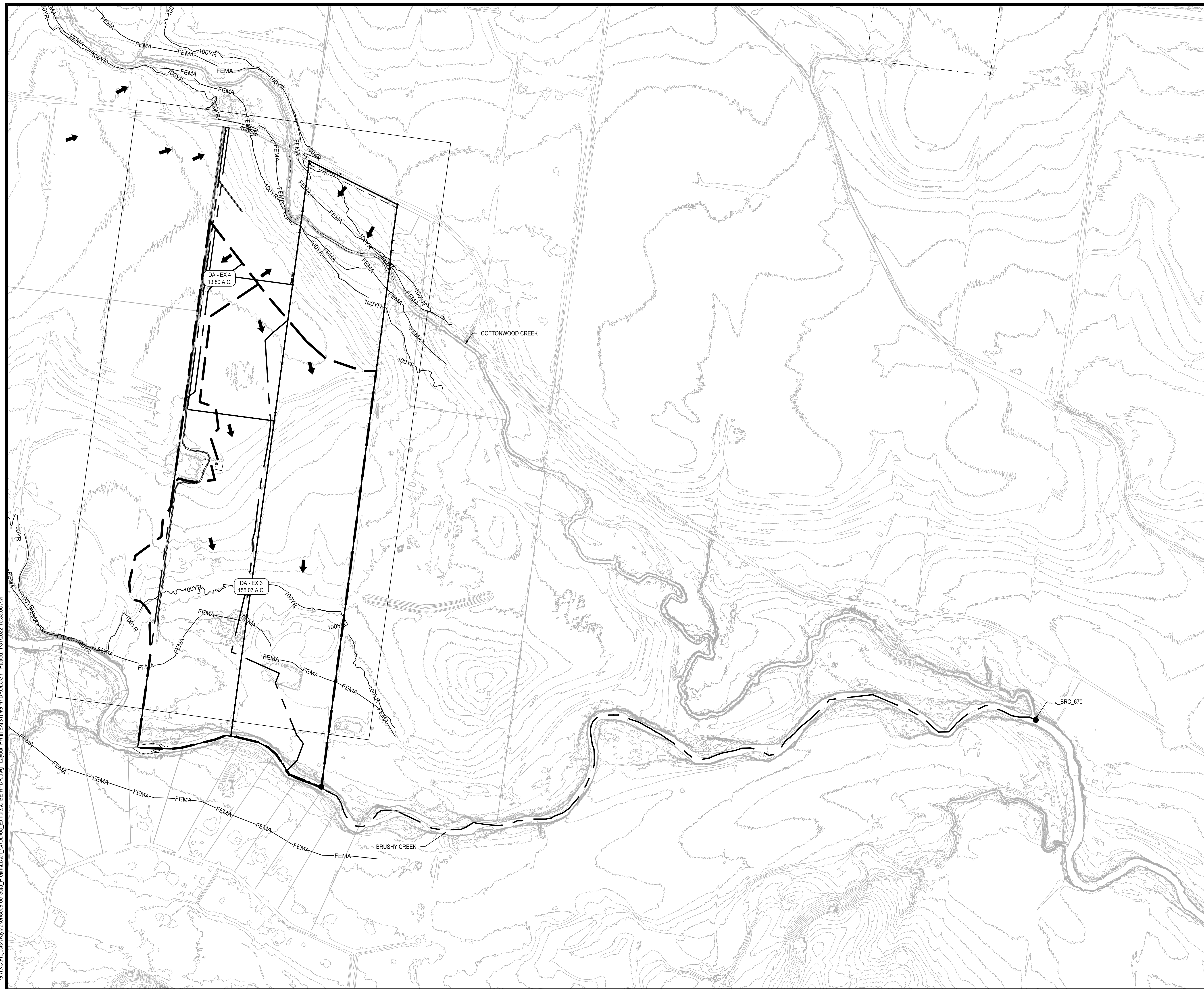
GOLA PHASE 3

Legend

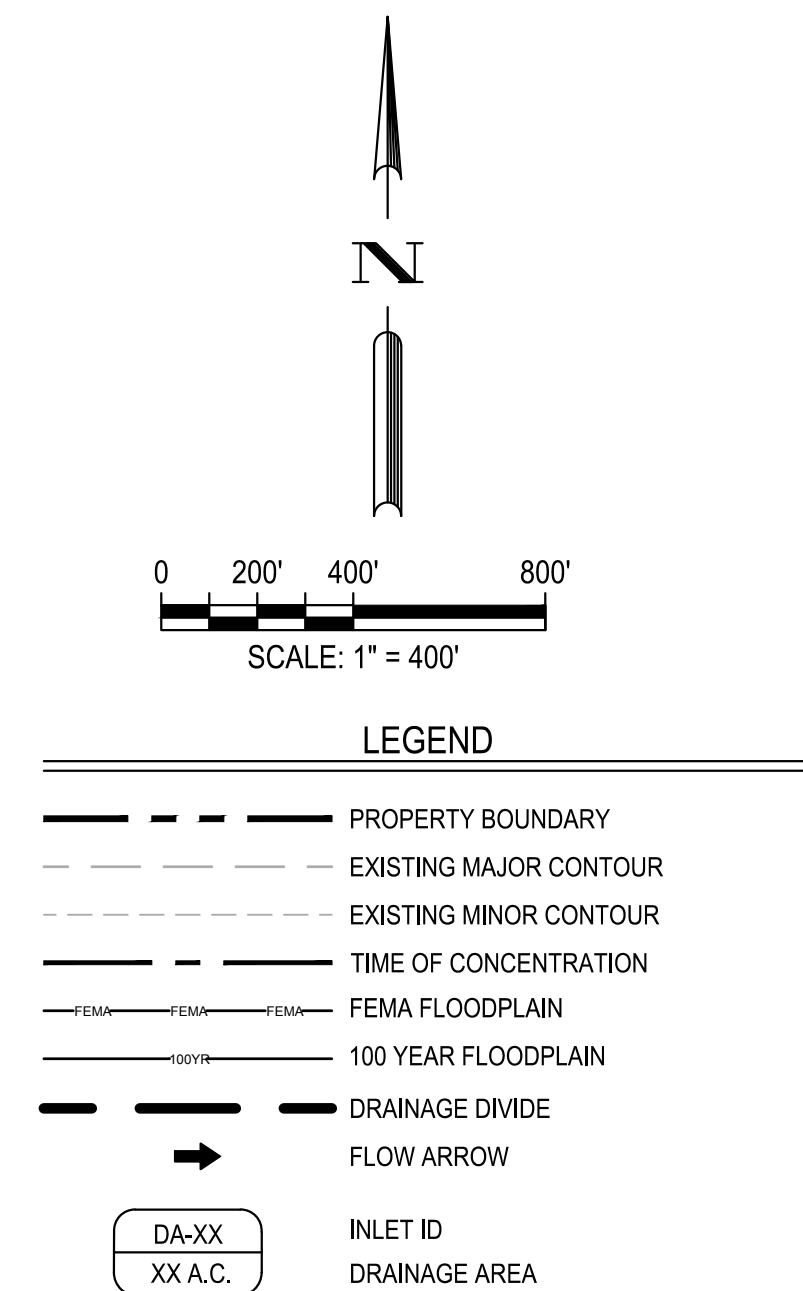
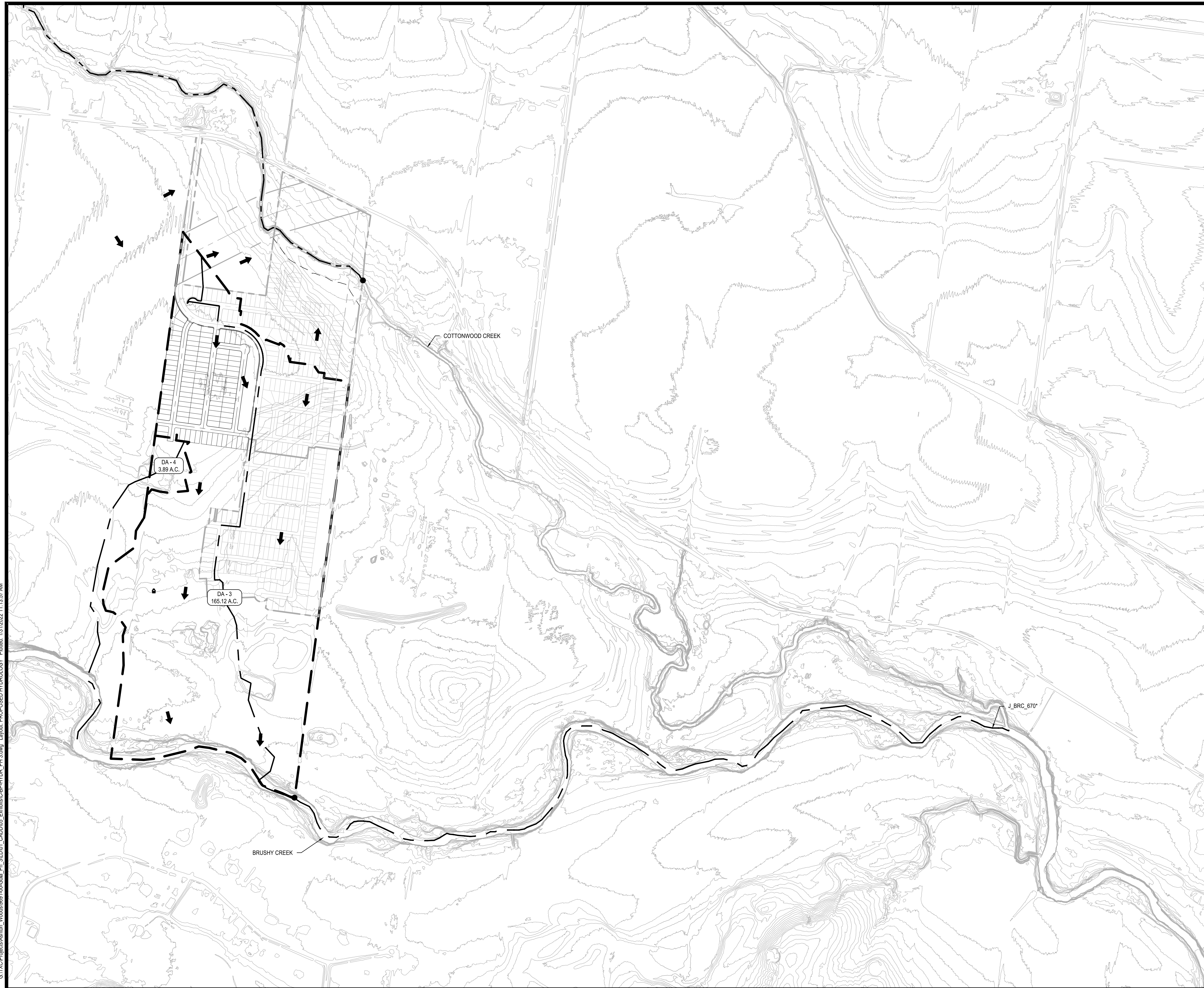
PROPERTY
LINE

COTTONWOOD CREEK

J_BRC_670



GOLA, PHASE III HUTTO, TEXAS	EXISTING HYDROLOGY	SUBMITTAL		01-31-2022	DATE:
		DATE:			
SHEET 14 OF 63		DRAWN BY: DAZ			
REVIEWED BY: TMH		DESIGNED BY: DAZ			
REV		DESCRIPTION			
APR		DATE			



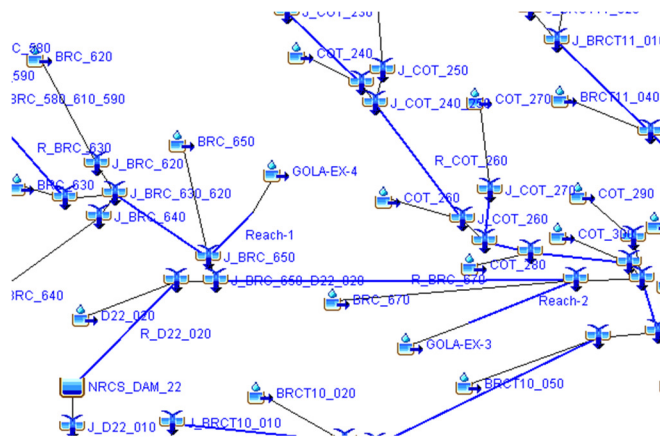
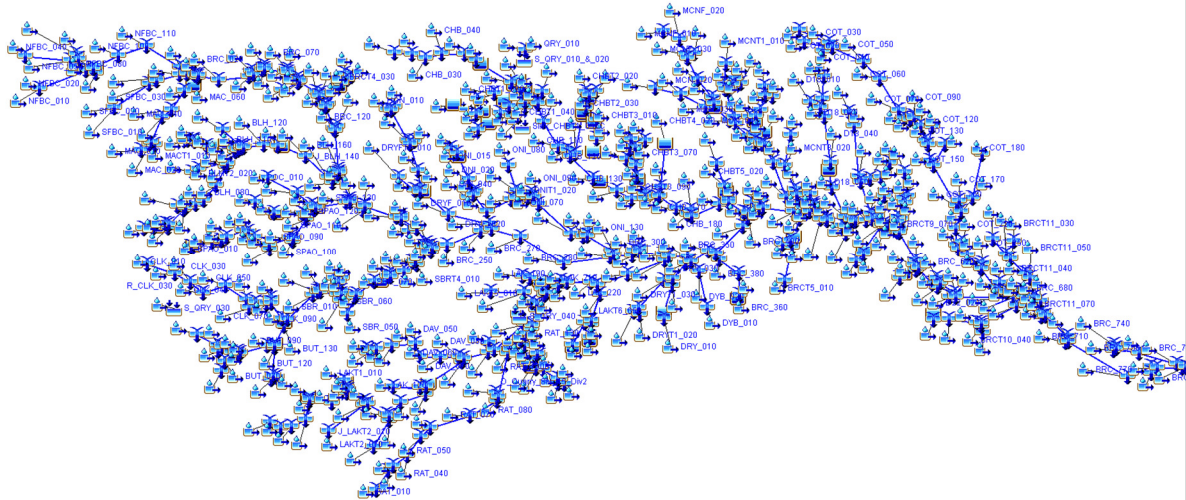
	Flow @ J_BRC-670	
	Pre-Dev	Post-Dev
2-yr	12588.3	12572.9
10-yr	28658.3	28612.4
25-yr	43743.3	43667.0
100-yr	78867.7	78729.3

100-yr Atlas 14

*J_BRC_670 FALLS WITHIN THE AREA OF BRUSHY CREEK THAT HAS BEEN IDENTIFIED A "DETENTION EXEMPT STREAM REACHES" ZONE IN THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS ADOPTED AND EFFECTIVE AS OF DECEMBER 17, 2019. THIS MEANS THAT BRUSHY CREEK HAS A STORMWATER DISCHARGE TIME-TO-PEAK SUFFICIENTLY LONG ENOUGH TO ALLOW A PROPERTY WITH THAT ZONE TO RELEASE UNDETAILED STORM WATER DISCHARGE DIRECTLY INTO BRUSHY CREEK.

GOLA, PHASE III HUTTO, TEXAS	PROPOSED HYDROLOGY	SUBMITTAL DATE: 01-31-2022		SHEET 14 OF 63	
BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 AUSTIN, TX 78701 TEL: 512-379-4400 FAX: 512-379-4406 WWW.BROWNGUY.COM			DESIGNED BY: DAZ REVIEWED BY: TMH DRAWN BY: DAZ	△ △ △ △ △	REV DESCRIPTION DATE APR

Pre-Development Hydrologic Model



Appendix B

Curve Number Calculation Summary

Pre-Development DA-EX 3				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Row Crops (Good)	85	39.779	3381.22
B	Row Crops (Good)	78	58.847	4590.07
D	Row Crops (Good)	89	35.986	3202.75
B	Woods(fair)	60	20.458	1227.48
		Totals	155.07	12401.52
		Composite CN		79.97

Pre-Development DA -EX 4				
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Row Crops (Good)	85	10.380	882.30
B	Row Crops (Good)	78	1.652	128.86
D	Row Crops (Good)	89	1.773	157.80
		Totals	13.81	1168.95
		Composite CN		84.68

Post-Development DA-3				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Residential District (1/4-1/8-acre lots)	86.5	42.647	3688.97
B	Residential District (1/4-1/8-acre lots)	80	16.057	1284.56
D	Residential District (1/4-1/8-acre lots)	89.5	11.111	994.43
B	Open Space (Good)	61	1.559	95.10
C	Open Space (Good)	74	4.253	314.72
D	Open Space (Good)	80.0	0.481	38.48
C	Row Crops (Good)	85	2.093	177.91
D	Row Crops (Good)	89	66.461	5915.03
B	Woods(fair)	60	20.458	1227.48
		Totals	165.12	13736.68
		Composite CN		83.19

Post-Development DA-4				
Soil Name and Hydrologic Group (Appendix A)	Cover Description	CN	Area (Acres)	Product of CN x Area
		CN values were obtained from		
C	Row Crops (Good)	85	0.390	33.15
C	Residential District (1/4-1/8-acre lots)	86.5	0.075	6.49
B	Row Crops (Good)	78	1.652	128.86
D	Row Crops (Good)	89	1.773	157.80
		Totals	3.89	326.29
		Composite CN		83.88

Appendix C

Time of Concentration Calculations

Pre-Dev Time of Concentration Calculation - DA EX-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.24
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.4
Watercourse slope, s (ft/ft)	0.0050
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.37
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	4658
Watercourse High Elevation (ft)	600.4
Watercourse Low Elevation (ft)	553
Watercourse slope, s (ft/ft)	0.0102
Average Velocity, V (fps)	1.63
$T_t = L / (3600V) \text{ (hr)} =$	0.79
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	553
Watercourse Low Elevation (ft)	553
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	8654
Average Velocity, V (fps)	4.31
$T_t = L / (3600V) \text{ (hr)} =$	0.56
Total (Tc) =	1.72
Lag Time (min) =	62.00

Pre-Dev Time of Concentration Calculation - DA EX-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.3
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	1370
Watercourse High Elevation (ft)	600.3
Watercourse Low Elevation (ft)	598
Watercourse slope, s (ft/ft)	0.0017
Average Velocity, V (fps)	0.66
$T_t = L / (3600V) \text{ (hr)} =$	0.58
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	598
Watercourse Low Elevation (ft)	598
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.01
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	0
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.00
Total (Tc) =	0.84
Lag Time (min) =	30.18
HEC-HMS Routing (Reach 1)	
Segment ID	5
Flow Length, L (ft)	3450
Average Velocity, V (fps)	4.00
$T_t = L / (3600V) \text{ (hr)} =$	0.24
Lag Time (min) =	8.63

Post-Dev Time of Concentration Calculation DA-3	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Cultivated Soils
Mannings "n"	0.17
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	600.9
Watercourse Low Elevation (ft)	600.3
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} S^{0.4})$ (hr) =	0.26
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	322
Watercourse High Elevation (ft)	600.3
Watercourse Low Elevation (ft)	597.33
Watercourse slope, s (ft/ft)	0.0092
Average Velocity, V (fps)	1.55
$T_t = L / (3600V)$ (hr) =	0.06
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	166
Watercourse High Elevation (ft)	596.83
Watercourse Low Elevation (ft)	596.1
Watercourse slope, s (ft/ft)	0.0044
Average Velocity, V (fps)	1.35
$T_t = L / (3600V)$ (hr) =	0.03
Channel Flow	
Segment ID	4
Flow Length, L (ft)	1912
Average Velocity, V (fps)	5.00
$T_t = L / (3600V)$ (hr) =	0.11
Channel Flow (Brushy Creek)	
Segment ID	5
Flow Length, L (ft)	395
Average Velocity, V (fps)	4.31
$T_t = L / (3600V)$ (hr) =	0.03
Pipe Flow	
Segment ID	6
Flow Length, L (ft)	3602
Average Velocity, V (fps)	9.00
$T_t = L / (3600V)$ (hr) =	0.11
Total (Tc) =	0.60
Lag Time (min) =	21.47
HEC-HMS Routing	
Segment ID	6
Flow Length, L (ft)	8276
Average Velocity, V (fps)	4.31
$T_t = L / (3600V)$ (hr) =	0.53
Lag Time (min) =	19.20

Post-Dev Time of Concentration Calculation DA-4	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grasses
Mannings "n"	0.2
Flow Length, L (ft)	100
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	599
Watercourse Low Elevation (ft)	598.4
Watercourse slope, s (ft/ft)	0.0060
$T_t = 0.007(nL)^{0.8} / (P^{0.5} S^{0.4})$ (hr) =	0.30
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	330
Watercourse High Elevation (ft)	598.4
Watercourse Low Elevation (ft)	596
Watercourse slope, s (ft/ft)	0.0073
Average Velocity, V (fps)	1.38
$T_t = L / (3600V)$ (hr) =	0.07
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	596
Watercourse Low Elevation (ft)	596
Watercourse slope, s (ft/ft)	0.0000
Average Velocity, V (fps)	0.02
$T_t = L / (3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	4
Flow Length, L (ft)	267
Average Velocity, V (fps)	5.00
$T_t = L / (3600V)$ (hr) =	0.01
Pipe Flow	
Segment ID	5
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
$T_t = L / (3600V)$ (hr) =	0.00
Total (Tc) =	0.38
Lag Time (min) =	13.65
HEC-HMS Routing	
Segment ID	6
Flow Length, L (ft)	2797
Average Velocity, V (fps)	4.00
$T_t = L / (3600V)$ (hr) =	0.19
Lag Time (min) =	6.99

Appendix D

HEC-HMS Model (Electronic)

Appendix E

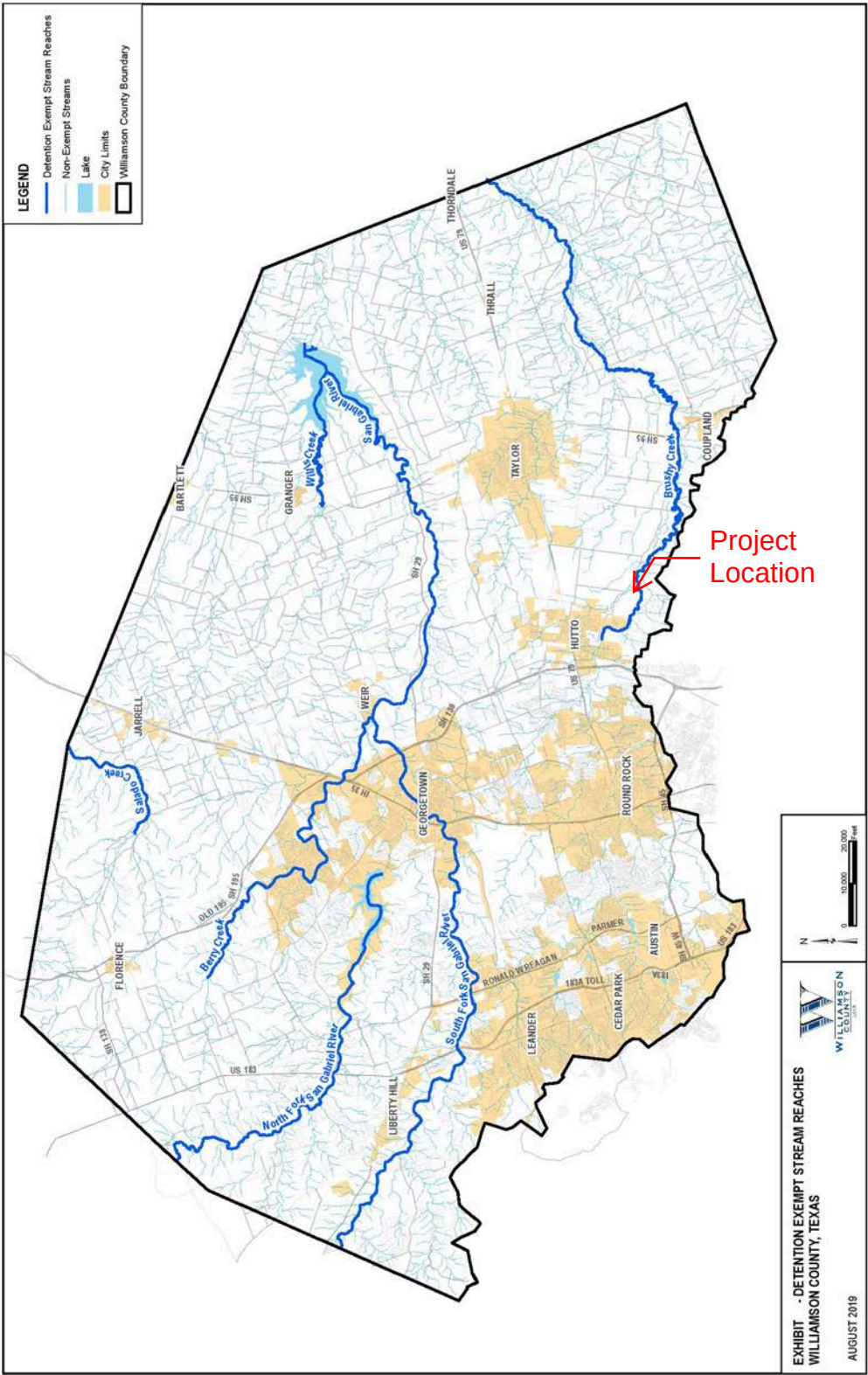
Pre-Development vs. Post-Development Flow Comparison at J_BRC_670



Appendix F

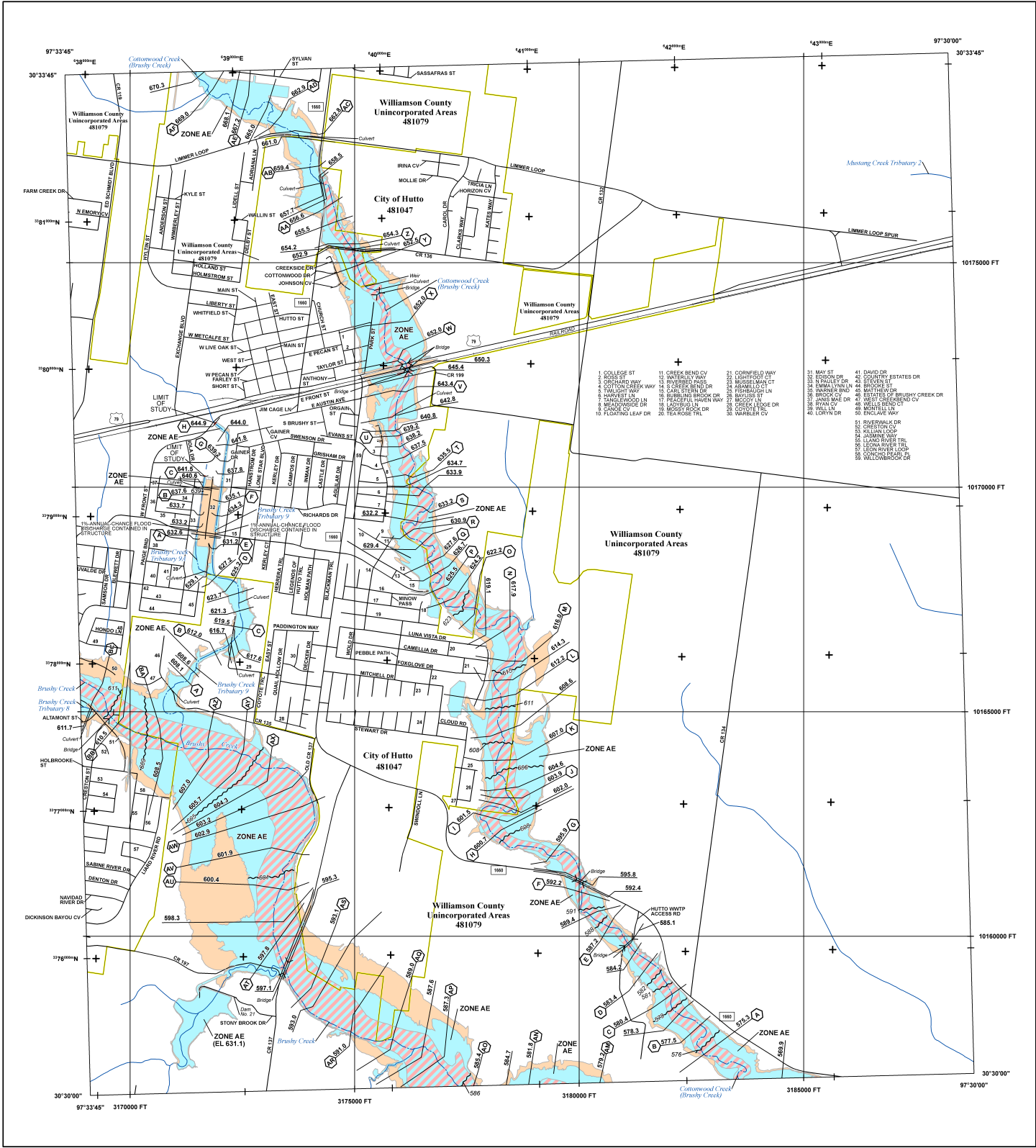
Williamson County Subdivision Regulations Exhibit 1 – Detention Exempt Stream Reaches Map

Exhibit 1 – Detention Exempt Stream Reaches Map



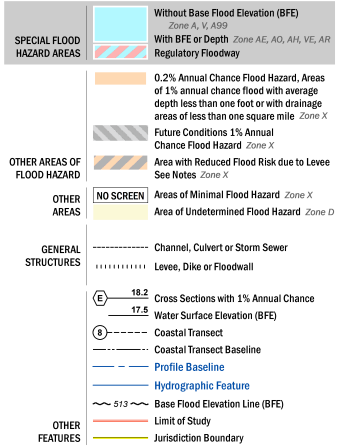
Appendix G

FIRM Panel



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-368-6277) or visit the FEMA Flood Map Service Center website at <https://mfc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

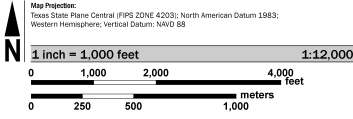
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

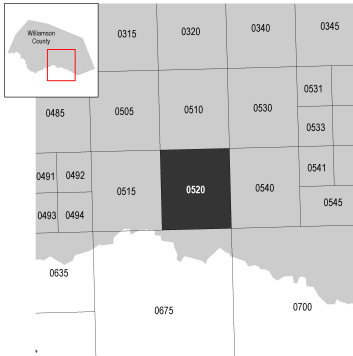
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2000; United States Census Bureau, dated 2010; United States Geological Survey, dated 2003; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



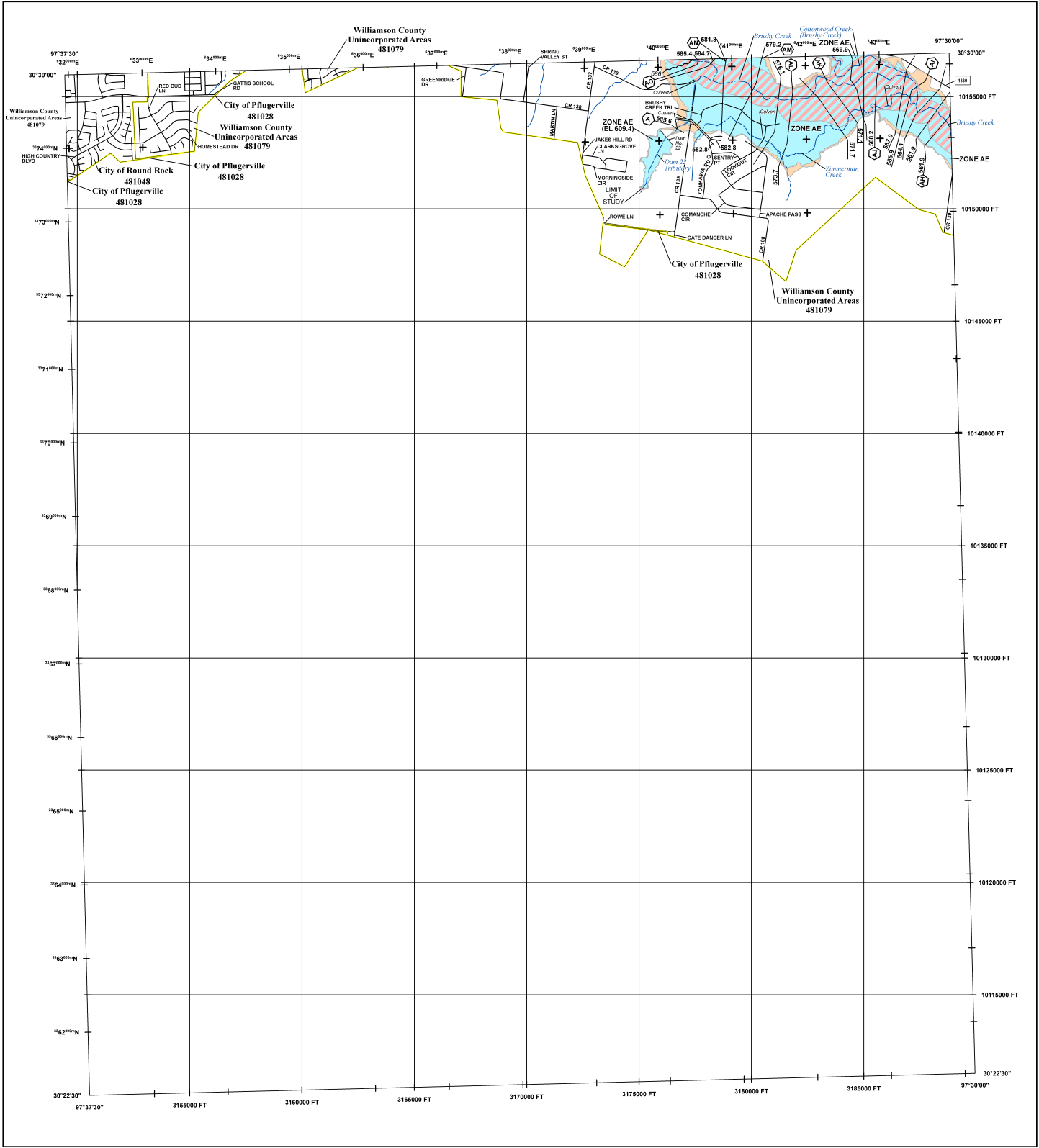
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
PANEL 520 OF 750

Panel Contains:
COMMUNITY
HUTTO, CITY OF
WILLIAMSON COUNTY

NUMBER PANEL SUFFIX
481047 0520 F
481079 0520 F

VERSION NUMBER
2.3.3.3
MAP NUMBER
48491C0520F
MAP REVISED
2019



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes Zone X
		Areas of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Levee, Dike or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

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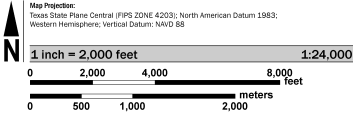
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

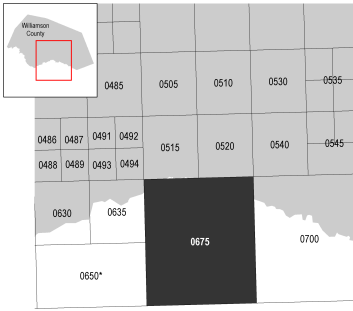
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information Systems (TNRIS), dated 2010; United States Census Bureau, dated 2010; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



*PANEL NOT PRINTED



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
PANEL 675 OF 750

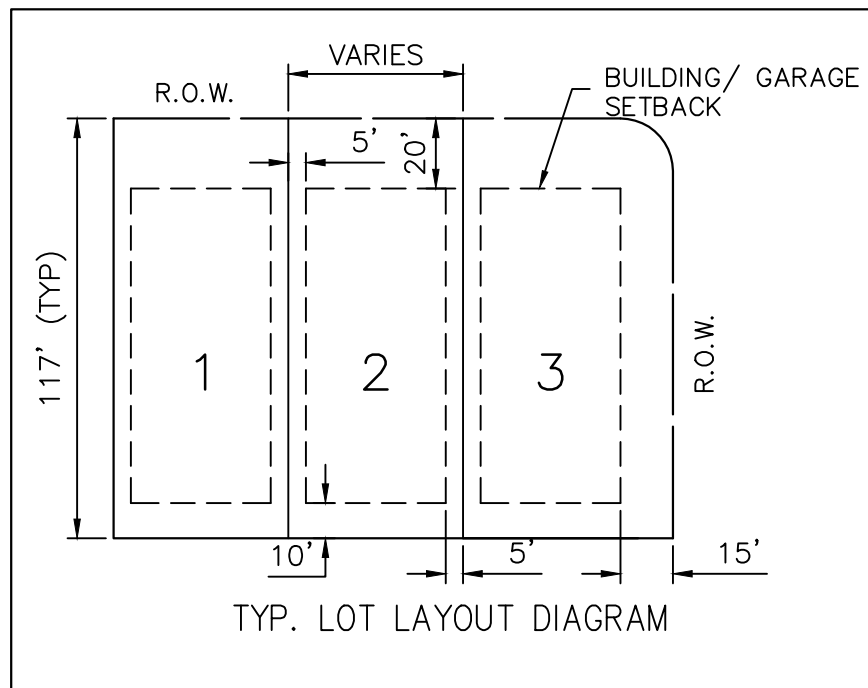
Panel Contains:		
COMMUNITY	NUMBER	PANEL SUFFIX
PLUGVILLE, CITY OF	481028	0675
ROUND ROCK, CITY OF	481048	0675
WILLIAMSON COUNTY	481079	0675

VERSION NUMBER
2.3.3.3
MAP NUMBER
48491C0675F
MAP REVISED
11/11/2019

F.M. 1660
R.O.W. VARIES
VOL. 384 PG. 608 &
VOL 386 PG 411
D.R.W.C

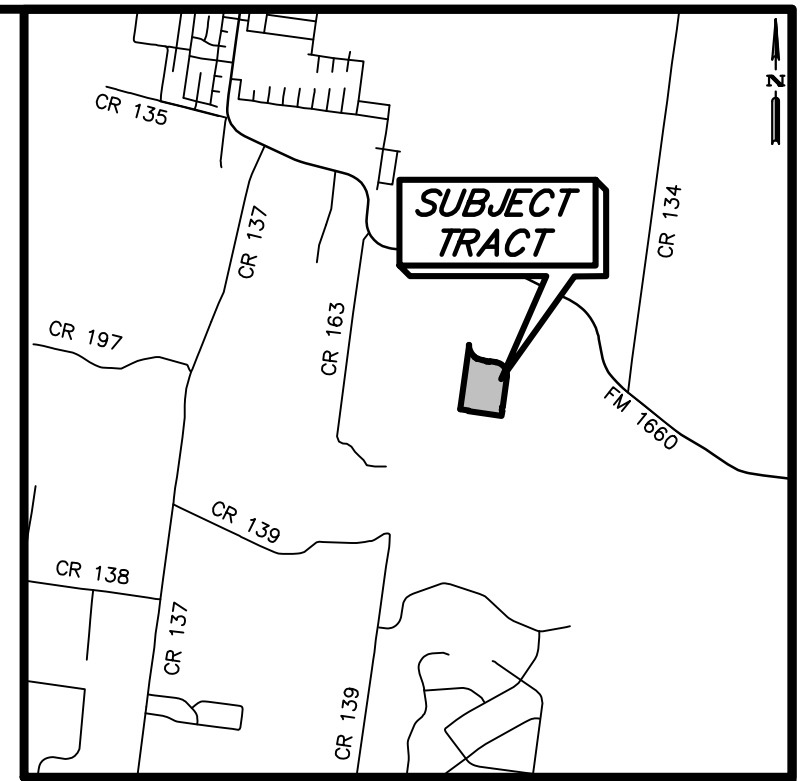
P.O.R.

P.O.B.



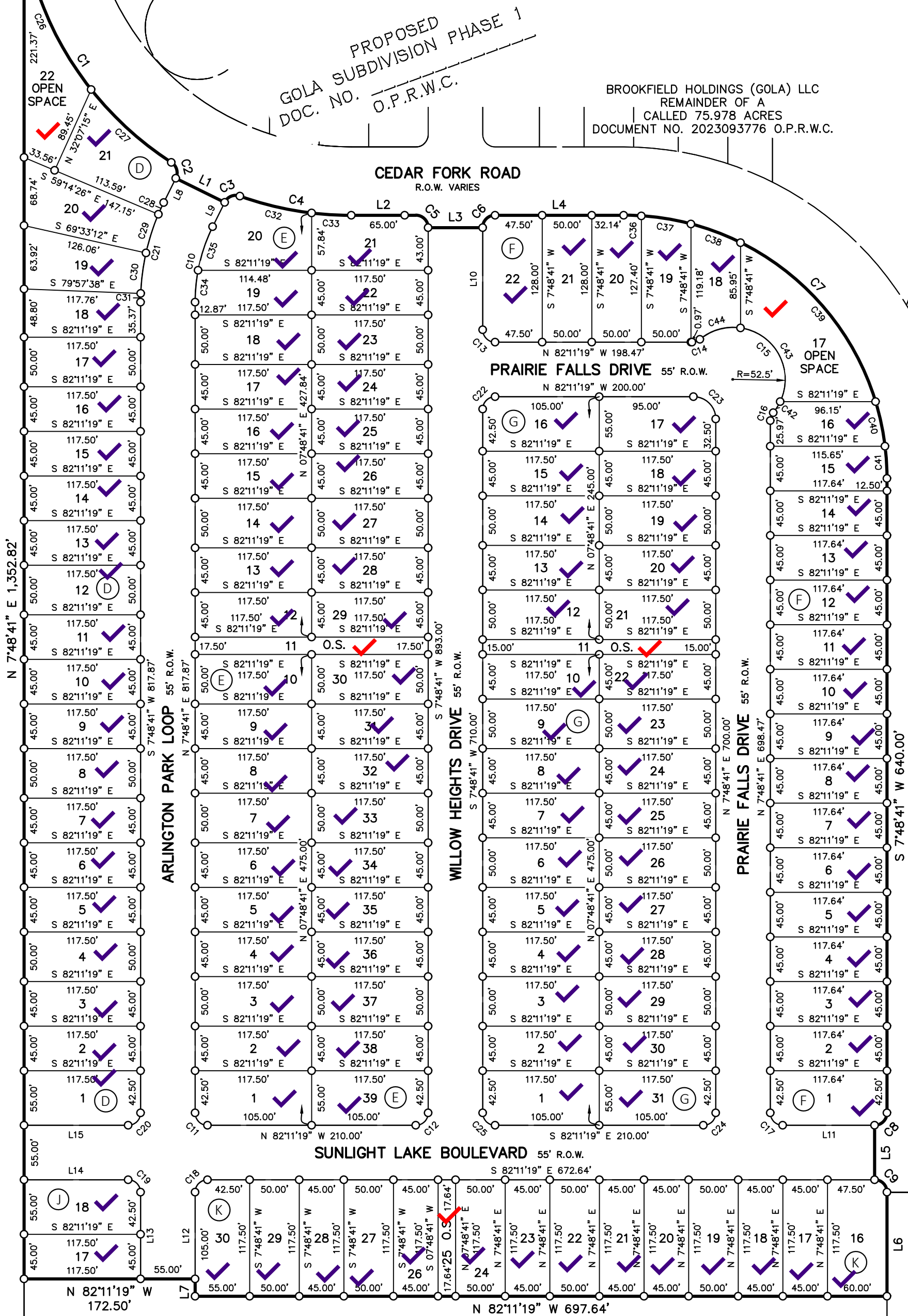
BEARING BASIS NOTE:

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



VICINITY MAP
NOT TO SCALE

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



GG GOLA LIMITED PARTNERSHIP
CALLED 118.931 ACRES
DOC. NO. 2023074252 O.P.R.W.C.

JAMES HICKMAN
SURVEY NO. 24,
ABSTRACT NO. 291

Add name of
person
signing as
owner

DEVELOPER: STARLIGHT HOMES
3820 MANSELL ROAD, SUITE 400
ALPHARETTA, GA 30022

OWNER: BROOKFIELD HOLDINGS (GOLA) LLC, A DELAWARE LIMITED LIABILITY COMPANY
250 VESEY STREET 15TH FLOOR
NEW YORK, NEW YORK 10281

ENGINEER: BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TX 78216

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ARLINGTON PARK LOOP	55 FEET	1,104 FEET
WILLOW HEIGHTS DRIVE	55 FEET	933 FEET
PRAIRIE FALLS DRIVE	55 FEET	790 FEET
SUNLIGHT LAKE BLVD.	55 FEET	1,148 FEET
TOTAL LINEAR FEET		3,975 FEET

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	126	16.288 ACRES
RIGHT-OF-WAY	-	4.890 ACRES
OPEN SPACE	5	0.660 ACRES
TOTAL	131	21.838 ACRES

NUMBER OF BLOCKS = 6

LEGEND

DOC. DEED RECORDS OF WILLIAMSON COUNTY
D.R.W.C. EASEMENT
ESMT. NUMBER
NO. NUMBERS
NOS. NUMBERS
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
O.S. OPEN SPACE
PG. PAGE
R.O.D. RIGHT-OF-WAY
VOL. VOLUME
W.E. WATER EASEMENT
W.W.E. WASTE WATER EASEMENT
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

PROPOSED
GOLA SUBDIVISION PHASE 1
DOC. NO. O.P.R.W.C.

BROOKFIELD HOLDINGS (GOLA) LLC
REMAINDER OF A
CALLED 75.978 ACRES
DOCUMENT NO. 2023093776 O.P.R.W.C.

PROPOSED
GOLA SUBDIVISION PHASE 2
DOC. NO. O.P.R.W.C.

FINAL PLAT GOLA SUBDIVISION PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
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

R – RESIDENTIAL O.S. – OPEN SPACE

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	278.75'	334.50'	47°44'44"	S 25°28'13" E	270.75'
C2	18.19'	12.50'	83°22'50"	S 07°39'10" E	16.63'
C3	18.20'	12.47'	83°39'47"	N 75°43'40" E	16.63'
C4	114.48'	329.79'	19°53'22"	S 72°23'07" E	113.91'
C5	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C6	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C7	417.05'	265.50'	90°00'00"	S 37°11'19" E	375.47'
C8	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C9	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C10	78.96'	172.50'	26°13'34"	S 20°55'28" W	78.27'
C11	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C12	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C13	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C14	8.66'	12.50'	39°42'54"	N 77°57'14" E	8.49'
C15	155.25'	52.50'	169°25'49"	N 37°11'19" W	104.55'
C16	8.66'	12.50'	39°42'54"	S 27°40'08" W	8.49'
C17	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C18	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C19	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C20	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C21	104.13'	227.50'	26°13'34"	S 20°55'28" W	103.23'
C22	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C23	35.34'	22.50'	90°00'00"	N 37°11'19" W	31.82'
C24	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C25	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C26	169.05'	334.50'	28°57'22"	S 16°04'32" E	167.26'
C27	109.70'	334.50'	18°47'22"	S 39°56'54" E	109.21'
C28	13.02'	227.50'	3°16'41"	S 32°23'55" W	13.01'
C29	40.95'	227.50'	10°18'46"	S 25°36'11" W	40.89'
C30	41.32'	227.50'	10°24'26"	S 15°14'35" W	41.27'
C31	8.85'	227.50'	2°13'42"	S 08°55'32" W	8.85'
C32	74.39'	329.79'	12°55'26"	S 68°54'09" E	74.23'
C33	40.09'	329.79'	6°57'55"	S 78°50'50" E	40.07'
C34	32.32'	172.50'	10°44'00"	S 13°10'41" W	32.27'
C35	46.64'	172.50'	15°29'34"	S 26°17'28" W	46.50'
C36	17.87'	265.50'	3°51'22"	N 80°15'38" W	17.87'
C37	50.75'	265.50'	10°57'06"	N 72°51'25" W	50.67'
C38	53.50'	265.50'	11°32'43"	N 61°36'30" W	53.41'
C39	216.29'	265.50'	46°40'31"	N 32°29'53" W	210.35'
C40	46.06'	265.50'	9°56'26"	N 04°11'25" W	46.01'
C41	32.58'	265.50'	7°01'52"	N 04°17'45" E	32.56'
C42	13.14'	52.50'	14°20'18"	N 40°21'26" E	13.10'
C43	98.19'	52.50'	107°09'49"	N 20°23'37" W	84.49'
C44	43.92'	52.50'	47°55'42"	S 82°03'37" W	42.65'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 55°57'45" E	55.00'
L2	S 82°11'19" E	65.00'
L3	S 82°11'19" E	55.00'
L4	S 82°11'19" E	129.64'
L5	S 07°48'41" W	55.00'
L6	S 07°48'41" W	105.00'
L7	N 07°48'41" E	17.50'
L8	S 34°02'15" W	27.36'
L9	N 34°02'15" E	27.36'
L10	N 07°48'41" E	103.00'
L11	N 82°11'19" W	92.64'
L12	N 07°48'41" E	87.50'
L13	S 07°48'41" W	87.50'
L14	S 82°11'19" E	105.00'
L15	N 82°11'19" W	105.00'

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	D	6,429	R
2	D	5,288	R
3	D	5,288	R
4	D	5,875	R
5	D	5,288	R
6	D	5,288	R
7	D	5,288	R
8	D	5,875	R
9	D	5,287	R
10	D	5,287	R
11	D	5,287	R
12	D	5,875	R
13	D	5,287	R
14	D	5,287	R
15	D	5,287	R
16	D	5,287	R
17	D	5,875	R
18	D	5,466	R
19	D	6,325	R
20	D	7,199	R
21	D	7,601	R
22	D	7,809	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	6,429	R
2	G	5,288	R
3	G	5,875	R
4	G	5,287	R
5	G	5,287	R
6	G	5,875	R
7	G	5,288	R
8	G	5,287	R
9	G	5,875	R
10	G	5,287	R
11	G	3,525	O.S.
12	G	5,875	R
13	G	5,288	R
14	G	5,875	R
15	G	5,288	R
16	G	6,429	R
17	G	6,354	R
18	G	5,287	R
19	G	5,875	R
20	G	5,287	R
21	G	5,875	R
22	G	5,287	R
23	G	5,875	R
24	G	5,287	R
25	G	5,288	R
26	G	5,875	R
27	G	5,288	R
28	G	5,287	R
29	G	5,875	R
30	G	5,288	R
31	G	6,429	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	E	6,429	R
2	E	5,287	R
3	E	5,875	R
4	E	5,287	R
5	E	5,287	R
6	E	5,287	R
7	E	5,875	R
8	E	5,287	R
9	E	5,287	R
10	E	5,875	R
11	E	4,112	O.S.
12	E	5,287	R
13	E	5,287	R
14	E	5,875	R
15	E	5,287	R
16	E	5,287	R
17	E	5,287	R
18	E	5,875	R
19	E	5,255	R
20	E	6,888	R
21	E	6,518	R
22	E	5,287	R
23	E	5,875	R
24	E	5,287	R
25	E	5,287	R
26	E	5,287	R
27	E	5,875	R
28	E	5,287	R
29	E	5,287	R
30	E	5,875	R
31	E	5,287	R
32	E	5,287	R
33	E	5,875	R
34	E	5,287	R
35	E	5,287	R
36	E	5,287	R
37	E	5,875	R
38	E	5,288	R
39	E	6,429	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
17	J	5,288	R
18	J	6,429	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	F	6,403	R
2	F	5,294	R
3	F	5,294	R
4	F	5,294	R
5	F	5,294	R
6	F	5,294	R
7	F	5,294	R
8	F	5,294	R
9	F	5,294	R
10	F	5,294	R
11	F	5,294	R
12	F	5,294	R
13	F	5,294	R
14	F	5,294	R
15	F	5,272	R
16	F	4,938	R
17	F	11,239	O.S.
18	F	5,045	R
19	F	6,205	R
20	F	6,396	R
21	F	6,400	R
22	F	7,613	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
16	K	7,016	R
17	K	5,288	R
18	K	5,288	R
19	K	5,875	R
20	K	5,288	R
21	K	5,288	R
22	K	5,875	R
23	K	5,288	R
24	K	5,875	R
25	K	2,073	O.S.
26	K	5,288	R
27	K	5,875	R
28	K	5,288	R
29	K	5,875	R
30	K	6,429	R

FINAL PLAT

GOLA SUBDIVISION

PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 21.838 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 75.978 ACRE TRACT OF LAND AS CONVEYED UNTO BROOKFIELD HOLDINGS (GOLA) LLC IN DOCUMENT NUMBER 2023093776 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.838 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found on the south right-of-way line of F.M. 1660 (R.O.W. ~ Varies), as described in Volume 384, Page 608 and Volume 386, Page 411 of the Deed Records of Williamson County, Texas, at the common north corner of the above described 75.978 acre tract and a called 271.214 acre tract of land as conveyed unto Clayton Properties Group, Inc. in Document Number 2021007407 of the Official Public Records of Williamson County, Texas; Thence, S 07°48'41" W, coincident with the west line of said 75.978 acre tract and the east line of said 271.214 acre tract, a distance of 1,452.86 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the left, the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the east line of said 271.214 acre tract, over and across said 75.978 acre tract, the following fifteen (15) courses:

- 1) Curving to the left, an arc distance of 278.75 feet, having a radius of 334.50 feet, a central angle of 47°44'44" and a chord which bears S 25°28'13" E, a distance of 270.75 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the right;
- 2) Curving to the right, an arc distance of 18.19 feet, having a radius of 12.50 feet, a central angle of 83°22'50" and a chord which bears S 07°39'10" E, a distance of 16.63 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the end of this curve;
- 3) S 55°57'45" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the right;
- 4) Curving to the right, an arc distance of 18.20 feet, having a radius of 12.47 feet, a central angle of 83°39'47" and a chord which bears N 75°43'40" E, a distance of 16.63 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature of a curve to the left;
- 5) Curving to the left, an arc distance of 114.48 feet, having a radius of 329.79 feet, a central angle of 19°53'22" and a chord which bears S 72°23'07" E, a distance of 113.91 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 6) S 82°11'19" E, a distance of 65.00 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;
- 7) Curving to the right, 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 37°11'19" E, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the end of this curve;
- 8) S 82°11'19" E, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the right;
- 9) Curving to the right, 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 52°48'41" E, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 10) S 82°11'19" E, a distance of 129.64 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;
- 11) Curving to the right, an arc distance of 417.05 feet, having a radius of 265.50 feet, a central angle of 90°00'00" and a chord which bears S 37°11'19" E, a distance of 375.47 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 12) S 07°48'41" W, a distance of 640.00 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;
- 13) Curving to the right, 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 52°48'41" W, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the end of this curve;
- 14) S 07°48'41" W, a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the beginning of a non-tangent curve to the right;
- 15) Curving to the right, 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 37°11'19" E, a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for a point of tangency at a common corner of said 75.978 acre tract and a called 118.931 acre tract of land as conveyed unto GG Gola Limited Partnership in Document Number 2023074252 of the Official Public Records of Williamson County, Texas;

THENCE, coincident with the common line of said 75.978 acre tract and said 118.931 acre tract, the following four (4) courses:

- 1) S 07°48'41" W, a distance of 105.00 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for the southeast corner of the herein described tract;
- 2) N 82°11'19" W, a distance of 697.64 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;
- 3) N 07°48'41" E, a distance of 17.50 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;
- 4) N 82°11'19" W, a distance of 172.50 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the east line of the aforementioned 271.214 acre tract, at the common corner of said 75.978 acre tract and said 118.931 acre tract, for the southwest corner of the herein described tract;

THENCE, N 07°48'41" E, with the west line of said 75.978 acre tract and the east line of said 271.214 acre tract, a distance of 1,352.82 feet to the POINT OF BEGINNING and containing 21.838 acres of land, more or less.

FINAL PLAT
GOLA SUBDIVISION
PHASE 3

A SUBDIVISION OF 21.838 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKFIELD HOLDINGS (GOLA) LLC, BEING THE OWNER OF A 75.978 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2023093776 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.838 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION PHASE 3

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.

BROOKFIELD HOLDINGS (GOLA) LLC, A DELAWARE LIMITED LIABILITY COMPANY
250 VESEY STREET 15TH FLOOR
NEW YORK, NEW YORK 10281

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, VICE PRESIDENT OF LAND 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 _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

I, STACY MULHOLLAND, 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.



STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

3/26/2024
DATE

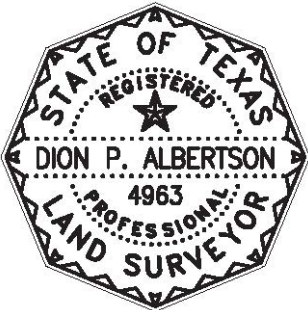


I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.



DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

3/26/2024
DATE



PLANNING AND ZONING COMMISSION CHAIR:

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

SUSANNA BOYER

DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DIRECTOR

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
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 BE IN ACCORDANCE WITH THE UDC, 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 FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
7. 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)
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
10. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION, IN ACCORDANCE WITH THE UDC, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. 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.
14. NO PORTION OF THIS TRACT IS ENCREACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. THE SUBJECT PROPERTY LIES IN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
16. 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ON-SITE STORMWATER FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS, AMENITY, OPEN SPACE AND GREENLINKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE BASED ON THE DRAINAGE REPORT.
22. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.
23. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
24. THIS SUBDIVISION IS ZONED SF-1
25. NO DIRECT VEHICULAR ACCESS FROM CEDAR FORK ROAD.
26. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: TEXAS GAS SERVICE
27. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Add a note stating this project is subject to TIF based on Ordinance 2021-014



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FINAL PLAT
GOLA SUBDIVISION
PHASE 3
A SUBDIVISION OF 21.838 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

RESOLUTION NO. R-2021-070

A RESOLUTION APPROVING THE PLAT KNOWN AS "GOLA PRELIMINARY PLAT"; IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

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

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

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

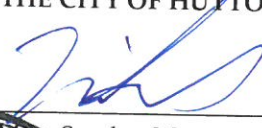
WHEREAS, if City Council fails to take action on this plat within the prescribed thirty (30) day period, the plat is granted statutory approval, Now therefore,

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

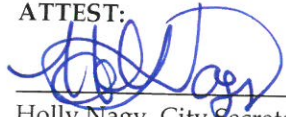
that the Hutto City Council hereby approves the resolution for the plat known as "Gola Preliminary Plat", a copy of same being attached hereto as "Exhibit A" and incorporated herein for all purposes.

CONSIDERED and RESOLVED on this the 6th day of the month May, 2021.

THE CITY OF HUTTO, TEXAS


Mike Snyder, Mayor

ATTEST:


Holly Nagy, City Secretary



GOLA PRELIM
HUTTO, TEXAS



BOB, INC.
1701 DIRECTORS BOULEVARD, SUITE 10
AUSTIN, TX 78744
Toll Free Registration No. F-1046
TEL: 512-479-0400 www.bobinc.com

DESIGNED BY:	DAZ	DAZ
REVIEWED BY:	TMH	
DRAWN BY:	DAZ	

DESCRIPTION

DATE	BY

GOLA
PRELIMINARY PLAT

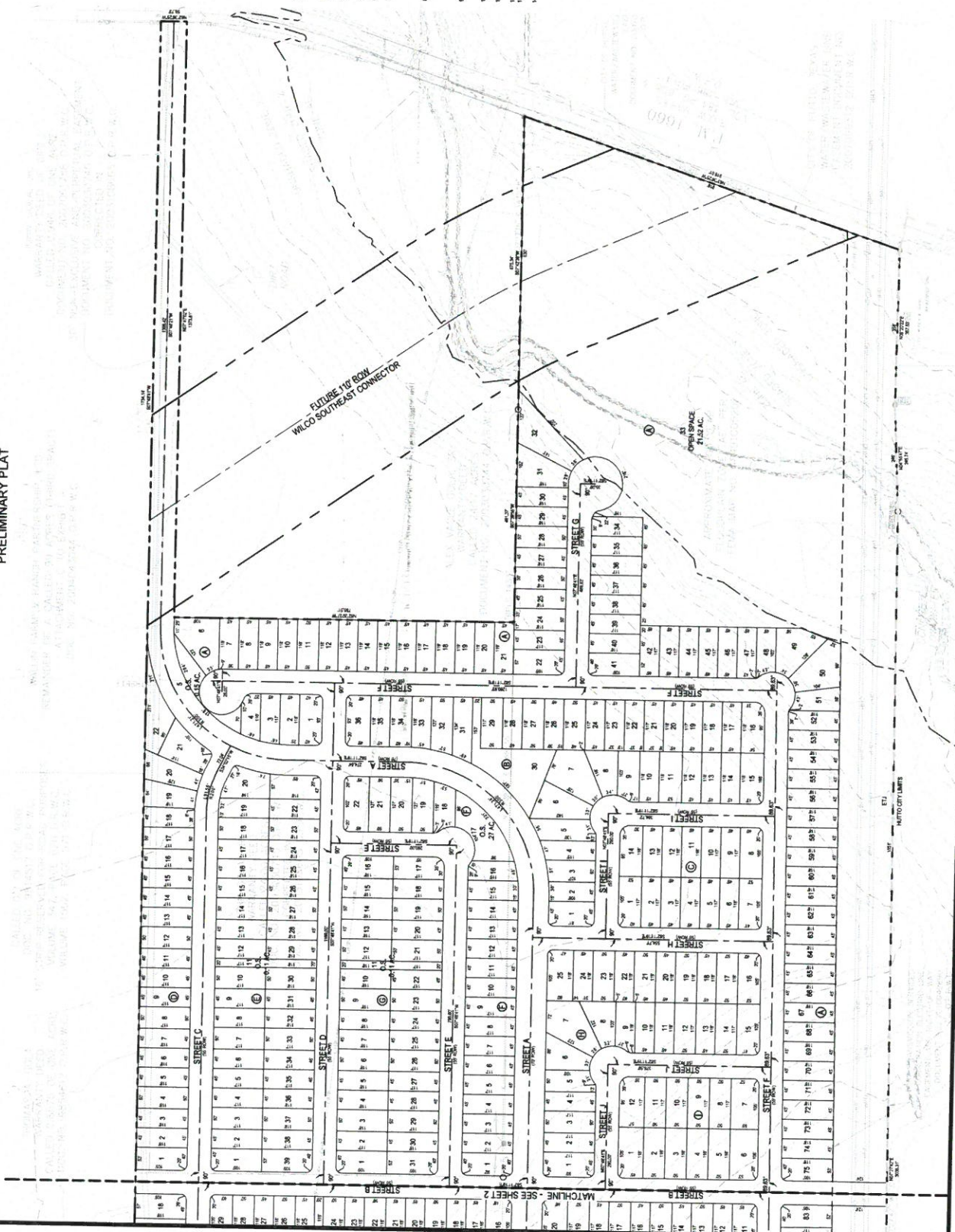


LEGEND

- PROPERTY BOUNDARY
PROPOSED RIGHT OF WAY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
ROAD CENTRELINE
PROPOSED LOT LINE
PROPOSED SIDEWALK
PROPOSED EASEMENT
PROPOSED LOT NUMBER

CITY LIGHTS

- [illegible]



[illegible]

SUBMITTAL DATE	09-17-2020
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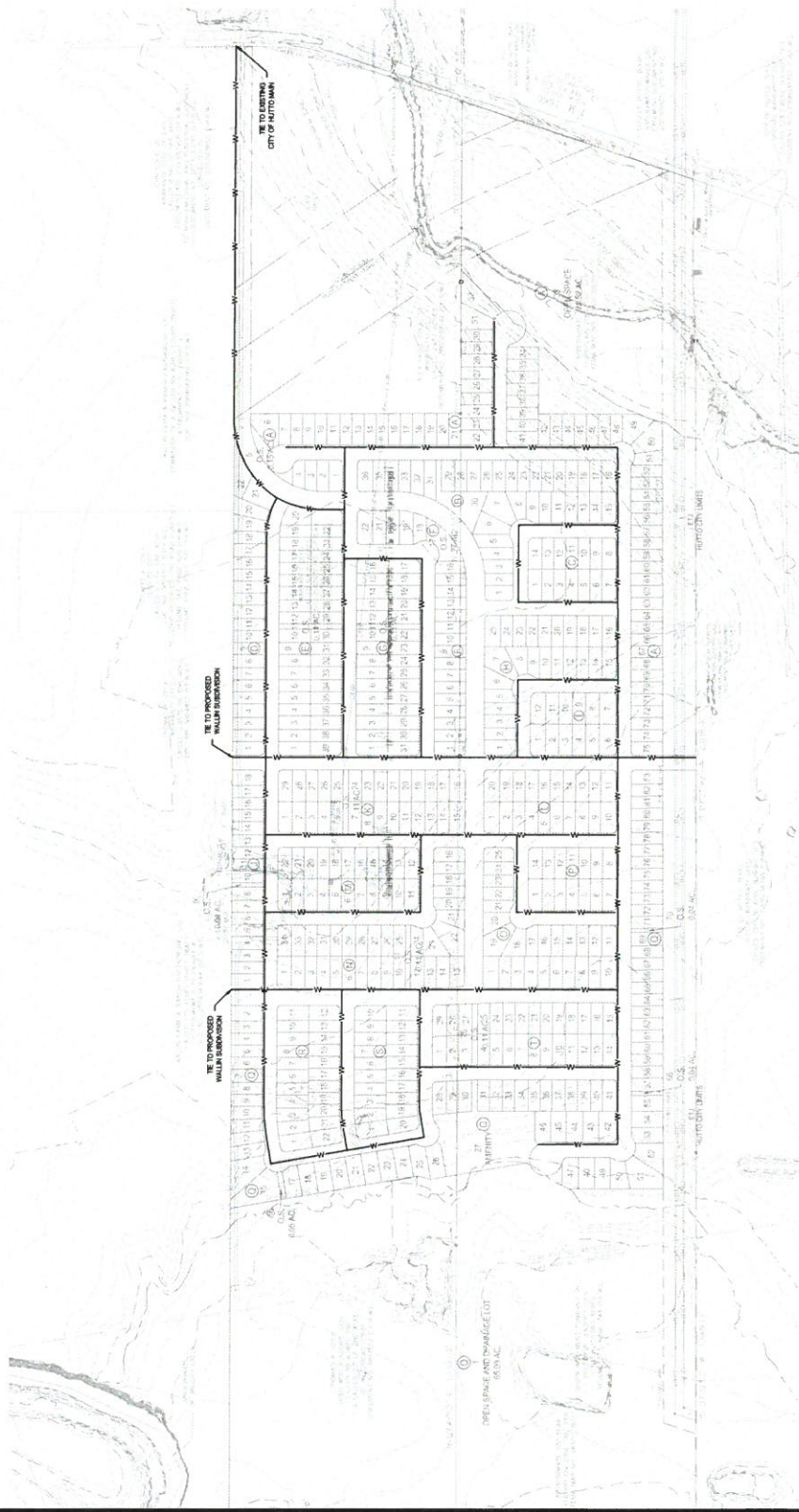
6 OF 7

Page 346 of 346



LEGEND

- _____ PROPERTY BOUNDARY
 _____ PROPOSED RIGHT OF WAY
 _____ EXISTING MAJOR CONTOUR
 _____ EXISTING MINOR CONTOUR
 _____ FINAL 100 YEAR
 _____ PRELIMINARY FEMA 100 YEAR FLOODPLAIN
 _____ LOT LINE
 _____ LOT NUMBER
 _____ PROPOSED EASEMENT
 _____ EXISTING EASEMENT
 _____ PROPOSED WATER LINE
 _____ W _____



C:\TXC\Projects\Main\003-00-Cole_Park\DWG\CADD\SHW-SFD\TL-FRBLA.dwg Layer 6 OVERALL WATER PLAN PLOTTED 3/19/2021 4:51:29 PM

[illegible]

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres, more or less, of land, 120 residential lots and three open space/drainage lots, located south of CR 132 and North of FM 1660 South.
Meeting: Tuesday, May 7, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Cottonwood Creek Preliminary Plat is approved with 987 single-family lots, 2 amenity lots and 22 open space lots on 370.33 acres of land. This Final Plat is the sixth phase of the development, south of Phase 5, which was approved at the April 2024 Planning and Zoning Commission meeting. This phase is generally located south of the Carl Stern Drive extension, within the developing neighborhood and only gaining access from prior phases of development. The residential lots range from 50ft to 70ft in width.

WEST: PUD Cottonwood Creek
NORTH: ETJ, Vacant and Residential
EAST: ETJ, Vacant Pastureland
SOUTH: PUD Cottonwood Creek

SUMMARY OF REQUEST:

This property is part of the Cottonwood Creek PUD approved in April 2018. Phases 1-5 have been approved. This tract will gain access through the construction of 6,660 linear feet of new residential roadways, connecting to prior phases and providing access to future phases as well. There are two sidewalk notes on the plat indicating sidewalks and street tree placement throughout the neighborhood (Plat Notes 8 and 9). The property will be served by Hutto water and wastewater and each residential lot will be subject to the Traffic Impact Fee.

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application. Conditional approval or disapproval requires the condition or denial be directly related to the platting requirements and include a code citation.

STAFF REVIEW:

This plat is subject to the shot clock and is recommended for denial per state law. The attached document is the review staff completed that shows remaining comments.

AGENDA ITEM REPORT

4.4.

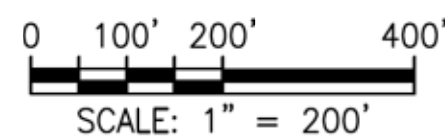


FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. CWCrkPrelim-FINAL-Approved(9-30-19)
2. #2009-PLAT - Cottonwood Ph 6 FP - Update #1 Staff Comments



LEGEND

-
- PROPERTY BOUNDARY
 - - - - - PROPOSED RIGHT OF WAY
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 ————— ROAD CENTERLINE
 ————— PROPOSED LOT LINE
 28 PROPOSED LOT NUMBER
 █ █ █ █ █ PHASE LINE
 - - - - - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 ————— FEMA FLOODPLAIN LINE
 —100YR PRELIMINARY FEMA 100 YEAR FLOODPLAIN

OWNERS:
HUTTO 372, LTD.
3839 BEE CAVES ROAD, SUITE 204
WESTLAKE HILLS, TEXAS 78746

LESCHBER INVESTMENTS, LP
4000 CR 132
HUTTO, TEXAS 78634

MYRON THOMAS JOHNSON II
3809 GRASS CREEK ROAD
THERMOPOLIS, WY. 82443

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728

**CITY OF HUTTO DEVELOPMENT
SERVICES:**
210 U.S. 79 EAST, SUITE #103
HUTTO, TEXAS 78635
512-759-3479

ELECTRIC SERVICE:
ONCOR ENERGY
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

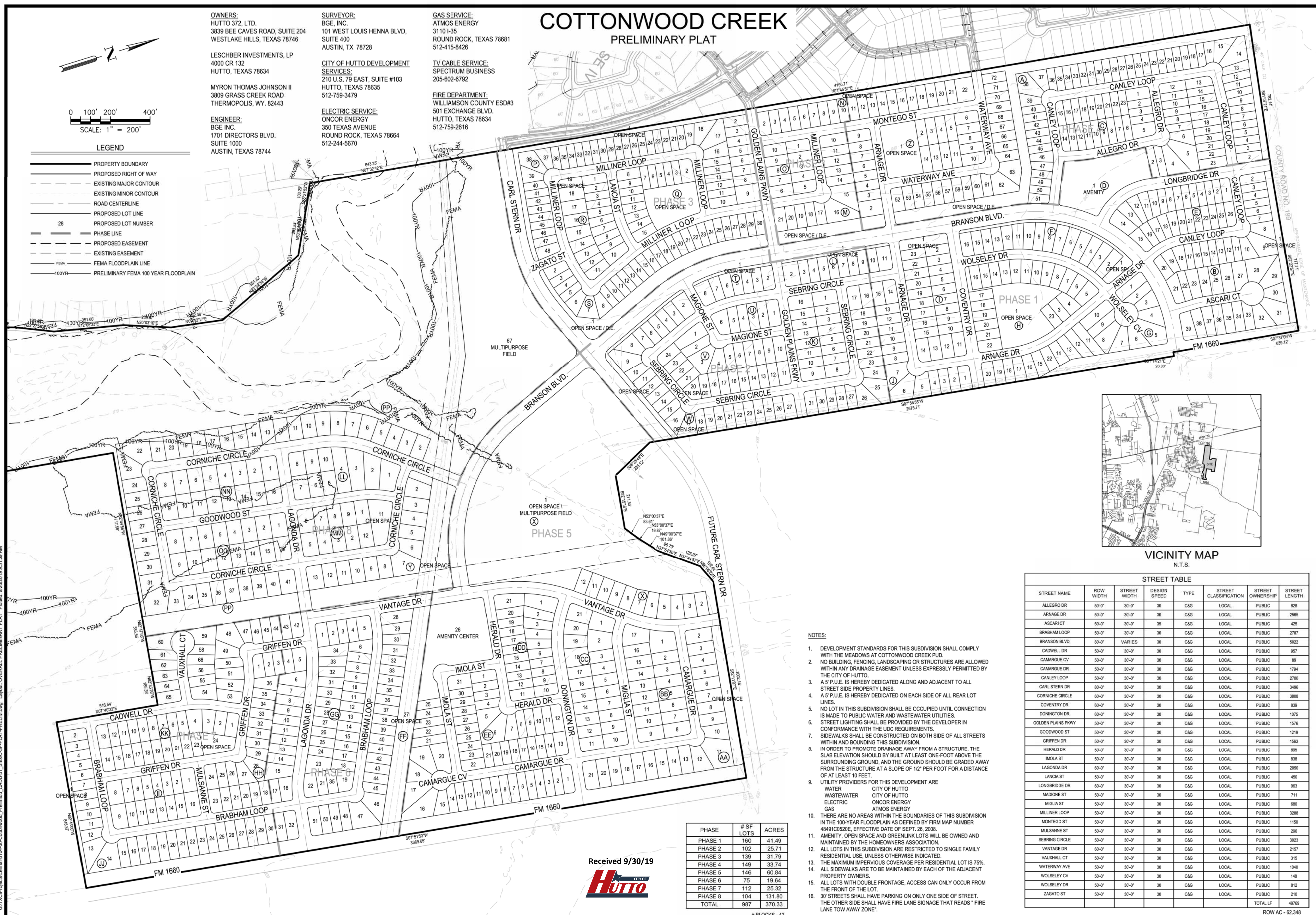
GAS SERVICE:
ATMOS ENERGY
3110 I-35
ROUND ROCK, TEXAS 78681
512-415-8426

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD#3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616

COTTONWOOD CREEK

PRELIMINARY PLAT



VICINITY MAP
N.T.S.

STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
ALLEGRO DR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	828
ARNAGE DR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	255
ASCARI CT	50'-0"	30'-0"	35	C&G	LOCAL	PUBLIC	425
BRABHAM LOOP	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	2787
BRANSON BLVD	80'-0"	VARIES	30	C&G	LOCAL	PUBLIC	5022
CADWELL DR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	957
CAMARGUE CV	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	89
CAMARGUE DR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1794
CANLEY LOOP	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	2700
CARL STERN DR	80'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	3496
CORNICHE CIRCLE	60'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	3808
COVENTRY DR	80'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	839
DONINGTON DR	60'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1075
GOLDEN PLAINS PKWY	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1576
GOODWOOD ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1219
GRIFFEN DR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1563
HERALD DR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	895
IMOLA ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	838
LAGONDA DR	60'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	2050
LANCIA ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	450
LONGBRIDGE ST	60'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	963
MADIONE ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	711
MIGLIA ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	680
MILLINER LOOP	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	3288
MONTEGO ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1150
MULSANNE ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	296
SEBRING CIRCLE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	3023
VANTAGE DR	60'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	2157
VAUXHALL CT	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	315
WATERWAY AVE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1040
WOLSELEY CV	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	148
WOLSELEY DR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	812
ZAGATO ST	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	210
						TOTAL LF	49789

**COTTONWOOD CREEK
HUTTO, TEXAS**

OVERALL PRELIMINARY PLAT

SUBMITTAL DATE:	05-22-2019
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SHEET
1 OF 9

73 of 10

DESCRIPTION

DAZ

TMH

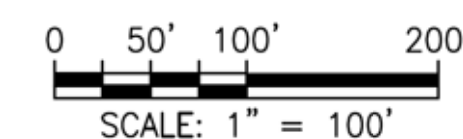
DAZ

BGE, INC.

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000

AUSTIN, TX 78744
TBPE Registration No. F-1046

BPE Registration No. F-1046
: 512-879-0400 www.browngay.com

[illegible]

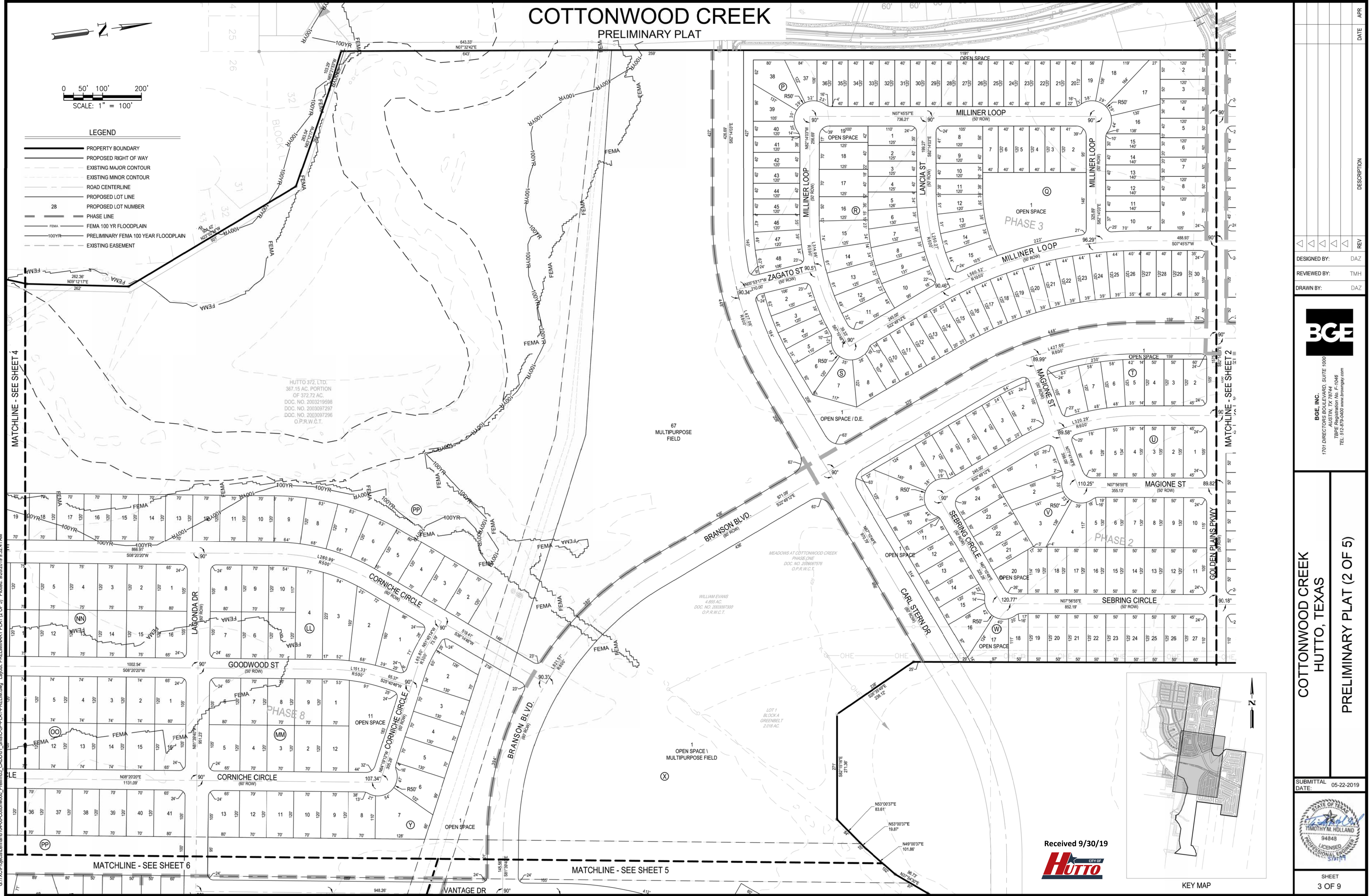
 PROPERTY BOUNDARY
 PROPOSED RIGHT OF WAY
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 ROAD CENTERLINE
 PROPOSED LOT LINE
 PROPOSED LOT NUMBER
 PHASE LINE
 FEMA 100 YR FLOODPLAIN
 PRELIMINARY FEMA 100 YEAR FLOODPLAIN
 EXISTING EASEMENT



HUTTO
CITY OF

PRELIMINARY PLAT (1 OF 5)

SHEET
2 OF 9

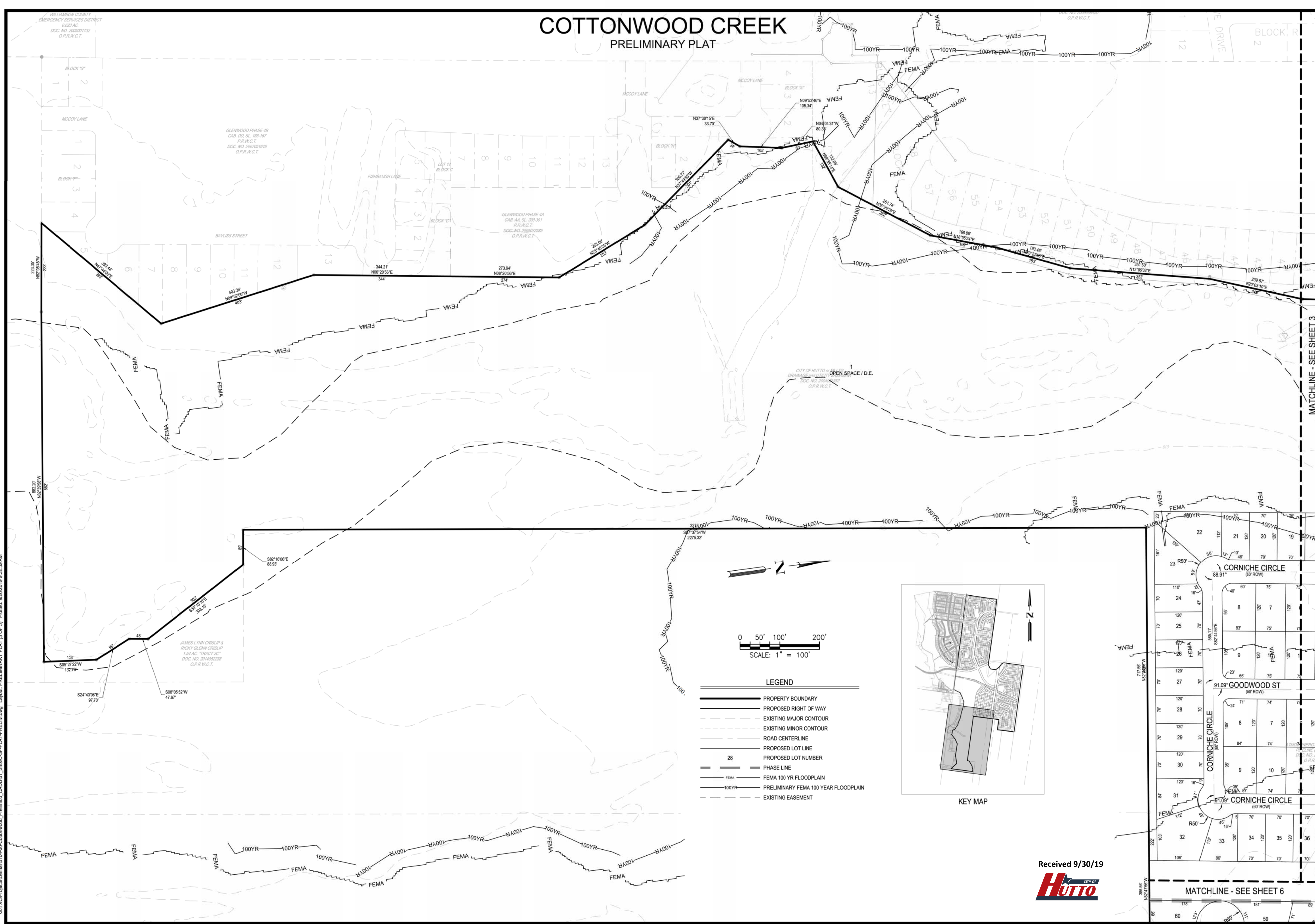


\\G:\TX\Projects\1504-04-Cottonwood_Prelim03_CADD\01_Site\SP-PLAT-PREIM.dwg Layout: PRELIMINARY PLAT (2 OF 5) Plotted: 9/26/2019 9:24:41 AM

COTTONWOOD CREEK HUTTO, TEXAS	
PRELIMINARY PLAT (2 OF 5)	
DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ
BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 AUSTIN, TX 78744 TELEPHONE: 712-793-0400 www.bgeinc.com	
SUBMITTAL DATE: 05-22-2019	
SHEET 3 OF 9	

COTTONWOOD CREEK

PRELIMINARY PLAT



DESIGNED BY:	DAZ	DESCRIPTION	DATE	APR
REVIEWED BY:	TMH			
DRAWN BY:	DAZ			
REV				
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BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL 512-579-0400 www.browning.com

COTTONWOOD CREEK
HUTTO, TEXAS

PRELIMINARY PLAT (3 OF 5)

SUBMITTAL
DATE: 05-22-2019

130

(P)

STATE OF TEXAS
TIMOTHY M. HOLLAND
94848
LICENSED
PROFESSIONAL ENGINEER
5/21/19

SHEET
4 OF 9

COTTONWOOD CREEK HUTTO, TEXAS PRELIMINARY PLAT (4 OF 5)	BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 HOUSTON, TEXAS 77056 TBPE Registration No. F-1046 TEL. 512-879-0400 www.brownpey.com		DESIGNED BY:	DAZ	REV				
			REVIEWED BY:	TMH					
			DRAWN BY:	DAZ					
SUBMITTAL DATE: 05-22-2019									
SHEET 5 OF 9		DATE APR							



COTTONWOOD CREEK HUTTO, TEXAS PRELIMINARY PLAT (5 OF 5)	BGE, INC. 1701 DIRECTORS BOULEVARD, SUITE 1000 HOUSTON, TEXAS 77056 TBPE Registration No. F-1046 TEL. 512-879-0400 www.brownpey.com		DESIGNED BY:	DAZ	REV		
			REVIEWED BY:	TMH			
			DRAWN BY:	DAZ			
SUBMITTAL DATE: 05-22-2019				SHEET 6 OF 9			DATE APR



G:\TXC\Projects\entmarr6104-QC-Cottonwood_Prelim03_CADD\01_SiteC-SP-PLAT-PRELIUM.dwg Layout: LOT TABLE (1 OF 3) Plotted: 9/26/2019 9:33:48 AM

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	A	161898	3.71	OPEN SPACE / D.E.	N/A
2	A	6545	0.15	SINGLE FAMILY	40x120
3	A	5200	0.12	SINGLE FAMILY	40x120'
4	A	5200	0.12	SINGLE FAMILY	40x120'
5	A	5200	0.12	SINGLE FAMILY	40x120'
6	A	5200	0.12	SINGLE FAMILY	40x120'
7	A	5200	0.12	SINGLE FAMILY	40x120'
8	A	5202	0.12	SINGLE FAMILY	40x120'
9	A	5878	0.13	SINGLE FAMILY	40x120'
10	A	5453	0.13	SINGLE FAMILY	40x120'
11	A	5610	0.13	SINGLE FAMILY	40x120'
12	A	5746	0.13	SINGLE FAMILY	40x120'
13	A	6122	0.14	SINGLE FAMILY	40x120'
14	A	12775	0.29	SINGLE FAMILY	40x120'
15	A	8431	0.19	SINGLE FAMILY	40x120'
16	A	5007	0.11	SINGLE FAMILY	40x120'
17	A	4746	0.11	SINGLE FAMILY	40x120'
18	A	4800	0.11	SINGLE FAMILY	40x120'
19	A	4800	0.11	SINGLE FAMILY	40x120'
20	A	4800	0.11	SINGLE FAMILY	40x120'
21	A	4800	0.11	SINGLE FAMILY	40x120'
22	A	4800	0.11	SINGLE FAMILY	40x120'
23	A	4800	0.11	SINGLE FAMILY	40x120'
24	A	4800	0.11	SINGLE FAMILY	40x120'
25	A	4800	0.11	SINGLE FAMILY	40x120'
26	A	4800	0.11	SINGLE FAMILY	40x120'
27	A	4800	0.11	SINGLE FAMILY	40x120'
28	A	4800	0.11	SINGLE FAMILY	40x120'
29	A	4800	0.11	SINGLE FAMILY	40x120'
30	A	4800	0.11	SINGLE FAMILY	40x120'
31	A	4800	0.11	SINGLE FAMILY	40x120'
32	A	4800	0.11	SINGLE FAMILY	40x120'
33	A	4800	0.11	SINGLE FAMILY	40x120'
34	A	4800	0.11	SINGLE FAMILY	40x120'
35	A	4800	0.11	SINGLE FAMILY	40x120'
36	A	4440	0.10	SINGLE FAMILY	40x120'
38	A	11135	0.26	SINGLE FAMILY	40x120'
39	A	5679	0.13	SINGLE FAMILY	40x120'
40	A	4639	0.11	SINGLE FAMILY	40x120'
41	A	4800	0.11	SINGLE FAMILY	40x120'
42	A	4800	0.11	SINGLE FAMILY	40x120'
43	A	4800	0.11	SINGLE FAMILY	40x120'
45	A	4800	0.11	SINGLE FAMILY	40x120'
46	A	5634	0.13	SINGLE FAMILY	40x120'
47	A	4836	0.11	SINGLE FAMILY	40x120'
48	A	4202	0.10	SINGLE FAMILY	40x120'
49	A	4200	0.10	SINGLE FAMILY	40x120'
50	A	4200	0.10	SINGLE FAMILY	40x120'
51	A	5054	0.12	SINGLE FAMILY	40x120'
52	A	7152	0.16	SINGLE FAMILY	40x120'
53	A	6000	0.14	SINGLE FAMILY	40x120'
54	A	6000	0.14	SINGLE FAMILY	40x120'
55	A	6000	0.14	SINGLE FAMILY	40x120'
56	A	6000	0.14	SINGLE FAMILY	40x120'
57	A	6000	0.14	SINGLE FAMILY	40x120'
58	A	6000	0.14	SINGLE FAMILY	40x120'
59	A	6000	0.14	SINGLE FAMILY	40x120'
60	A	6000	0.14	SINGLE FAMILY	40x120'
61	A	5701	0.13	SINGLE FAMILY	40x120'
62	A	11206	0.26	SINGLE FAMILY	40x120'
63	A	10360	0.24	SINGLE FAMILY	40x120'
64	A	5701	0.13	SINGLE FAMILY	40x120'
65	A	6000	0.14	SINGLE FAMILY	40x120'
66	A	6000	0.14	SINGLE FAMILY	40x120'
67	A	6000	0.14	SINGLE FAMILY	40x120'
68	A	6000	0.14	SINGLE FAMILY	40x120'
69	A	6000	0.14	SINGLE FAMILY	40x120'
70	A	6000	0.14	SINGLE FAMILY	40x120'
71	A	6000	0.14	SINGLE FAMILY	40x120'
72	A	6000	0.14	SINGLE FAMILY	40x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	B	27089	0.62	OPEN SPACE	N/A
2	B	6456	0.15	SINGLE FAMILY	40x120'
3	B	5200	0.12	SINGLE FAMILY	40x120'
4	B	5200	0.12	SINGLE FAMILY	40x120'
5	B	5200	0.12	SINGLE FAMILY	40x120'
6	B	5200	0.12	SINGLE FAMILY	40x120'
7	B	4963	0.11	SINGLE FAMILY	40x120'
8	B	8168	0.19	SINGLE FAMILY	40x120'
9	B	12622	0.29	SINGLE FAMILY	40x120'
10	B	7077	0.16	SINGLE FAMILY	40x120'
11	B	4959	0.11	SINGLE FAMILY	40x120'
12	B	5104	0.12	SINGLE FAMILY	40x120'
13	B	5111	0.12	SINGLE FAMILY	40x120'
14	B	5117	0.12	SINGLE FAMILY	40x120'
15	B	5124	0.12	SINGLE FAMILY	40x120'
16	B	5131	0.12	SINGLE FAMILY	40x120'
17	B	5218	0.12	SINGLE FAMILY	40x120'
18	B	6228	0.14	SINGLE FAMILY	40x120'
19	B	6109	0.14	SINGLE FAMILY	40x120'
20	B	6156	0.14	SINGLE FAMILY	40x120'
21	B	8027	0.18	SINGLE FAMILY	40x120'
22	B	6183	0.14	SINGLE FAMILY	40x120'
23	B	8427	0.19	SINGLE FAMILY	50x120'
24	B	7617	0.17	SINGLE FAMILY	50x120'
25	B	8814	0.20	SINGLE FAMILY	60x120'
26	B	8843	0.20	SINGLE FAMILY	60x120'
27	B	9237	0.21	SINGLE FAMILY	70x120'
28	B	13751	0.32	SINGLE FAMILY	70x120'
29	B	10516	0.24	SINGLE FAMILY	50x120'
30	B	7850	0.18	SINGLE FAMILY	50x120'
31	B	13171	0.30	SINGLE FAMILY	50x120'
32	B	9077	0.21	SINGLE FAMILY	50x120'
33	B	6637	0.15	SINGLE FAMILY	50x120'
34	B	7630	0.18	SINGLE FAMILY	50x120'
35	B	7622	0.17	SINGLE FAMILY	50x120'
36	B	7614	0.17	SINGLE FAMILY	50x120'
37	B	7801	0.18	SINGLE FAMILY	50x120'
38	B	7596	0.17	SINGLE FAMILY	50x120'
39	B	9267	0.21	SINGLE FAMILY	50x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	C	7152	0.16	SINGLE FAMILY	40x120'
2	C	4800	0.11	SINGLE FAMILY	40x120'
3	C	4800	0.11	SINGLE FAMILY	40x120'
4	C	4800	0.11	SINGLE FAMILY	40x120'
5	C	8279	0.19	SINGLE FAMILY	40x120'
6	C	5182	0.12	SINGLE FAMILY	40x120'
7	C	5274	0.12	SINGLE FAMILY	40x120'
8	C	5365	0.12	SINGLE FAMILY	40x120'
9	C	5457	0.13	SINGLE FAMILY	40x120'
10	C	5545	0.13	SINGLE FAMILY	40x120'
11	C	5582	0.13	SINGLE FAMILY	40x120'
12	C	5537	0.13	SINGLE FAMILY	40x120'
13	C	5410	0.12	SINGLE FAMILY	40x120'
14	C	5201	0.12	SINGLE FAMILY	40x120'
15	C	4866	0.11	SINGLE FAMILY	40x120'
16	C	5000	0.11	SINGLE FAMILY	40x120'
17	C	5000	0.11	SINGLE FAMILY	40x120'
18	C	5000	0.11	SINGLE FAMILY	40x120'
19	C	5000	0.11	SINGLE FAMILY	40x120'
20	C	5000	0.11	SINGLE FAMILY	40x120'
21	C	5000	0.11	SINGLE FAMILY	40x120'
22	C	5000	0.11	SINGLE FAMILY	40x120'
23	C	5000	0.11	SINGLE FAMILY	40x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	D	97065	2.23	AMENITY	N/A
2	D	6523	0.15	SINGLE FAMILY	40x120'
3	D	6312	0.14	SINGLE FAMILY	40x120'
4	D	11837	0.27	SINGLE FAMILY	40x120'
5	D	14093	0.32	SINGLE FAMILY	40x120'
6	D	7313	0.17	SINGLE FAMILY	40x120'
7	D	5178	0.12	SINGLE FAMILY	40x120'
8	D	5400	0.12	SINGLE FAMILY	40x120'
9	D	5400	0.12	SINGLE FAMILY	40x120'
10	D	5400	0.12	SINGLE FAMILY	40x120'
11	D	5400	0.12	SINGLE FAMILY	40x120'
12	D	6702	0.15	SINGLE FAMILY	40x120'
13	D	6629	0.15	SINGLE FAMILY	40x120'
14	D	5534	0.13	SINGLE FAMILY	40x120'
15	D	5661	0.13	SINGLE FAMILY	40x120'
16	D	5786	0.13	SINGLE FAMILY	40x120'
17	D	5838	0.13	SINGLE FAMILY	40x120'
18	D	5809	0.13	SINGLE FAMILY	40x120'
19	D	5778	0.13	SINGLE FAMILY	40x120'
20	D	5747	0.13	SINGLE FAMILY	40x120'
21	D	5716	0.13	SINGLE FAMILY	40x120'
22	D	5685	0.13	SINGLE FAMILY	40x120'
23	D	7324	0.17	SINGLE FAMILY	40x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	E	5965	0.14	SINGLE FAMILY	40x120'
2	E	4781	0.11	SINGLE FAMILY	40x120'
3	E	4800	0.11	SINGLE FAMILY	40x120'
4	E	4800	0.11	SINGLE FAMILY	40x120'
5	E	4800	0.11	SINGLE FAMILY	40x120'
6	E	4800	0.11	SINGLE FAMILY	40x120'
7	E	4800	0.11	SINGLE FAMILY	40x120'
8	E	4838	0.11	SINGLE FAMILY	40x120'
9	E	5007	0.11	SINGLE FAMILY	40x120'
10	E	5826	0.13	SINGLE FAMILY	40x120'
11	E	6122	0.14	SINGLE FAMILY	40x120'
12	E	6786	0.16	SINGLE FAMILY	40x120'
13	E	6751	0.15	SINGLE FAMILY	40x120'
14	E	9235	0.21	SINGLE FAMILY	40x120'
15	E	7044	0.16	SINGLE FAMILY	40x120'
16	E	5539	0.13	SINGLE FAMILY	40x120'
17	E	5539	0.13	SINGLE FAMILY	40x120'
18	E	5539	0.13	SINGLE FAMILY	40x120'
19	E	5727	0.13	SINGLE FAMILY	40x120'
20	E	5000	0.11	SINGLE FAMILY	40x120'
21	E	5000	0.11	SINGLE FAMILY	40x120'
22	E	5000	0.11	SINGLE FAMILY	40x120'
23	E	5000	0.11	SINGLE FAMILY	40x120'
24	E	5000	0.11	SINGLE FAMILY	40x120'
25	E	5019	0.12	SINGLE FAMILY	40x120'
26	E	6115	0.14	SINGLE FAMILY	40x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	F	21993	0.50	OPEN SPACE	N/A
2	F	8537	0.20	SINGLE FAMILY	50x120'
3	F	8480	0.19	SINGLE FAMILY	50x120'
4	F	8405	0.19	SINGLE FAMILY	50x120'
5	F	8312	0.17	SINGLE FAMILY	50x120'
6	F	8203	0.19	SINGLE FAMILY	50x120'
7	F	8078	0.19	SINGLE FAMILY	50x120'
8	F	7902	0.18	SINGLE FAMILY	50x120'
9	F	7094	0.16	SINGLE FAMILY	50x120'
10	F	7324	0.17	SINGLE FAMILY	50x120'
11	F	6901	0.16	SINGLE FAMILY	50x120'
12	F	6533	0.15	SINGLE FAMILY	50x120'
13	F	6084	0.14	SINGLE FAMILY	50x120'
14	F	6000	0.14	SINGLE FAMILY	50x120'
15	F	6000	0.14	SINGLE FAMILY	50x120'
16	F	7152	0.16	SINGLE FAMILY	50x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	G	9950	0.23	SINGLE FAMILY	50x120'
2	G	7104	0.16	SINGLE FAMILY	50x120'
3	G	7329	0.17	SINGLE FAMILY	50x120'
4	G	8980	0.21	SINGLE FAMILY	50x120'
5	G	13739	0.32	SINGLE FAMILY	50x120'
6	G	9084	0.21	SINGLE FAMILY	50x120'
7	G	8899	0.20	SINGLE FAMILY	50x120'
8	G	10884	0.25	SINGLE FAMILY	50x120'
9	G	8058	0.18	SINGLE FAMILY	50x120'
10	G	10918	0.25	SINGLE FAMILY	50x120'
11	G	9717	0.22	SINGLE FAMILY	50x120'
12	G	8259	0.19	SINGLE FAMILY	50x120'
13	G	7265	0.17	SINGLE FAMILY	50x120'
14	G	6481	0.15	SINGLE FAMILY	50x120'
15	G	6879	0.16	SINGLE FAMILY	50x120'
16	G	7035	0.16	SINGLE FAMILY	50x120'
17	G	6679	0.15	SINGLE FAMILY	50x120'
18	G	6250	0.14	SINGLE FAMILY	50x120'
19	G	6250	0.14	SINGLE FAMILY	50x120'
20	G	7475	0.17	SINGLE FAMILY	50x120'
22	G	6516	0.15	SINGLE FAMILY	50x120'

LOT TABLE

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LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	Q	47591	1.09	OPEN SPACE	N/A
2	Q	7811	0.18	SINGLE FAMILY	40'x120'
3	Q	4800	0.11	SINGLE FAMILY	40'x120'
4	Q	4800	0.11	SINGLE FAMILY	40'x120'
5	Q	4800	0.11	SINGLE FAMILY	40'x120'
6	Q	4800	0.11	SINGLE FAMILY	40'x120'
7	Q	4800	0.11	SINGLE FAMILY	40'x120'
8	Q	6670	0.15	SINGLE FAMILY	40'x120'
9	Q	4800	0.11	SINGLE FAMILY	40'x120'
10	Q	4800	0.11	SINGLE FAMILY	40'x120'
11	Q	4822	0.11	SINGLE FAMILY	40'x120'
12	Q	5315	0.12	SINGLE FAMILY	40'x120'
13	Q	5315	0.12	SINGLE FAMILY	40'x120'
14	Q	5315	0.12	SINGLE FAMILY	40'x120'
15	Q	6374	0.15	SINGLE FAMILY	40'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	R	6202	0.14	SINGLE FAMILY	40'x120'
2	R	5000	0.11	SINGLE FAMILY	40'x120'
3	R	5000	0.11	SINGLE FAMILY	40'x120'
4	R	5000	0.11	SINGLE FAMILY	40'x120'
5	R	5369	0.12	SINGLE FAMILY	40'x120'
6	R	5548	0.13	SINGLE FAMILY	40'x120'
7	R	5692	0.13	SINGLE FAMILY	40'x120'
8	R	5755	0.13	SINGLE FAMILY	40'x120'
9	R	5733	0.13	SINGLE FAMILY	40'x120'
10	R	7683	0.18	SINGLE FAMILY	40'x120'
11	R	6441	0.15	SINGLE FAMILY	40'x120'
12	R	5464	0.13	SINGLE FAMILY	40'x120'
13	R	6831	0.16	SINGLE FAMILY	50'x120'
14	R	6831	0.16	SINGLE FAMILY	50'x120'
15	R	8199	0.19	SINGLE FAMILY	60'x120'
16	R	7620	0.17	SINGLE FAMILY	60'x120'
17	R	8750	0.20	SINGLE FAMILY	70'x120'
18	R	8750	0.20	SINGLE FAMILY	70'x120'
19	R	5128	0.12	OPEN SPACE	N/A

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	S	81054	1.86	OPEN SPACE / D.E.	N/A
2	S	6539	0.15	SINGLE FAMILY	40'x120'
3	S	5103	0.12	SINGLE FAMILY	40'x120'
4	S	5103	0.12	SINGLE FAMILY	40'x120'
5	S	4964	0.11	SINGLE FAMILY	40'x120'
6	S	7251	0.17	SINGLE FAMILY	40'x120'
7	S	8542	0.20	SINGLE FAMILY	40'x120'
8	S	6786	0.16	SINGLE FAMILY	40'x120'
9	S	4645	0.11	SINGLE FAMILY	40'x120'
10	S	4800	0.11	SINGLE FAMILY	40'x120'
11	S	4800	0.11	SINGLE FAMILY	40'x120'
12	S	4800	0.11	SINGLE FAMILY	40'x120'
13	S	4800	0.11	SINGLE FAMILY	40'x120'
14	S	4892	0.11	SINGLE FAMILY	40'x120'
15	S	4981	0.11	SINGLE FAMILY	40'x120'
16	S	4981	0.11	SINGLE FAMILY	40'x120'
17	S	4981	0.11	SINGLE FAMILY	40'x120'
18	S	4981	0.11	SINGLE FAMILY	40'x120'
19	S	4981	0.11	SINGLE FAMILY	40'x120'
20	S	4981	0.11	SINGLE FAMILY	40'x120'
21	S	4981	0.11	SINGLE FAMILY	40'x120'
22	S	4981	0.11	SINGLE FAMILY	40'x120'
23	S	4981	0.11	SINGLE FAMILY	40'x120'
24	S	4981	0.11	SINGLE FAMILY	40'x120'
25	S	4981	0.11	SINGLE FAMILY	40'x120'
26	S	4963	0.11	SINGLE FAMILY	40'x120'
27	S	4800	0.11	SINGLE FAMILY	40'x120'
28	S	4800	0.11	SINGLE FAMILY	40'x120'
29	S	4800	0.11	SINGLE FAMILY	40'x120'
30	S	5952	0.14	SINGLE FAMILY	40'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	T	6217	0.14	OPEN SPACE	N/A
2	T	7152	0.16	SINGLE FAMILY	50'x120'
3	T	6000	0.14	SINGLE FAMILY	50'x120'
4	T	6000	0.14	SINGLE FAMILY	50'x120'
5	T	6267	0.14	SINGLE FAMILY	50'x120'
6	T	6364	0.15	SINGLE FAMILY	50'x120'
7	T	6356	0.15	SINGLE FAMILY	50'x120'
8	T	8859	0.20	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	U	8051	0.18	SINGLE FAMILY	50'x120'
2	U	6763	0.16	SINGLE FAMILY	50'x120'
3	U	6755	0.16	SINGLE FAMILY	50'x120'
4	U	6733	0.15	SINGLE FAMILY	50'x120'
5	U	6567	0.15	SINGLE FAMILY	50'x120'
6	U	8651	0.20	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	V	10997	0.25	SINGLE FAMILY	50'x120'
2	V	7592	0.17	SINGLE FAMILY	50'x120'
3	V	11969	0.27	SINGLE FAMILY	50'x120'
4	V	8411	0.19	SINGLE FAMILY	50'x120'
5	V	6318	0.15	SINGLE FAMILY	50'x120'
6	V	6500	0.15	SINGLE FAMILY	50'x120'
7	V	6500	0.15	SINGLE FAMILY	50'x120'
8	V	6500	0.15	SINGLE FAMILY	50'x120'
9	V	6500	0.15	SINGLE FAMILY	50'x120'
10	V	7725	0.18	SINGLE FAMILY	50'x120'
11	V	7174	0.16	SINGLE FAMILY	50'x120'
12	V	6000	0.14	SINGLE FAMILY	50'x120'
13	V	6000	0.14	SINGLE FAMILY	50'x120'
14	V	6000	0.14	SINGLE FAMILY	50'x120'
15	V	6000	0.14	SINGLE FAMILY	50'x120'
16	V	6000	0.14	SINGLE FAMILY	50'x120'
17	V	6000	0.14	SINGLE FAMILY	50'x120'
18	V	6000	0.14	SINGLE FAMILY	50'x120'
19	V	5976	0.14	SINGLE FAMILY	50'x120'
20	V	6633	0.15	OPEN SPACE	N/A
21	V	6000	0.14	SINGLE FAMILY	50'x120'
22	V	6000	0.14	SINGLE FAMILY	50'x120'
23	V	6000	0.14	SINGLE FAMILY	50'x120'
24	V	7066	0.16	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	W	21153	0.49	OPEN SPACE	50'x120'
2	W	8821	0.20	SINGLE FAMILY	50'x120'
3	W	6233	0.14	SINGLE FAMILY	50'x120'
4	W	6000	0.14	SINGLE FAMILY	50'x120'
5	W	6000	0.14	SINGLE FAMILY	50'x120'
6	W	6000	0.14	SINGLE FAMILY	50'x120'
7	W	5708	0.13	SINGLE FAMILY	50'x120'
8	W	8932	0.21	SINGLE FAMILY	50'x120'
9	W	11651	0.27	SINGLE FAMILY	50'x120'
10	W	6109	0.14	SINGLE FAMILY	50'x120'
11	W	5999	0.14	SINGLE FAMILY	50'x120'
12	W	6000	0.14	SINGLE FAMILY	50'x120'
13	W	6000	0.14	SINGLE FAMILY	50'x120'
14	W	6000	0.14	SINGLE FAMILY	50'x120'
15	W	5868	0.13	SINGLE FAMILY	50'x120'
16	W	7461	0.17	SINGLE FAMILY	50'x120'
17	W	8534	0.20	OPEN SPACE	N/A
18	W	6046	0.14	SINGLE FAMILY	50'x120'
19	W	6250	0.14	SINGLE FAMILY	50'x120'
20	W	6250	0.14	SINGLE FAMILY	50'x120'
21	W	6250	0.14	SINGLE FAMILY	50'x120'
22	W	6250	0.14	SINGLE FAMILY	50'x120'
23	W	6250	0.14	SINGLE FAMILY	50'x120'
24	W	6250	0.14	SINGLE FAMILY	50'x120'
25	W	6250	0.14	SINGLE FAMILY	50'x120'
26	W	6250	0.14	SINGLE FAMILY	50'x120'
27	W	7429	0.17	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	X	783918	18.00	OPEN SPACE \ MULTIPURPOSE FIELD	N/A
2	X	7200	0.17	SINGLE FAMILY	60'x120'
3	X	7467	0.17	SINGLE FAMILY	60'x120'
4	X	7858	0.18	SINGLE FAMILY	60'x120'
5	X	7962	0.18	SINGLE FAMILY	60'x120'
6	X	8178	0.19	SINGLE FAMILY	60'x120'
7	X	7862	0.18	SINGLE FAMILY	60'x120'
8	X	7200	0.17	SINGLE FAMILY	60'x120'
9	X	7200	0.17	SINGLE FAMILY	60'x120'
10	X	7200	0.17	SINGLE FAMILY	60'x120'
11	X	7200	0.17	SINGLE FAMILY	60'x120'
12	X	7200	0.17	SINGLE FAMILY	60'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	Y	139674	3.21	OPEN SPACE	N/A
2	Y	10823	0.25	SINGLE FAMILY	70'x120'
3	Y	9100	0.21	SINGLE FAMILY	70'x120'
4	Y	9100	0.21	SINGLE FAMILY	70'x120'
5	Y	9100	0.21	SINGLE FAMILY	70'x120'
6	Y	9713	0.22	SINGLE FAMILY	70'x120'
7	Y	14623	0.34	SINGLE FAMILY	70'x120'
8	Y	8243	0.19	SINGLE FAMILY	70'x120'
9	Y	8400	0.19	SINGLE FAMILY	70'x120'
10	Y	8400	0.19	SINGLE FAMILY	70'x120'
11	Y	8400	0.19	SINGLE FAMILY	70'x120'
12	Y	8400	0.19	SINGLE FAMILY	70'x120'
13	Y	9552	0.22	SINGLE FAMILY	70'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	Z	48503	1.11	OPEN SPACE	N/A
2	Z	6750	0.15	SINGLE FAMILY	50'x120'
3	Z	6750	0.15	SINGLE FAMILY	50'x120'
4	Z	6750	0.15	SINGLE FAMILY	50'x120'
5	Z	6750	0.15	SINGLE FAMILY	50'x120'
6	Z	7152	0.16	SINGLE FAMILY	50'x120'
7	Z	6000	0.14	SINGLE FAMILY	50'x120'
8	Z	6000	0.14	SINGLE FAMILY	50'x120'
9	Z	6000	0.14	SINGLE FAMILY	50'x120'
10	Z	7066	0.16	SINGLE FAMILY	50'x120'
11	Z	6750	0.15	SINGLE FAMILY	50'x120'
12	Z	6750	0.15	SINGLE FAMILY	50'x120'
13	Z	6750	0.15	SINGLE FAMILY	50'x120'
14	Z	6750	0.15	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	AA	35494	0.81	OPEN SPACE	N/A
2	AA	94'10	0.22	SINGLE FAMILY	60'x120'
3	AA	8100	0.19	SINGLE FAMILY	60'x120'
4	AA	8100	0.19	SINGLE FAMILY	60'x120'
5	AA	8100	0.19	SINGLE FAMILY	60'x120'
6	AA	8100	0.19	SINGLE FAMILY	60'x120'
7	AA	8100	0.19	SINGLE FAMILY	60'x120'
8	AA	8100	0.19	SINGLE FAMILY	60'x120'
9	AA	8100	0.19	SINGLE FAMILY	60'x120'
10	AA	8839	0.20	SINGLE FAMILY	60'x120'
11	AA	19298	0.44	SINGLE FAMILY	60'x120'
12	AA	10480	0.24	SINGLE FAMILY	60'x120'
13	AA	8693	0.20	SINGLE FAMILY	60'x120'
14	AA	8700	0.20	SINGLE FAMILY	60'x120'
15	AA	8700	0.20	SINGLE FAMILY	60'x120'
16	AA	8700	0.20	SINGLE FAMILY	60'x120'
17	AA	8700	0.20	SINGLE FAMILY	60'x120'
18	AA	8700	0.20	SINGLE FAMILY	60'x120'
19	AA	8700	0.20	SINGLE FAMILY	60'x120'
20	AA	8700	0.20	SINGLE FAMILY	60'x120'
21	AA	10053	0.23	SINGLE FAMILY	60'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	BB	13933	0.32	SINGLE FAMILY	60'x120'
2	BB	8100	0.19	SINGLE FAMILY	60'x120'
3	BB	8100	0.19	SINGLE FAMILY	60'x120'
4	BB	8100	0.19	SINGLE FAMILY	60'x120'
5	BB	8100	0.19	SINGLE FAMILY	60'x120'
6	BB	8100	0.19	SINGLE FAMILY	60'x120'
7	BB	8100	0.19	SINGLE FAMILY	60'x120'
8	BB	93'6	0.21	SINGLE FAMILY	60'x120'
9	BB	9402	0.22	SINGLE FAMILY	60'x120'
10	BB	8100	0.19	SINGLE FAMILY	60'x120'
11	BB	8100	0.19	SINGLE FAMILY	60'x120'
12	BB	8100	0.19	SINGLE FAMILY	60'x120'
13	BB	8100	0.19	SINGLE FAMILY	60'x120'
14	BB	8100	0.19	SINGLE FAMILY	60'x120'
15	BB	8100	0.19	SINGLE FAMILY	60'x120'
16	BB	8100	0.19	SINGLE FAMILY	60'x120'
17	BB	12057	0.28	SINGLE F FAMILY	60'x120'

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LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	FF	7888	0.18	SINGLE FAMILY	45'x120'
2	FF	6525	0.15	SINGLE FAMILY	45'x120'
3	FF	6525	0.15	SINGLE FAMILY	45'x120'
4	FF	6525	0.15	SINGLE FAMILY	45'x120'
5	FF	6525	0.15	SINGLE FAMILY	45'x120'
6	FF	6525	0.15	SINGLE FAMILY	45'x120'
7	FF	6525	0.15	SINGLE FAMILY	45'x120'
8	FF	6525	0.15	SINGLE FAMILY	45'x120'
9	FF	6525	0.15	SINGLE FAMILY	45'x120'
10	FF	6525	0.15	SINGLE FAMILY	45'x120'
11	FF	6525	0.15	SINGLE FAMILY	45'x120'
12	FF	6525	0.15	SINGLE FAMILY	45'x120'
13	FF	6525	0.15	SINGLE FAMILY	45'x120'
14	FF	6208	0.14	SINGLE FAMILY	45'x120'
15	FF	7553	0.17	SINGLE FAMILY	45'x120'
16	FF	16574	0.38	SINGLE FAMILY	45'x120'
17	FF	12869	0.30	SINGLE FAMILY	45'x120'
18	FF	9333	0.21	SINGLE FAMILY	45'x120'
19	FF	12787	0.29	SINGLE FAMILY	45'x120'
20	FF	12073	0.28	SINGLE FAMILY	45'x120'
21	FF	7999	0.18	SINGLE FAMILY	45'x120'
22	FF	7364	0.17	SINGLE FAMILY	45'x120'
23	FF	6729	0.15	SINGLE FAMILY	45'x120'
24	FF	6094	0.14	SINGLE FAMILY	45'x120'
25	FF	5458	0.13	SINGLE FAMILY	45'x120'
26	FF	112129	2.57	AMENITY CENTER	N/A
27	FF	96378	2.21	OPEN SPACE	N/A
28	FF	9890	0.23	SINGLE FAMILY	50'x120'
29	FF	7990	0.18	SINGLE FAMILY	50'x120'
30	FF	7233	0.17	SINGLE FAMILY	50'x120'
31	FF	6833	0.16	SINGLE FAMILY	50'x120'
32	FF	6347	0.15	SINGLE FAMILY	50'x120'
33	FF	6250	0.14	SINGLE FAMILY	50'x120'
34	FF	6250	0.14	SINGLE FAMILY	50'x120'
35	FF	6250	0.14	SINGLE FAMILY	50'x120'
36	FF	6250	0.14	SINGLE FAMILY	50'x120'
37	FF	6250	0.14	SINGLE FAMILY	50'x120'
38	FF	6250	0.14	SINGLE FAMILY	50'x120'
39	FF	6250	0.14	SINGLE FAMILY	50'x120'
40	FF	6250	0.14	SINGLE FAMILY	50'x120'
41	FF	6250	0.14	SINGLE FAMILY	50'x120'
42	FF	6250	0.14	SINGLE FAMILY	50'x120'
43	FF	6250	0.14	SINGLE FAMILY	50'x120'
44	FF	6250	0.14	SINGLE FAMILY	50'x120'
45	FF	6059	0.14	SINGLE FAMILY	50'x120'
46	FF	11557	0.27	SINGLE FAMILY	50'x120'
47	FF	14552	0.33	SINGLE FAMILY	50'x120'
48	FF	7249	0.17	SINGLE FAMILY	50'x120'
49	FF	7250	0.17	SINGLE FAMILY	50'x120'
50	FF	7250	0.17	SINGLE FAMILY	50'x120'
51	FF	8603	0.20	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	GG	7204	0.17	SINGLE FAMILY	50'x120'
2	GG	6000	0.14	SINGLE FAMILY	50'x120'
3	GG	6000	0.14	SINGLE FAMILY	50'x120'
4	GG	6000	0.14	SINGLE FAMILY	50'x120'
5	GG	8480	0.19	SINGLE FAMILY	50'x120'
6	GG	7270	0.17	SINGLE FAMILY	50'x120'
7	GG	6011	0.14	SINGLE FAMILY	50'x120'
8	GG	6000	0.14	SINGLE FAMILY	50'x120'
9	GG	6000	0.14	SINGLE FAMILY	50'x120'
10	GG	6000	0.14	SINGLE FAMILY	50'x120'
11	GG	6000	0.14	SINGLE FAMILY	50'x120'
12	GG	6000	0.14	SINGLE FAMILY	50'x120'
13	GG	6000	0.14	SINGLE FAMILY	50'x120'
14	GG	6000	0.14	SINGLE FAMILY	50'x120'
15	GG	6000	0.14	SINGLE FAMILY	50'x120'
16	GG	6000	0.14	SINGLE FAMILY	50'x120'
17	GG	6000	0.14	SINGLE FAMILY	50'x120'
18	GG	6031	0.14	SINGLE FAMILY	50'x120'
19	GG	8376	0.19	SINGLE FAMILY	50'x120'
21	GG	6000	0.14	SINGLE FAMILY	50'x120'
22	GG	7939	0.18	SINGLE FAMILY	50'x120'
23	GG	9749	0.22	SINGLE FAMILY	50'x120'
24	GG	6250	0.14	SINGLE FAMILY	50'x120'
25	GG	6250	0.14	SINGLE FAMILY	50'x120'
26	GG	6250	0.14	SINGLE FAMILY	50'x120'
27	GG	6250	0.14	SINGLE FAMILY	50'x120'
28	GG	6250	0.14	SINGLE FAMILY	50'x120'
29	GG	6250	0.14	SINGLE FAMILY	50'x120'
30	GG	6521	0.15	SINGLE FAMILY	50'x120'
31	GG	6668	0.15	SINGLE FAMILY	50'x120'
32	GG	6957	0.16	SINGLE FAMILY	50'x120'
33	GG	7398	0.17	SINGLE FAMILY	50'x120'
34	GG	8589	0.20	SINGLE FAMILY	50'x120'
35	GG	5992	0.14	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	HH	8367	0.15	SINGLE FAMILY	50'x120'
2	HH	6000	0.14	SINGLE FAMILY	50'x120'
3	HH	6000	0.14	SINGLE FAMILY	50'x120'
4	HH	6000	0.14	SINGLE FAMILY	50'x120'
5	HH	8004	0.18	SINGLE FAMILY	50'x120'
6	HH	9145	0.21	SINGLE FAMILY	50'x120'
7	HH	6995	0.16	SINGLE FAMILY	50'x120'
8	HH	7000	0.16	SINGLE FAMILY	50'x120'
9	HH	7000	0.16	SINGLE FAMILY	50'x120'
10	HH	7000	0.16	SINGLE FAMILY	50'x120'
11	HH	7000	0.16	SINGLE FAMILY	50'x120'
12	HH	7000	0.16	SINGLE FAMILY	50'x120'
13	HH	7000	0.16	SINGLE FAMILY	50'x120'
14	HH	7000	0.16	SINGLE FAMILY	50'x120'
15	HH	10149	0.23	SINGLE FAMILY	50'x120'
16	HH	7453	0.17	SINGLE FAMILY	50'x120'
17	HH	6000	0.14	SINGLE FAMILY	50'x120'
18	HH	6000	0.14	SINGLE FAMILY	50'x120'
19	HH	6000	0.14	SINGLE FAMILY	50'x120'
20	HH	6000	0.14	SINGLE FAMILY	50'x120'
21	HH	6000	0.14	SINGLE FAMILY	50'x120'
22	HH	6000	0.14	SINGLE FAMILY	50'x120'
23	HH	7152	0.16	SINGLE FAMILY	50'x120'
24	HH	7542	0.17	SINGLE FAMILY	50'x120'
25	HH	6319	0.15	SINGLE FAMILY	50'x120'
26	HH	6183	0.14	SINGLE FAMILY	50'x120'
27	HH	7882	0.18	SINGLE FAMILY	50'x120'
28	HH	8945	0.21	SINGLE FAMILY	50'x120'
29	HH	6004	0.14	SINGLE FAMILY	50'x120'
30	HH	5999	0.14	SINGLE FAMILY	50'x120'
31	HH	6000	0.14	SINGLE FAMILY	50'x120'
32	HH	6000	0.14	SINGLE FAMILY	50'x120'
33	HH	6000	0.14	SINGLE FAMILY	50'x120'
34	HH	6000	0.14	SINGLE FAMILY	50'x120'
35	HH	6000	0.14	SINGLE FAMILY	50'x120'
36	HH	7560	0.17	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	II	8351	0.19	SINGLE FAMILY	50'x120'
2	II	6000	0.14	SINGLE FAMILY	50'x120'
3	II	6000	0.14	SINGLE FAMILY	50'x120'
4	II	6000	0.14	SINGLE FAMILY	50'x120'
5	II	6000	0.14	SINGLE FAMILY	50'x120'
6	II	6000	0.14	SINGLE FAMILY	50'x120'
7	II	6000	0.14	SINGLE FAMILY	50'x120'
8	II	9430	0.22	SINGLE FAMILY	50'x120'
9	II	9534	0.22	SINGLE FAMILY	50'x120'
10	II	6240	0.14	SINGLE FAMILY	50'x120'
11	II	6248	0.14	SINGLE FAMILY	50'x120'
12	II	6256	0.14	SINGLE FAMILY	50'x120'
13	II	6265	0.14	SINGLE FAMILY	50'x120'
14	II	6273	0.14	SINGLE FAMILY	50'x120'
15	II	6281	0.14	SINGLE FAMILY	50'x120'
16	II	8759	0.20	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	JJ	14578	0.33	OPEN SPACE	N/A
2	JJ	7193	0.17	SINGLE FAMILY	50'x120'
3	JJ	6000	0.14	SINGLE FAMILY	50'x120'
4	JJ	6000	0.14	SINGLE FAMILY	50'x120'
5	JJ	6000	0.14	SINGLE FAMILY	50'x120'
6	JJ	6000	0.14	SINGLE FAMILY	50'x120'
7	JJ	6000	0.14	SINGLE FAMILY	50'x120'
8	JJ	6000	0.14	SINGLE FAMILY	50'x120'
9	JJ	6000	0.14	SINGLE FAMILY	50'x120'
10	JJ	6000	0.14	SINGLE FAMILY	50'x120'
11	JJ	6000	0.14	SINGLE FAMILY	50'x120'
12	JJ	5978	0.14	SINGLE FAMILY	50'x120'
13	JJ	11178	0.26	SINGLE FAMILY	50'x120'
14	JJ	15442	0.35	SINGLE FAMILY	50'x120'
15	JJ	7144	0.16	SINGLE FAMILY	50'x120'
16	JJ	7250	0.17	SINGLE FAMILY	50'x120'
17	JJ	7250	0.17	SINGLE FAMILY	50'x120'
18	JJ	7250	0.17	SINGLE FAMILY	50'x120'
19	JJ	7250	0.17	SINGLE FAMILY	50'x120'
20	JJ	7250	0.17	SINGLE FAMILY	50'x120'
21	JJ	7250	0.17	SINGLE FAMILY	50'x120'
22	JJ	7250	0.17	SINGLE FAMILY	50'x120'
23	JJ	7250	0.17	SINGLE FAMILY	50'x120'
24	JJ	7250	0.17	SINGLE FAMILY	50'x120'
25	JJ	7250	0.17	SINGLE FAMILY	50'x120'
26	JJ	7250	0.17	SINGLE FAMILY	50'x120'
27	JJ	7250	0.17	SINGLE FAMILY	50'x120'
28	JJ	7250	0.17	SINGLE FAMILY	50'x120'
29	JJ	7250	0.17	SINGLE FAMILY	50'x120'
30	JJ	7250	0.17	SINGLE FAMILY	50'x120'
31	JJ	7250	0.17	SINGLE FAMILY	50'x120'
32	JJ	8603	0.20	SINGLE FAMILY	50'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	KK	7152	0.16	SINGLE FAMILY	50'x120'
2	KK	7073	0.16	SINGLE FAMILY	50'x120'
3	KK	7328	0.17	SINGLE FAMILY	50'x120'
4	KK	8817	0.20	SINGLE FAMILY	50'x120'
5	KK	6000	0.14	SINGLE FAMILY	50'x120'
6	KK	6000	0.14	SINGLE FAMILY	50'x120'
7	KK	6000	0.14	SINGLE FAMILY	50'x120'
8	KK	6000	0.14	SINGLE FAMILY	50'x120'
9	KK	6000	0.14	SINGLE FAMILY	50'x120'
10	KK	6000	0.14	SINGLE FAMILY	50'x120'
11	KK	6000	0.14	SINGLE FAMILY	50'x120'
12	KK	6000	0.14	SINGLE FAMILY	50'x120'
13	KK	7151	0.16	SINGLE FAMILY	50'x120'
14	KK	7153	0.16	SINGLE FAMILY	50'x120'
15	KK	6000	0.14	SINGLE FAMILY	50'x120'
16	KK	6000	0.14	SINGLE FAMILY	50'x120'
17	KK	6000	0.14	SINGLE FAMILY	50'x120'
18	KK	6000	0.14	SINGLE FAMILY	50'x120'
19	KK	6000	0.14	SINGLE FAMILY	50'x120'
20	KK	6000	0.14	SINGLE FAMILY	50'x120'
21	KK	6000	0.14	SINGLE FAMILY	50'x120'
22	KK	6000	0.14	SINGLE FAMILY	50'x120'
23	KK	5991	0.14	SINGLE FAMILY	50'x120'
24	KK	15458	0.35	OPEN SPACE	N/A

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	LL	13173	0.30	SINGLE FAMILY	70'x120'
2	LL	13952	0.32	SINGLE FAMILY	70'x120'
3	LL	16519	0.38	SINGLE FAMILY	70'x120'
4	LL	16169	0.37	SINGLE FAMILY	70'x120'
5	LL	8400	0.19	SINGLE FAMILY	70'x120'
6	LL	8400	0.19	SINGLE FAMILY	70'x120'
7	LL	9552	0.22	SINGLE FAMILY	70'x120'
8	LL	9552	0.22	SINGLE FAMILY	70'x120'
9	LL	8400	0.19	SINGLE FAMILY	70'x120'
10	LL	8343	0.19	SINGLE FAMILY	70'x120'

LOT TABLE					
LOT #	BLOCK	SQ. FT	AC.	DESCRIPTION	LOT TYPE
1	MM	8348	0.19	SINGLE FAMILY	70'x120'
2	MM	8400	0.19	SINGLE FAMILY	70'x120'
3	MM	8400	0.19	SINGLE FAMILY	70'x120'
4	MM	8400	0.19	SINGLE FAMILY	70'x120'
5	MM	9552	0.22	SINGLE FAMILY	70'x120'
6	MM	9552	0.22	SINGLE FAMILY	70'x120'
7	MM	8400	0.19	SINGLE FAMILY	70'x120'
8	MM	8400	0.19	SINGLE FAMILY	70'x120'
9	MM	8400	0.19	SINGLE FAMILY	70'x120'
11	MM	21716	0.50	OPEN SPACE	N/A
12	MM	8400	0.19	SINGLE FAMILY	70'x120'

COTTONWOOD CREEK
PRELIMINARY PLAT



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

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100 YEAR
- PRELIMINARY FEMA 100 YEAR FLOODPLAIN
- LOT LINE
- LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE
- PROPOSED FLUSH ASSEMBLY

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TELEPHONE: 512-440-4000
FAX: 512-440-4001
WWW.BGE.COM

COTTONWOOD CREEK
HUTTO, TEXAS
OVERALL WATER LAYOUT

SUBMITTAL DATE: 05-22-2019

Received 9/30/19
Hutto CITY OF
TIMOTHY M. HOLLAND
94848
PROFESSIONAL ENGINEER
STATE OF TEXAS

SHEET
EXH 1 OF 9

G:\TXC\Projects\15mar16\04-Cottonwood_Prelim\03_CADD\01_Site\CS-SP-UTL-PRELIM.dwg Layout: OVERALL WATER LAYOUT Plotter: 9/26/2019 9:34:45 AM

COTTONWOOD CREEK
PRELIMINARY PLAT

The map displays eight distinct phases of a development, each containing numbered lots. Phase 1 is located in the upper right, while Phases 2 through 8 are distributed across the central and lower portions of the site. The map is overlaid with FEMA 100-year floodplains, indicated by wavy lines and labels. Various easements, including utility and wastewater, are shown with dashed and solid lines. A legend in the bottom right corner defines the symbols used for property boundaries, floodplains, easements, and other features. A scale bar and north arrow are also present.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100 YEAR
- PRELIMINARY FEMA 100 YEAR FLOODPLAIN
- LOT LINE
- LOT NUMBER
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WASTEWATER LINE

Scale: 1" = 200'

North Arrow: Indicated by a stylized arrow pointing towards the top right of the map.

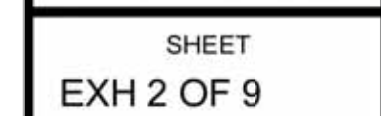
Key Features:

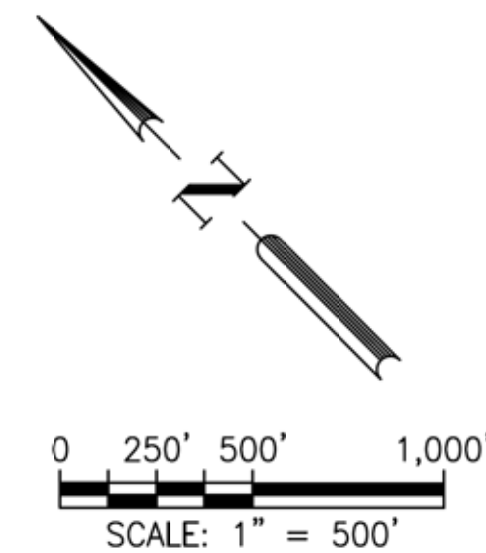
- Phases:** PHASE 1, PHASE 2, PHASE 3, PHASE 4, PHASE 5, PHASE 6, PHASE 7, PHASE 8.
- Lot Numbers:** Ranging from 1 to 100+ across the various phases.
- Floodplains:** FEMA 100 YEAR FLOODPLAIN.
- Easements:** UTILITY, WASTEWATER, and other specific easement lines.
- Other Labels:** AMENITY CENTER, OPEN SPACE, and various survey points with coordinates.

BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL. 512-579-0400 www.browning.com

SUBMITTAL
DATE: 05-22-2019





LEGEND

- 
- | | |
|---|------------------------|
|  | PROPERTY BOUNDARY |
|  | DRAINAGE AREA BOUNDARY |
|  | TIME OF CONCENTRATION |
|  | CONTOURS (5' INTERVAL) |
|  | DIRECTION OF FLOW |

[illegible]

BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL. 512-879-5400 www.browning.com

COTTONWOOD CREEK HUTTO, TEXAS
EXISTING DRAINAGE AREA MAP

SUBMITTAL DATE: 05-22-2019

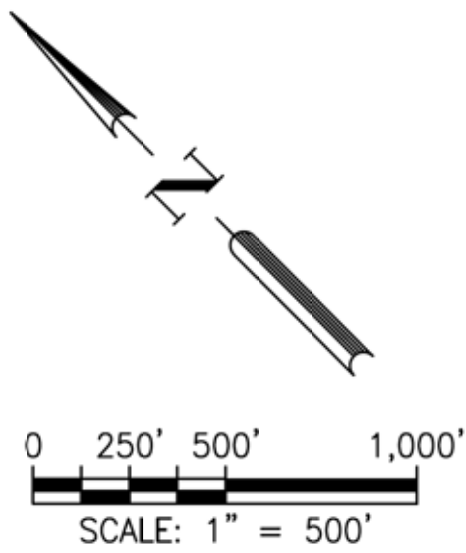


SHEET
1 OF 2

Received 9/30/19



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LEGEND

- PROPERTY BOUNDARY
- DRAINAGE AREA BOUNDARY
- - - TIME OF CONCENTRATION
- - - CONTOURS (5' INTERVAL)
- ➔ DIRECTION OF FLOW

REVISIONS		DATE	REV	DESCRIPTION

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TEPE Registration No. F-1046
TEL: 512-879-4400 www.bgeemp.com

**COTTONWOOD CREEK
HUTTO, TEXAS
EXISTING DRAINAGE AREA MAP**

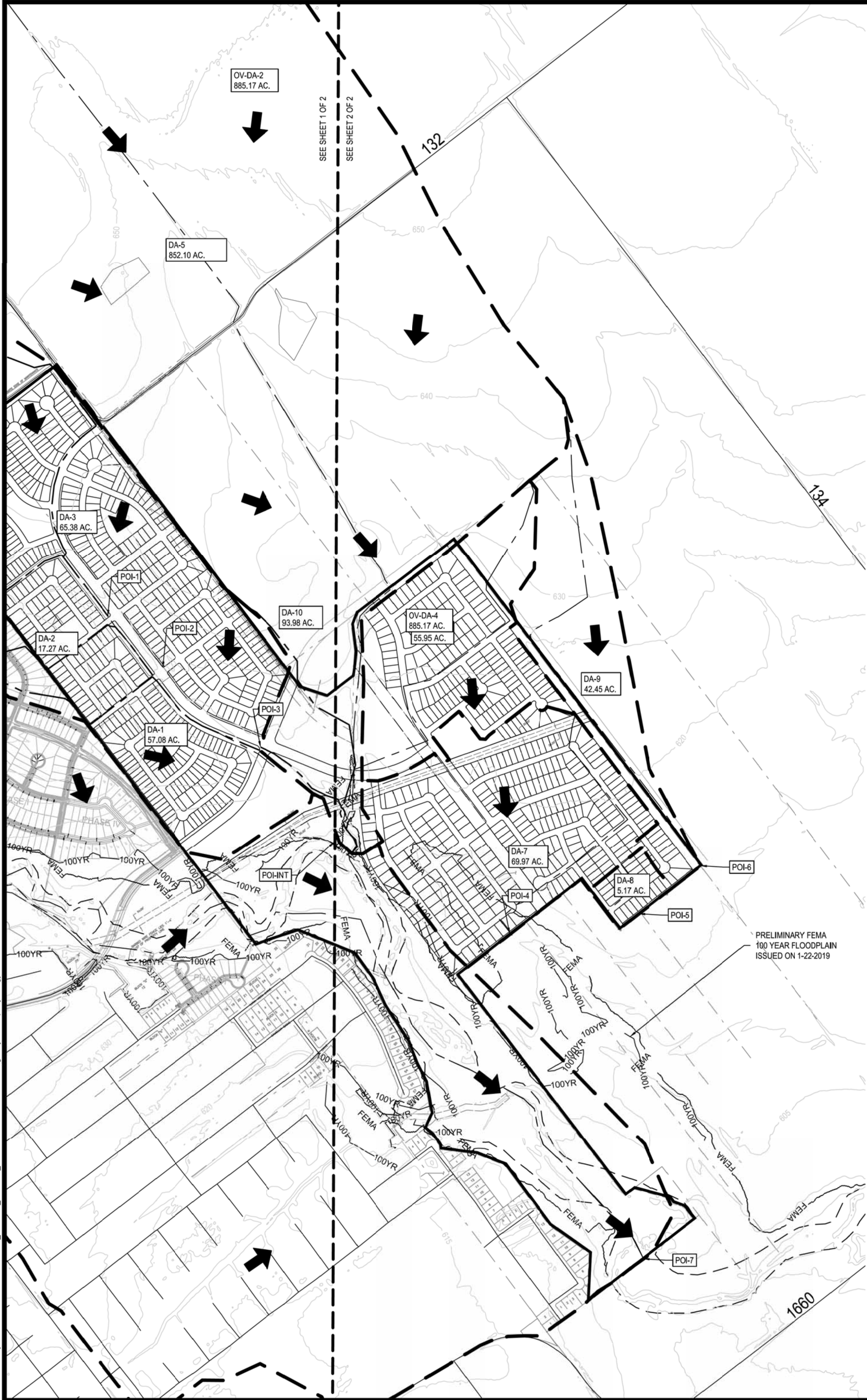
SUBMITTAL DATE:	05-22-2019
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Received 9/30/19


SHEET 2 OF 2

G:\TXC\Projects\Lamar\6104-00-Cottonwood_Prelim03_CADD\05_Utilities\BP-Hydrology.dwg Layout: Prop. Hydrology 2 Plotter: 9/26/2019 9:36:02 AM



Received 9/30/19



SUBMITTAL
DATE: 05-22-2019



SHEET
2 OF 2

COTTONWOOD CREEK
HUTTO, TEXAS
PROPOSED DRAINAGE AREA MAP

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TEPE Registration No. F-1046
TEL: 512-879-0400 www.bgeompany.com



DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

△	△	△	△	△	REV
---	---	---	---	---	-----

DESCRIPTION	REV
-------------	-----

DATE	APR
------	-----

#2009-PLAT - Cottonwood Ph 6 FP - Update #1

5/2/2024

Attendees

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

Documents

CottonwoodPh6FP-U1-Plat(4-29-24).pdf
CottonwoodPh6FP-U1-ComResp(4-29-24).pdf

\\wvengoy.net\posure\Regions\TX\Projects\Lennar\9935-00-Cottonwood_Phase_6.dwg, 4/23/2024 10:38 AM, gfreeman, 1:0

WILLIAM
GATLIN
SURVEY,
ABSTRACT
NO. 271

LENNAR HOMES OF
TEXAS LAND AND
CONSTRUCTION, LTD.
CALLED 130.141 ACRES
DOC. NO. 2019104719
O.P.R.W.C.

COTTONWOOD PHASE 5
DOC. NO. _____
O.P.R.W.C.
KW-HS LOT OPTION POOL 01, LLC
CALLED 118.569 ACRES (TRACT 1)
DOC. NO. 2023104556 O.P.R.W.C.

JAMES
HICKMAN
SURVEY,
ABSTRACT
NO. 291

Provide MFFE
at least 2'
above the
ultimate
floodplain
elevation

LENNAR HOMES OF
TEXAS LAND AND
CONSTRUCTION, LTD.
CALLED 130.141 ACRES
DOC. NO. 2019104719
O.P.R.W.C.

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

LOT PERCENTAGE TABLE				
LOT SIZE	PREVIOUS	PROPOSED PHASE 6	TOTAL	ALLOWABLE
40	233	0	233	266 MAX (27%)
50/60	373	76	449	N/A
70	4	44	48	99 MIN. (10%)

PHASE 6 TOTAL LOTS: 123 (RESIDENTIAL AND NON RESIDENTIAL LOTS)
PHASE 6 TOTAL BLOCKS: 9

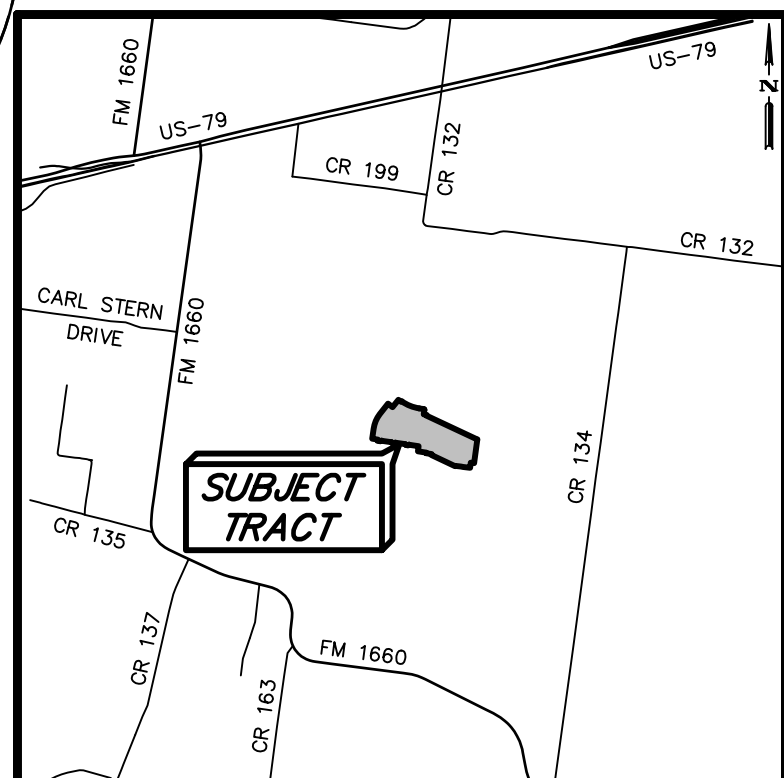
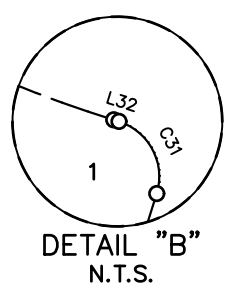
FINAL PLAT COTTONWOOD PHASE 6

A SUBDIVISION OF 36.373 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271 AND THE JAMES HICKMAN
SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

SUBJECT TRACT LAGONDA DRIVE
(60' R.O.W.)

KW-HS LOT
OPTION POOL 01, LLC
CALLED 65.402 ACRES
(TRACT 2)
DOC. NO. 2023104556
O.P.R.W.C.

DETAIL "A"
N.T.S.



VICINITY MAP
NOT TO SCALE



LEGEND

- DOC. DEED RECORDS OF WILLIAMSON COUNTY
- ELEC. ELECTRIC
- ESMT. EASEMENT
- NO. NUMBER
- NOS. NUMBERS
- O.S. OPEN SPACE
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- CALCULATED POINT
- SCALE BREAK SYMBOL

BEARING BASIS NOTE:

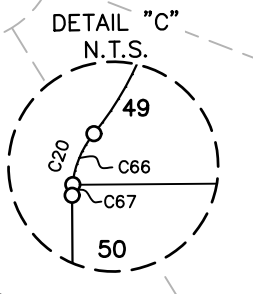
BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
COMBINED SCALE FACTOR = 0.99989025

LARRY W. LESCHBER
REMAINDER OF A CALLED
87.71 ACRES
VOL. 2430, PG. 332
O.R.W.C.

P.O.C.
"BASELINE INC"

LPL INVESTMENTS, LP
CALLED 143.5 ACRES
DOC. NO. 2010007498
O.P.R.W.C.

KW-HS LOT OPTION POOL 01, LLC
CALLED 118.569 ACRES (TRACT 1)
DOC. NO. 2023104556 O.P.R.W.C.



P.O.B.

STREET NAMES				
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	SIDEWALK WIDTH	STREET CLASSIFICATION
BRABHAM LOOP	50 FT.	1,374 FT.	5'	LOCAL
CORNICHE CIRCLE	VARIES	1,928 FT.	5'	LOCAL
GOODWOOD STREET	50 FT.	598 FT.	5'	LOCAL
GRIFFEN STREET	50 FT.	140 FT.	5'	LOCAL
LAGONDA DRIVE	60 FT.	1,979 FT.	5'	LOCAL
VANTAGE DRIVE	60 FT.	641 FT.	5'	LOCAL
TOTAL LINEAR FEET		6,660 FT.		



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

\\brownsyncnet\ponarcu\Regions\TXC\Projects\Lennar\9935-00-Cottonwood_Phase_6.dwg, 4/23/2024 10:38 AM, greumann, 1:0

R – RESIDENTIAL

O.S.D. – OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	FF	100,149	O.S.D.
30	FF	9,897	R
31	FF	7,972	R
32	FF	7,222	R
33	FF	6,624	R
34	FF	6,342	R
35	FF	6,250	R
36	FF	6,250	R
37	FF	6,250	R
38	FF	6,250	R
39	FF	6,250	R
40	FF	6,250	R
41	FF	6,250	R
42	FF	6,250	R
43	FF	6,250	R
44	FF	6,250	R
45	FF	6,250	R
46	FF	6,250	R
47	FF	5,838	R
48	FF	12,450	R
49	FF	12,041	R
50	FF	7,250	R
51	FF	7,250	R
52	FF	7,250	R
53	FF	8,652	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	GG	6,251	R
27	GG	7,945	R
28	GG	7,503	R
29	GG	6,277	R
30	GG	6,539	R
31	GG	6,698	R
32	GG	7,005	R
33	GG	7,465	R
34	GG	8,439	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	HH	5,750	R
5	HH	7,713	R
6	HH	7,179	R
7	HH	6,482	R
8	HH	6,500	R
9	HH	7,800	R
10	HH	7,338	R
11	HH	6,500	R
12	HH	6,500	R
13	HH	6,500	R
14	HH	6,500	R
15	HH	9,169	R
16	HH	7,741	R
17	HH	6,002	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	JJ	8,652	R
2	JJ	7,250	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	LL	13,118	R
2	LL	13,947	R
3	LL	16,581	R
4	LL	16,170	R
5	LL	8,400	R
6	LL	8,400	R
7	LL	9,552	R
8	LL	9,552	R
9	LL	8,400	R
10	LL	8,343	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	MM	13,366	R
2	MM	8,347	R
3	MM	8,400	R
4	MM	8,400	R
5	MM	8,400	R
6	MM	9,552	R
7	MM	9,552	R
8	MM	8,400	R
9	MM	8,400	R
10	MM	8,400	R
11	MM	8,400	R
12	MM	8,233	O.S.D.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	PP	8,399	R
2	PP	8,397	R
3	PP	8,395	R
4	PP	8,480	R
5	PP	8,946	R
6	PP	8,943	R
7	PP	8,945	R
8	PP	8,915	R
9	PP	8,400	R
10	PP	8,400	R
11	PP	8,400	R
42	PP	7,446	R
43	PP	6,250	R

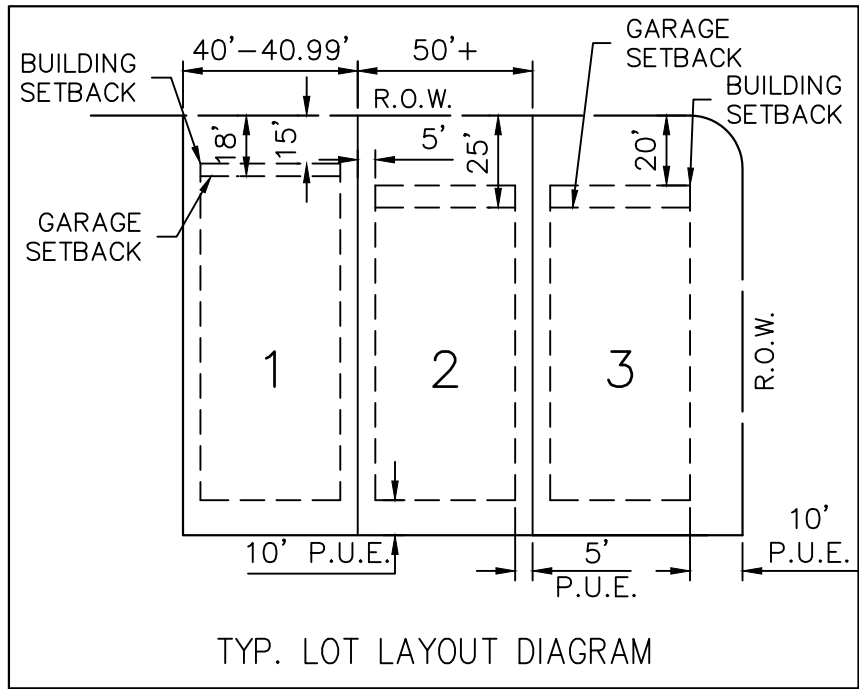
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Y	138,963	O.S.D.
2	Y	11,198	R
3	Y	9,100	R
4	Y	9,100	R
5	Y	9,100	R
6	Y	8,760	R
7	Y	16,224	R
8	Y	7,855	R
9	Y	8,400	R
10	Y	8,400	R
11	Y	8,400	R
12	Y	8,400	R
13	Y	9,600	R

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C2	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C3	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C4	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C5	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C6	15.00'	86°58'59"	22.77'	S 81°45'48" W	20.65'
C7	840.00'	26°56'17"	394.93'	S 68°12'51" E	391.30'
C8	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C9	15.00'	90°00'00"	23.56'	S 6°43'42" E	21.21'
C10	275.00'	12°38'29"	60.67'	S 58°02'56" E	60.55'
C11	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C12	50.00'	152°07'01"	132.75'	N 28°01'35" W	97.05'
C13	15.00'	39°42'54"	10.40'	S 28°10'28" W	10.19'
C14	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C15	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C16	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C17	525.00'	17°18'48"	158.64'	N 73°01'35" W	158.04'
C18	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C19	50.00'	151°39'01"	132.34'	N 28°15'35" W	96.96'
C20	15.00'	39°42'54"	10.40'	S 27°42'28" W	10.19'
C21	15.00'	90°00'00"	23.56'	S 37°08'59" E	21.21'
C22	15.00'	90°00'00"	23.56'	S 52°51'01" W	21.21'
C23	15.00'	90°00'08"	23.56'	N 37°09'03" W	21.21'
C24	330.00'	17°46'56"	102.42'	S 73°15'39" E	102.01'
C25	970.00'	13°10'20"	223.00'	N 70°57'21" W	222.51'
C26	15.00'	94°08'28"	24.65'	S 55°23'15" W	21.97'
C27	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C28	530.00'	29°57'18"	277.09'	S 23°17'39" W	273.95'
C29	15.00'	90°00'00"	23.56'	S 83°16'18" W	21.21'
C30	325.00'	12°38'29"	71.71'	S 58°02'56" E	71.56'
C31	15.00'	90°00'00"	23.56'	N 19°22'11" W	21.21'
C32	525.00'	17°18'48"	158.64'	S 16°58'25" W	158.04'
C33	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C34	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C35	470.00'	29°57'18"	245.72'	S 23°17'39" W	242.93'
C36	525.00'	4°08'57"	38.02'	S 23°33'20" W	38.01'
C37	525.00'	7°26'25"	68.17'	S 17°45'39" W	68.13'
C38	525.00'	5°43'28"	52.45'	S 11°10'44" W	52.43'
C39	470.00'	6°37'26"	54.34'	S 11°37'43" W	54.31'
C40	270.00'	17°46'59"	83.80'	S 73°15'40" E	83.46'
C41	470.00'	11°31'31"	94.54'	S 29°24'14" W	94.38'
C42	470.00'	3°06'19"	25.47'	S 36°43'09" W	25.47'
C43	15.00'	90°00'00"	23.56'	S 70°37'49" W	21.21'
C44	25.00'	72°41'12"	31.72'	N 28°01'35" W	29.63'
C45	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C46	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C47	475.00'	17°18'48"	143.53'	S 16°58'25" W	142.99'
C48	475.00'	6°27'11"	53.50'	S 11°32'36" W	53.47'
C49	475.00'	10°51'38"	90.04'	S 20°12'00" W	89.90'
C50	530.00'	1°04'53"	10.00'	S 37°43'52" W	10.00'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C51	530.00'	7°18'01"	67.53'	S 33°32'25" W	67.48'
C52	530.00'	7°17'38"	67.47'	S 26°14'36" W	67.43'
C53	530.00'	7°17'55"	67.51'	S 18°56'50" W	67.47'
C54	530.00'	6°58'52"	64.58'	S 11°48'26" W	64.54'
C55	50.00'	37°11'44"	32.46'	N 85°29'13" W	31.89'
C56	50.00'	61°33'38"	53.72'	N 36°06'32" W	51.17'
C57	50.00'	53°21'38"	46.57'	N 21°21'06" E	44.90'
C58	525.00'	0°36'23"	5.56'	N 81°22'48" W	5.56'
C59	525.00'	5°15'15"	48.14'	N 78°26'59" W	48.13'
C60	525.00'	5°15'28"	48.18'	N 73°11'38" W	48.16'
C61	525.00'	1°34'30"	14.43'	N 69°46'39" W	14.43'
C62	525.00'	4°37'13"	42.34'	N 66°40'47" W	42.32'
C63	50.00'	42°42'20"	37.27'	N 82°43'55" W	36.41'
C64	50.00'	45°24'36"	39.63'	N 38°40'28" W	38.60'
C65	50.00'	63°32'05"	55.44'	N 15°47'53" E	52.65'
C66	15.00'	33°21'50"	8.73'	S 30°53'01" W	8.61'
C67	15.00'	6°21'05"	1.66'	S 11°01'33" W	1.66'
C68	475.00'	7°18'29"	60.59'	N 78°01'45" W	60.55'
C69	475.00'	8°55'09"	73.94'	N 69°54'56" W	73.87'
C70	1030.00'	0°15'18"	4.58'	N 64°29'50" W	4.58'
C71	1030.02'	2°43'43"	49.05'	N 65°59'20" W	49.05'
C72	1030.03'	2°43'43"	49.05'	N 68°43'03" W	49.05'
C73	1029.92'	2°43'44"	49.05'	N 71°26'46" W	49.05'
C74	1030.04'	2°43'43"	49.05'	N 74°10'30" W	49.05'
C75	1030.04'	2°35'00"	46.44'	N 76°49'51" W	46.44'
C76	1030.00'	3°33'38"	64.01'	N 79°54'11" W	64.00'
C77	970.00'	5°53'25"	99.72'	N 74°35'49" W	99.68'
C78	970.00'	4°28'28"	75.75'	N 69°24'52" W	75.73'
C79	475.00'	1°05'10"	9.01'	N 64°54'46" W	9.01'
C80	15.00'	89°59'49"	23.56'	N 52°50'56" E	21.21'
C81	25.00'	72°13'12"	31.51'	N 28°15'35" W	29.47'
C82	475.00'	17°18'48"	143.53'	N 73°01'35" W	142.99'
C83	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C84	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C85	970.00'	2°48'27"	47.53'	N 65°46'24" W	47.52'
C86	470.00'	8°42'03"	71.37'	S 19°17'28" W	71.30'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N82°08'59"W	70.00'
L2	S7°51'01"W	110.00'
L3	N82°07'54"W	120.00'
L4	S7°51'01"W	9.44'
L5	N8°19'01"E	18.24'
L6	N81°40'59"W	115.00'
L7	N8°19'01"E	14.61'
L8	N81°40'59"W	175.00'
L9	N8°19'01"E	109.95'
L10	N81°40'59"W	50.00'
L11	N81°40'59"W	50.00'
L12	N81°40'59"W	60.00'
L13	N8°19'01"E	27.78'
L14	N81°40'59"W	120.00'
L15	N11°40'42"E	82.12'
L16	N18°56'38"E	82.73'
L17	N26°14'30"E	82.73'
L18	N33°32'20"E	82.73'
L19	S51°43'42"E	120.00'
L20	S51°43'42"E	60.00'
L21	S81°40'59"E	99.27'
L22	S8°19'01"W	93.32'
L23	S81°40'59"E	60.00'
L24	S8°19'01"W	17.33'
L25	N51°43'42"W	32.02'
L26	N81°40'59"W	39.58'
L27	N7°51'01"E	95.00'
L28	S7°51'01"W	95.00'
L29	N8°19'01"E	92.46'
L30	S8°19'01"W	94.95'
L31	S51°43'42"E	32.02'
L32	S64°22'11"E	1.41'
L33	S25°37'49"W	25.38'
L34	N25°37'49"E	25.38'
L35	N81°40'59"W	39.58'
L36	S81°40'59"E	36.04'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	120	21.737 AC.
OPEN SPACE/DRAINAGE	3	5.582 AC.
RIGHT-OF-WAY	–	8.238 AC.
FM 1660 R.O.W. DEDICATION	–	0.816 AC.
TOTAL LOTS	123	36.373 AC.
TOTAL BLOCKS	9	--



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 21

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LEGAL DESCRIPTION

FIELD NOTES FOR A 36.373 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 118.569 ACRE TRACT (TRACT 1) OF LAND AND A CALLED 65.402 ACRE TRACT (TRACT 2) OF LAND AS CONVEYED UNTO KW-HS LOT OPTION POOL 01, LLC IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.373 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BASELINE INC" FOUND ON THE SOUTH LINE OF A CALLED 87.71 ACRE TRACT OF LAND AS CONVEYED UNTO LARRY W. LESCHBER IN VOLUME 2430, PAGE 332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF A CALLED 143.5 ACRE TRACT OF LAND AS CONVEYED UNTO LPL INVESTMENTS, LP IN DOCUMENT NUMBER 2010007498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AT AN EASTERLY CORNER OF SAID 118.569 ACRE TRACT; THENCE, S 7°51'01" W A DISTANCE OF 1,771.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH THE COMMON LINE OF SAID 143.5 ACRE TRACT AND SAID 118.569-ACRE TRACT, S 07°51'01" W, A DISTANCE OF 496.86 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE SOUTHEAST CORNER OF SAID 118.569-ACRE TRACT, AND THE NORTHEAST CORNER OF THE AFOREMENTIONED 65.402-ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BASELINE INC" FOUND AT THE COMMON CORNER OF SAID 65.402-ACRE TRACT AND A CALLED 87.834-ACRE TRACT OF LAND AS CONVEYED UNTO MB HUTTO LLC, IN DOCUMENT NUMBER 2021066633, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 07°51'01" W, A DISTANCE OF 1,101.67 FEET;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 82° 08' 59" W, A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, S 07° 51' 01" W, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHEASTERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 82°08'59" W, A DISTANCE OF 195.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 82°07'54" W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, S 07°51'01" W, A DISTANCE OF 9.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 64°22'11" W, A DISTANCE OF 545.18 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 18.24 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 115.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 14.61 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, AND OVER AND ACROSS SAID 118.569-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 109.95 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 205.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 53°19'01" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A TON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID LENNAR 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 53°19'01" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A TON-TANGENT CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY IN THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND THE SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 53°19'01" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 81°19'01" E, A DISTANCE OF 27.78 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 11°40'42" E, PASSING AT 47.85 FEET THE COMMON CORNER OF THE 118.5699-ACRE TRACT AND CALLED 130.141-ACRE TRACT OF LAND AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION IN DOCUMENT NUMBER 2019104719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 82.12 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 18°56'38" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 26°14'30" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 33°32'20" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 38°14'53" E, A DISTANCE OF 281.87 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, S 51°43'42" E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 38°16'18" E A DISTANCE OF 196.29 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 51°43'42" E, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER AND A POINT OF CURVATURE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.77 FEET, A CENTRAL ANGLE OF 86°58'59", A CHORD BEARING OF S 81°45'48" W, AND A CHORD DISTANCE OF 20.65 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE RIGHT, WITH A RADIUS OF 840.00 FEET, AN ARC LENGTH OF 394.93 FEET, A CENTRAL ANGLE OF 26°56'17", A CHORD BEARING OF S 68°12'51" E, AND A CHORD DISTANCE OF 391.30 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 81°40'59" E, A DISTANCE OF 99.27 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 08°19'01" W, A DISTANCE OF 93.32 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 81°40'59" E, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 08°19'01" W, A DISTANCE OF 17.33 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 64°51'23" E, A DISTANCE OF 1,170.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.373 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

COTTONWOOD PHASE 6

A SUBDIVISION OF 36.373 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY,
ABSTRACT NO. 271 AND THE JAMES HICKMAN
SURVEY, ABSTRACT NO. 291
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

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STATE OF _____ §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

THAT KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH STEVEN C. PORATH, AUTHORIZED PERSON, BEING THE OWNER OF A CALLED 118.569 ACRES (TRACT 1) OF LAND AND A CALLED 65.402 ACRES (TRACT 2) AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OUT OF THE WILLIAM GATLIN SURVEY A-271, AND THE JAMES HICKMAN SURVEY, A-291, WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE SAID 36.373 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 6

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.

KW-HS LOT OPTION POOL 01, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: HEARTHSTONE, INC.,
A CALIFORNIA CORPORATION,
ITS SOLE MEMBER MANAGER

BY: _____
STEVEN C. PORATH
AUTHORIZED PERSON

STATE OF CALIFORNIA
COUNTY OF _____)

ON _____ BEFORE ME, _____
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

I, STACY MULHOLLAND, 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.



STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

4/23/2024
DATE



I, DION P. ALBERTSON, 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 IN AUGUST 2019.



DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

4/23/2024
DATE



GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO THE AMENDED PUD.
- 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.
- 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)
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
- ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. 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.
- LOTS 10 AND 11, BLOCK PP, ARE ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION IS ZONED PUD 0-19-11-221-9B.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 75%.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING 100-YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- NO DIRECT VEHICULAR ACCESS FROM FM 1660.

Add standard
TIF note.

The note should state This
property is subject to TIF based
on Ordinance 2021-014

PUD Ordinance number

NING AND ZONING COMMISSION CHAIR:

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

Add Susanna Boyer as PZ Chair

DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES EXECUTIVE DIRECTOR

DATE

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

THAT 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 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 E. RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



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



April 23, 2022

City of Hutto – Development Services Department
500 W. Live Oak Street
Hutto, Texas 78634

RE: Cottonwood Phase 6 Final Plat, Hutto, TX 78634
Project No.: 2009-PLAT

We have reviewed the comments for the above referenced project and have made the following revisions to the plans:

Planning Review – Ashley Bailey, AICP, Executive Director (512) 759-5961 – ashley.bailey@huttotx.gov

1. Double frontage residential lots are discouraged, where impossible, a minimum of a 10ft. deep lot or easement shall be dedicated long the secondary frontage for landscaping and subdivision wall and a non- vehicular access easement shall be included to prohibit vehicular access or crossing. 10.613.3.5.3.
Response: Note 26 has been added to the plat and states “NO DIRECT VEHICULAR ACCESS FROM FM 1660” to satisfy this requirement.
2. Repeat comment - add the NVAE or an intervening lot, which still substantially conforms to the approved Preliminary Plat.
Response: A note has been added to the plat, see above.
3. Change to Ashley Bailey, Development Services Director for the signature block.
Response: Signature block has been changed to Ashley Bailey. The engineer of record has also been updated.
4. Provide payment of final plat application fee in the amount of \$4,839.76.
Response: The check for the payment will be submitted by the developer in person.

Engineering Review –

Please see attached for the 1914- ENG signed cover sheet for the construction plans for reference as well as responses below.

C. Chapter 8 UDC, Drainage and Stormwater Standards

1. Comment #1 remains. CN values does not match Table 2-3 of RRDCM. No category is called Row Crops. The existing land can not be classified as Row crop. Additionally, a curve number of 85 appears too high. Clarify how existing CN is 85 and a residential lot is only 86.5. Additionally, on pre-developed existing OV-2 table there is a category called “impervious cover” this is not shown table 2-3 of the RRDCM. Provide information supporting the use of each hydrologic soil group.
Response: After conversation with Sydnee Best (3/20/24), For existing conditions, row crops

(good condition) was selected in accordance to the RRDCM Table 2-3 Note 1 and is acceptable. Hydrologic soil groups were obtained from NCRS as stated on page 5.

5. Comment #5 remains: Per City of Hutto UDC 10.804.2.1 provide certification to the floodplain administrator that the standard of this subsection is satisfied. Provide approval from the city that there are no requirements for a flood study.

Response: Note 25 has been added to the plat that states "Finish floor elevation for residential lots adjacent to the proposed/existing 100-year floodplain shall be a minimum of two feet above the ultimate 100-year floodplain or 100-year water surface elevation, whichever is greater." There has also been an approved CLOMR for this section and is included in the resubmittal package.

add MFFE's

Additional Review 2 Comments: As per UDC 10.802.3.1 Storm water runoff peak flow rates for the 2,10,25, and 100-year frequency storms shall demonstrate that, as result of the proposed development, there will not be any adverse impact to downstream properties adjacent to the drainage resulting from a 100-year event. Exhibits have been provided that compare pre-developed and post-developed peak flow. Considering no detention has been provided and clearly curve numbers are showing an increase from existing to proposed scenario.

Response: The proposed flows show a decrease at the property boundary (POI-4 and POI-7) because the post development flow is shifted from the overall peak at the confluence points.

Provide stormwater management fee

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

- a. Please pay the required fee of \$150.00. Online payments can be made at Huttofirerescue.org. click on Fire Marshal payment portal. If paying by check, please make the check payable to WCESD #3.

Response: This fee has been paid.

Sincerely,



Stacy Mulholland, P.E.
Project Manager



AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action on 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, May 7, 2024
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The tract is approximately 77.881 acres on the west side of Ed Schmidt Blvd. at the Emory Crossing Blvd. intersection. The plat proposes four multi-family lots and extends Emory Crossing Blvd. to the west as shown within the Mobility Master Plan. The property was annexed and zoned multi-family in April 2023.

WEST: ETJ, (AG) Agriculture

NORTH: ETJ

EAST: ETJ, RSI Planned Unit Development

SOUTH: (SF-1) Single Family

SUMMARY OF REQUEST:

A public hearing for the preliminary plat was held on September 5, 2023, at the regular scheduled Planning and Zoning Commission meeting. There were no responses to the public hearing.

The site will consist of four (4) multi-family lots that will have an extension of Ed Schmidt Blvd.

The 'shot clock' bill, HB3699, was voluntarily waived. However, the final plat was not, thus the final plat has been before the Commission for denial in accordance with state law. Since HB3699 was not waived for the final plat, the next submittal date for applications not waiving HB3699 is May 6, 2024.

STAFF REVIEW:

Staff reviewed the preliminary plat application and found the application to be in compliance with the Unified Development Code (UDC). Staff recommends approval of the proposed preliminary plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

4.5.



1. AltaEdSchmidt-Prelim-U3-Plat(1-30-24)

SEPTEMBER 26, 2023
OCTOBER 27, 2023
DECEMBER 15, 2023
JANUARY 30, 2024

FLOODPLAIN INFORMATION
THE SITE IS NOT LOCATED WITHIN A
PANEL NO. 48491C0505F WITHIN
INCORPORATED AREAS.

LEGAL DESCRIPTION
A 77.881 ACRE (3,392,478 SQUARE FEET) TRACT OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND THE AARON ARMSTRONG SURVEY NO. 9, ABSTRACT NO. 26, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 101.8 ACRE TRACT, AN 8.36 ACRE TRACT, AND A 3.50 ACRE TRACT CONVEYED TO NO-COUNT, LLC, IN A DEED DATED JUNE 26, 2013 AND RECORDED IN DOCUMENT NO. 2013060751 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARK NOTE
MAG NAIL WITH WASHER SET IN CONCRETE
SURFACE COORDINATES
N: 10182678.60
E: 3168954.68
ELEV: 711.46'
VERTICAL DATUM: NAVD99 (GEOID 12B)

VICINITY MAP

SCALE: 1" = 500'

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3	PRELIMINARY PLAT (SHEET 1 OF 2)
4	PRELIMINARY PLAT (SHEET 2 OF 2)
5	PRELIMINARY PLAT NOTES

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

DATE _____

OWNER:
NO-COUNT, LLC
311 ROYALE HEIGHTS LN
HOUSTON, TX 77024
PH: (713) 623-2854
ATTN: GARY OLANDER

DEVELOPER:
WOOD PARTNERS
4401 WEST GATE BLVD.
AUSTIN, TX 78745
PH: (512) 275-3518
ATTN: BART BARRET

SURVEYOR
EARLY LAND SURVEYING
 P.O. BOX 92588
 AUSTIN, TX 78709
 PH: (512) 202-8631
 ATTN: JOE BEN EARLY, JR.

PREPARED BY:

Kimley»»Horn

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

UTILITY CONTACTS:

1. TELECOM COMPANY, SPECTRUM, (512) 560-4834
2. CABLE COMPANY, SPECTRUM, (512) 560-4834
3. ELECTRIC COMPANY, ONCOR, (687) 816-2037
4. GAS COMPANY, ATMOS, (512) 550-8857
5. CITY WATER/UTILITIES DEPARTMENT, JONAH WATER, (512) 759-1286

Kimley»»Horn

PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

The logo for Kimley-Horn is displayed, featuring the company name in a stylized font. A large, bold, black stamp with the word 'PRELIMINARY' is overlaid on the logo.

01/30/24

KHA PROJECT 067780342	DATE JANUARY 2024	SCALE: AS SHOWN	DESIGNED BY: ABG	DRAWN BY: ARP	CHECKED BY: ABG
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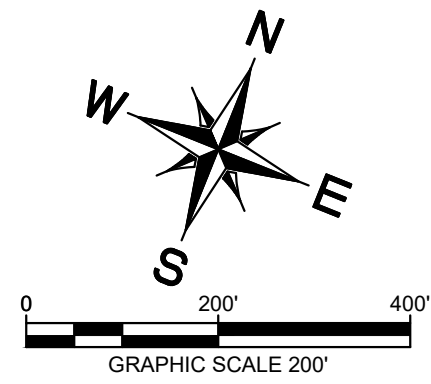
COVER SHEET

ALTA ED SCHMIDT
PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 5

ALTA ED SCHMIDT - PUBLIC PRELIM

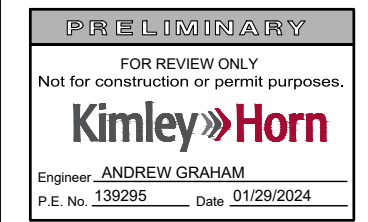
ALTA ED SCHMIDT PRELIMINARY PLAT



	PROPERTY LINE
	ADJOINER PROPERTY LINE
	PROPOSED EASEMENT LINE
	APPROXIMATE LOCATION OF CITY LIMITS
	DELINEATED STREAM CENTERLINE

NOTE: SUBJECT TO A COST PARTICIPATION AGREEMENT TO BE EXECUTED BY THE CITY AND THE DEVELOPER PRIOR TO OR CONTEMPORANEOUSLY WITH THE APPROVAL OF THE FINAL PLAT OF THE PROPERTY, THE CITY SHALL BE RESPONSIBLE FOR CONSTRUCTION COSTS FOR EMORY CROSSING BLVD. (DEDICATED BY FINAL PLAT) THAT EXCEED DEVELOPER'S PRO RATA SHARE. THE DEVELOPER'S PRO RATA SHARE OF EMORY CROSSING BLVD. CONSTRUCTION COSTS IS 12%.

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	LOT TYPE
LOT 1, BLOCK A	21.761	947,889	RESIDENTIAL
LOT 2, BLOCK A	21.041	916,549	RESIDENTIAL
LOT 3, BLOCK A	15.819	689,061	RESIDENTIAL
LOT 4, BLOCK A	15.809	688,622	RESIDENTIAL
R.O.W. RESERVE	3.452	150,357	-



01/30/24

KHA PROJECT 067780342
DATE JANUARY 2024
SCALE: AS SHOWN
DESIGNED BY: ABG
DRAWN BY: ARP
CHECKED BY: ABG

OVERALL PRELIMINARY PLAT

ALTA ED SCHMIDT
PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

2 OF 5

2117-PLAT Page 38 of 40



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

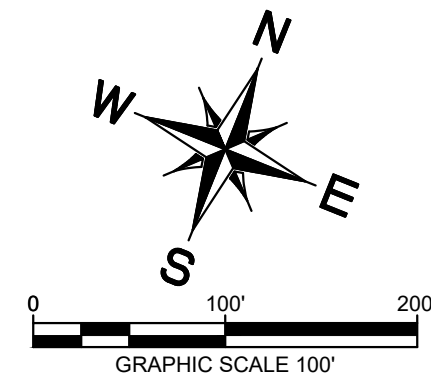
BENCHMARKS

BM #5 :
MAG NAIL WITH WASHER SET IN CONCRETE
SURFACE COORDINATES:
N: 10182678.60
E: 3168954.68
ELEV: 711.46'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

Plotted By: Cheryl, John Date: January 30, 2024 02:35:04pm File Path: K:\SAU\Civil\067803242 Alga Ed Schmidt\Coal Prelim Plan\PlanSheets\C - Final Plot.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

File Path: K:\SAU_Civil\067780342 Alta Ed Schmidt\Cad\Public Prelim Plan\PlanSheets\C - Final Plat.dwg

ALTA ED SCHMIDT PRELIMINARY PLAT



MATCH LINE SEE SHEET 4

LOT 1
BLOCK A

LOT 2
BLOCK A

LOT 3
BLOCK A

TODD M. & TAMMY
B. RIGGAN
27.895 ACRES
(2007024092)

WEHRING FAMILY
INVESTMENTS, LP.
16.20 ACRES
(2010069362)

CW WILCO, LLC
56.742 ACRES
(2020020862)

WILCO RANCH
PHS. 3, SEC. 2
(2022049992)

NO-COUNT, LLC
PORTION OF 101.8 ACRES
(2013060751)

ED SCHMIDT BLVD.
(120' RIGHT-OF-WAY)

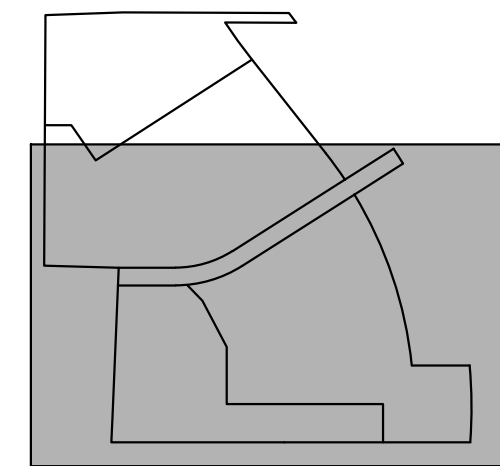
EMORY CROSSING
PHASE ONE
(2013-1137)

RCG HUTTO
EWAY FUND, LLC.
83.935 ACRES
(2021159038)

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	PROPOSED EASEMENT LINE
	APPROXIMATE LOCATION OF CITY LIMITS
	DELINEATED STREAM CENTERLINE

KEY MAP

SCALE = 1":1000'



LOT TABLE			
LOT NO.	ACRES	SQ. FT.	LOT TYPE
LOT 1, BLOCK A	21.761	947,889	RESIDENTIAL
LOT 2, BLOCK A	21.041	916,549	RESIDENTIAL
LOT 3, BLOCK A	15.819	689,061	RESIDENTIAL
LOT 4, BLOCK A	15.809	688,622	RESIDENTIAL
R.O.W. RESERVE	3.452	150,357	-

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2560.00'	63.39'	S59°20'04"E	63.39'	1°25'08"	31.70'
C2	2860.00'	234.99'	S57°46'18"E	234.93'	4°42'28"	117.56'
C3	2140.00'	169.34'	S57°51'28"E	169.29'	4°32'02"	84.71'
C4	2440.00'	92.01'	S54°21'31"E	92.00'	2°09'38"	46.01'
C5	2140.00'	946.77'	S40°27'12"E	939.06'	25°20'55"	481.26'
C6	2440.00'	400.46'	S22°21'03"E	400.01'	9°24'13"	200.68'
C7	554.00'	329.35'	S52°40'36"W	324.53'	34°03'45"	169.71'
C8	646.00'	384.05'	N52°40'36"E	378.42'	34°03'45"	197.89'
C9	601.74'	371.05'	N52°01'04"E	365.20'	35°19'49"	191.64'



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

BENCHMARKS

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Kimley»»Horn
5301 SOUTHWEST PKWY, BUILDING 2, SUITE 100 AUSTIN, TEXAS 78735
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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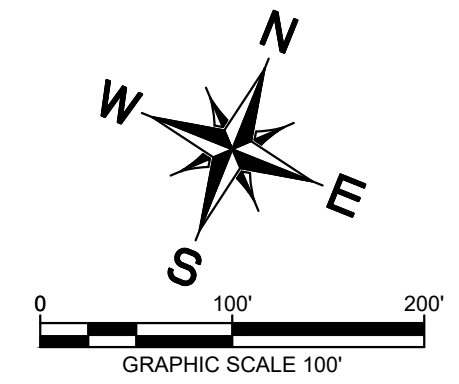
01/30/24
KHA PROJECT 067780342
DATE JANUARY 2024
SCALE: AS SHOWN
DESIGNED BY: ABG
DRAWN BY: ARP
CHECKED BY: ABG

PRELIMINARY PLAT
(SHEET 1 OF 2)

ALTA ED SCHMIDT
PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3 OF 5

ALTA ED SCHMIDT PRELIMINARY PLAT



NO-COUNT, LLC.
50.8268 ACRES
(2013060751)

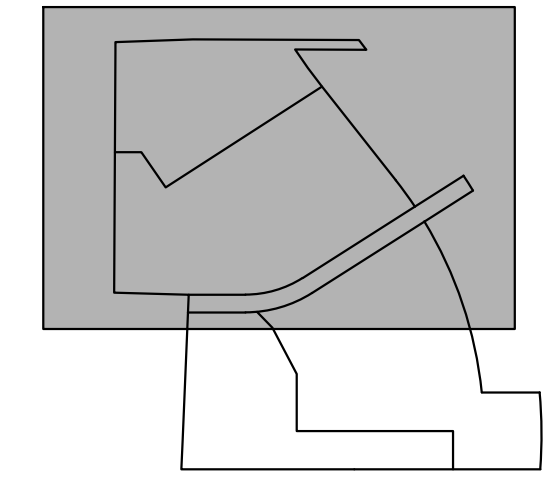
VENTANA HILLS, LTD.
18.834 ACRES

VENTANA HILLS, LTD.
18.834 ACRES

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	PROPOSED EASEMENT LINE
	APPROXIMATE LOCATION OF CITY LIMITS
	DELINEATED STREAM CENTERLINE

KEY MAP

SCALE = 1":1000'



LOT 9
BLOCK A
TK INDUSTRIAL PARK
(2018062874)

LOT 4
BLOCK A

NO-COUNT, LLC
PORTION OF 101.8 ACRES
(2013060751)

NO-COUNT, LLC
PORTION OF 101.8 ACRES
(2013060751)

EMORY
CROSSING BLVD.
(92' RIGHT-OF-WAY)

LOT 7
BLOCK A
TK INDUSTRIAL PARK
(2018062874)

LOT 1
BLOCK A

LOT 2
BLOCK A

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2560.00'	63.39'	S59°20'04"E	63.39'	1°25'08"	31.70'
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LOT 4, BLOCK A	15.809	688,622	RESIDENTIAL
R.O.W. RESERVE	3.452	150,357	-

MATCH LINE SEE SHEET 3



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

BENCHMARKS

BM #5 :
MAG NAIL WITH WASHER SET IN CONCRETE
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PRELIMINARY PLAT
(SHEET 2 OF 2)

ALTA ED SCHMIDT
PRELIMINARY PLAT
CITY OF HUTTO
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

4 OF 5

2117-PLAT Page 100 of 100

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the 2025 Capital Improvement Plan.
Meeting: Tuesday, May 7, 2024
Department: Engineering
Staff Contact:

BACKGROUND INFORMATION:

This is the second of two presentations to the Planning and Zoning Commission regarding the 2025 Capital Improvement Plan (CIP).

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None