



City of Hutto

Agenda

Historic Preservation Commission Wednesday, May 22, 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 22, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

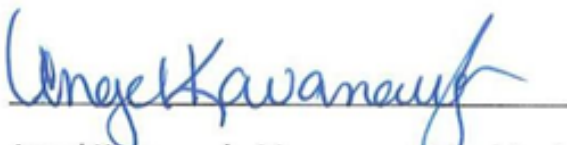
- 4.1. Election of Chair and Vice Chair
- 4.2. Consideration and possible action on the meeting minutes from the Historic Preservation Commission meeting held on April 24, 2024.
- 4.3. Consideration and possible action on the Certificate of Appropriateness for 105 and 107 East Street including new windows on the front of 105 East Street and parking adjacent to the alley.

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the May 22, 2024 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 17, 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: Election of Chair and Vice Chair
Meeting: Wednesday, May 22, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the Historic Preservation Commission meeting held on April 24, 2024.
Meeting: Wednesday, May 22, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Historic Preservation meeting minutes April 24, 2024



City of Hutto

Minutes

**Historic Preservation Commission
Wednesday, April 24, 2024 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The Historic Preservation Commission meeting opened at 7:04 PM

2. ROLL CALL

The members of the Historic Preservation Commission in attendance were:
Commissioners Jon Stephenson, Alexix Ortiz, DeAnne Worley, and Ray Alba.
Not in attendance were Commissioners Norm Delay and Robert Lykins

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 24, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No public comment

4. AGENDA ITEMS

4.1. Consideration and possible action on the meeting minutes from the Special Called Historic Preservation Commission meeting held on April 3, 2024

A motion was made by Commissioner Alex Ortiz to approve the Historic Preservation Commission meeting minutes as corrected, seconded by Commissioner Jon Stephenson.

Motion passed 4 Ayes to 0 Nays

4.2. Consideration and possible action on the Historic Writing Report.

A motion was made by Commissioner Jon Stephenson to approve the writing history report, seconded by Chair DeAnne Worley. Motion passed 3 Ayes to 1 recusal

5. ADJOURNMENT

The meeting was adjourned at 7:23 PM

6. CERTIFICATION

I certify that this notice of the April 24, 2024 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 19, 2024 before 5:00 P.M.

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Certificate of Appropriateness for 105 and 107 East Street including new windows on the front of 105 East Street and parking adjacent to the alley.
Meeting: Wednesday, May 22, 2024
Department: Development Services
Staff Contact: Autumn Speer

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

The buildings at 105 and 107 East Street are both contributing structures. A contributing structure or site adds to the historical integrity or architectural qualities that make the historic district significant. A contributing structure or site helps make a historic district “historic”. In 2021, 105 and 107 East Street were approved for a Certificate of Appropriateness for exterior modifications including the expansion of 105 East Street at the rear of the structure.

STAFF REVIEW:

COA Applicability

A certificate of appropriateness is required for the following change to the exterior of a structure with designated or pending historic designation:

- Visible change to the exterior of a designated contributing structure.

COA Evaluation and Recommendation

A Certificate of Appropriateness is evaluated, in part, to the following criteria:

1. The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this code. The use will require minimal change to the defining characteristics of the structure, property, site and environment. **No use changes are proposed.**
2. The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided. **The existing windows are proposed to be replaced with newer windows, substantially matching the windows of an adjacent structure on East Street. The existing windows are no longer operational and with the addition of the habitable space in the second suite, the applicant desires to replace the windows.**

AGENDA ITEM REPORT

4.3.



3. The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or property. ***The structures will remain in substantial conformance with the original facade.***
4. Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved. **NA**
5. Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations. ***The structures will remain in substantial conformance with the original facade as constructed in the 1930s.***
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence. ***The proposed replacement of the windows still meet with the age of the building and construction practices at the time 105 East Street was built.***
7. Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method possible. **NA**
8. New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment. ***The structures will remain in substantial conformance with the original facade as constructed in the 1930s.***
9. New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future. A right-of-way permit will be required for the parking work adjacent to the alley/city right-of-way.
10. New construction taking place after demolition or removal of a structure or property in an historic district will conform to the design guidelines for the district. **NA**

10.203.5.5 Approval conditions

Staff Recommends approval of the proposed Certificate of Appropriateness for the new windows and parking at the rear of the structure as shown. The dumpster should be partially enclosed with a fence to match the existing fence at the rear of 105 East Street. The Historic Preservation Commission may impose conditions on a general development plan.

Certificates of Appropriateness expire in 180 days upon approval and building permits must still be obtained for projects authorized by a certificate of appropriateness.

FISCAL NOTES:

AGENDA ITEM REPORT

4.3.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. Certificate-of-Appropriateness-12023
2. 105 East-Parking Diagram
3. 105 East-Existing Front
4. 105 East-New Window Material
5. 105 East Survey Legal Description
6. 107 East Survey Legal Description



CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Planning: 512-759-3479
planning@huttotx.gov
www.huttotx.gov

PROJECT NAME: _____

PROPERTY ADDRESS: _____

Current zoning district: _____ Current use: _____ Occupancy: ☐ Residential ☐ Commercial

Request Type (Check One)

- ☐ New construction ☐ Remodel or Addition ☐ Storage or Accessory Building ☐ Fence construction or Repair
☐ Demolition ☐ Other: _____

FEES ☐ All required fees may be provided by credit card (plus additional fee) or check made payable to: City of Hutto

ALL SUBMITTAL DOCUMENTS PROVIDED ON A FLASH DRIVE/USB OR OTHER COMPATIBLE ELECTRONIC STORAGE DEVICE

All items listed must be included with application, unless otherwise noted.

- ☐ Complete Master application and Certificate Of Appropriateness application.
- ☐ Pre-application meeting with Development Services staff and WCESD#3 (Fire District) staff.
- ☐ Proof of ownership (copy of deed).
- ☐ Photos of lot and existing structure(s) (all sides), submitted digitally/electronically
- ☐ Minimum scale for all additional requirements is (1/8 inch = 1 foot), unless otherwise indicated below.
If applicable to the project, the following items are to be submitted digitally/electronically at a minimum scale of (1/8 inch = 1 foot), unless otherwise indicated.
- ☐ Site Plan
 - o Minimum scale (1 inch = 20 feet) and must include the following:
 - o North arrow and scale
 - o Lot lines with dimensions, setback and easement lines
 - o Existing/proposed structure location(s), accessory structures, and reference dimensions from all lot lines
 - o Existing trees (with sizes) and locations of all primary/secondary entrances to structures
 - o Driveway, parking, walkway, fence and retaining wall locations (existing/proposed)
- ☐ Floor Plan
 - o Existing/proposed structure location on site
 - o Layout of all rooms, exterior decks, porches, windows and door openings
 - o Total square footage of overall structure (total heated/cooled area)
- ☐ Roof Plan
 - o Flue, roof, exhaust vents, chimneys, skylights
 - o All projections, penetrations, overhang lines and lengths
 - o Gutters, downspouts, major ridge, valley and eave lines
- ☐ Architectural Elevations
 - o North, south, east and west side elevations showing: deck/patio, porch, and showing heights for building, plate, foundation and roof pitch
 - o Calculated areas for all facades and glazed surfaces (windows)
 - o Additions: show entire structure
- ☐ Significant Architectural Details
 - o Descriptions and drawings that demonstrate the architectural character of the structure, exposed structural connections, materials, interfaces, etc. (includes finials, corbels, brackets, rafter ends, window casing, etc)
- ☐ Material Samples
 - o Exterior wall/siding, color, texture and finish
 - o Trim, masonry type, color, texture and layup
 - o Roof, garage, exterior door type and driveway color (if other than asphalt/grey concrete)
 - o Window type and color
 - o Site, building exterior lighting fixtures and home numbering

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	HPC determination
					☐ Approved ☐ Approved with conditions (attached) ☐ Denied

CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

APPLICABILITY

- Work that does not include changes to: material, configuration, dimension, or outward appearance is considered in-kind repair and **DOES NOT REQUIRE A CERTIFICATE OF APPROPRIATENESS.**
- Visible changes to the exterior of a designated contributing (historical) structure.
Addition to a designated contributing (historic) structure in a historic district.
- Demolition/relocation of a designated contributing (historic) structure.
- Construction of a new structure in the historic district.
- Application submittal and/or commission approval does not constitute building permit approval.
- Building permit applications must be submitted separately. Approvals, with or without conditions, are valid for 180 days.

REVIEW CRITERIA

Construction shall conform to any applicable Master Plan and UDC requirements.

Structure/site will be used for its historic purpose or be placed in a new use that is permitted by code. Use will require minimal change to the defining characteristics of the structure, property, site and environment. Historic character of a structure/site will be kept and preserved. Removal of historic materials or alteration of features and spaces will be avoided.

Structure/site remains as physical record of its time, place and use. Changes will not create a false sense of historical development, such as conjectural features or architectural elements from other structures/property.

Most structures/property change over time; changes that acquired historic significance in their own right will be kept and preserved.

Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure/property will be preserved in the limits permitted by applicable regulations.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances.

Replacement of missing features will be proven by documentary, physical or pictorial evidence.

Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method possible.

New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure/property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment.

New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure/property and its environment will be unimpaired if it is removed in the future.

New construction taking place after demolition/removal of a structure/property in an historic district will conform to the design guidelines for the district.

PROCESSING

Application intake, staff review and determination that it is complete, meeting scheduling.

Final documents related to Commission action are required at least 14 days prior to scheduled meeting date.

Upon approval applicant shall submit the required building permit application(s), if applicable.

BEING 0.09 ACRES OF LAND, MORE OR LESS, OUT OF THE W. J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CALLED TRACT 2 AS CONVEYED TO OCTAVE HOLDINGS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2015030555, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 20-1029

DRAWN: RCG

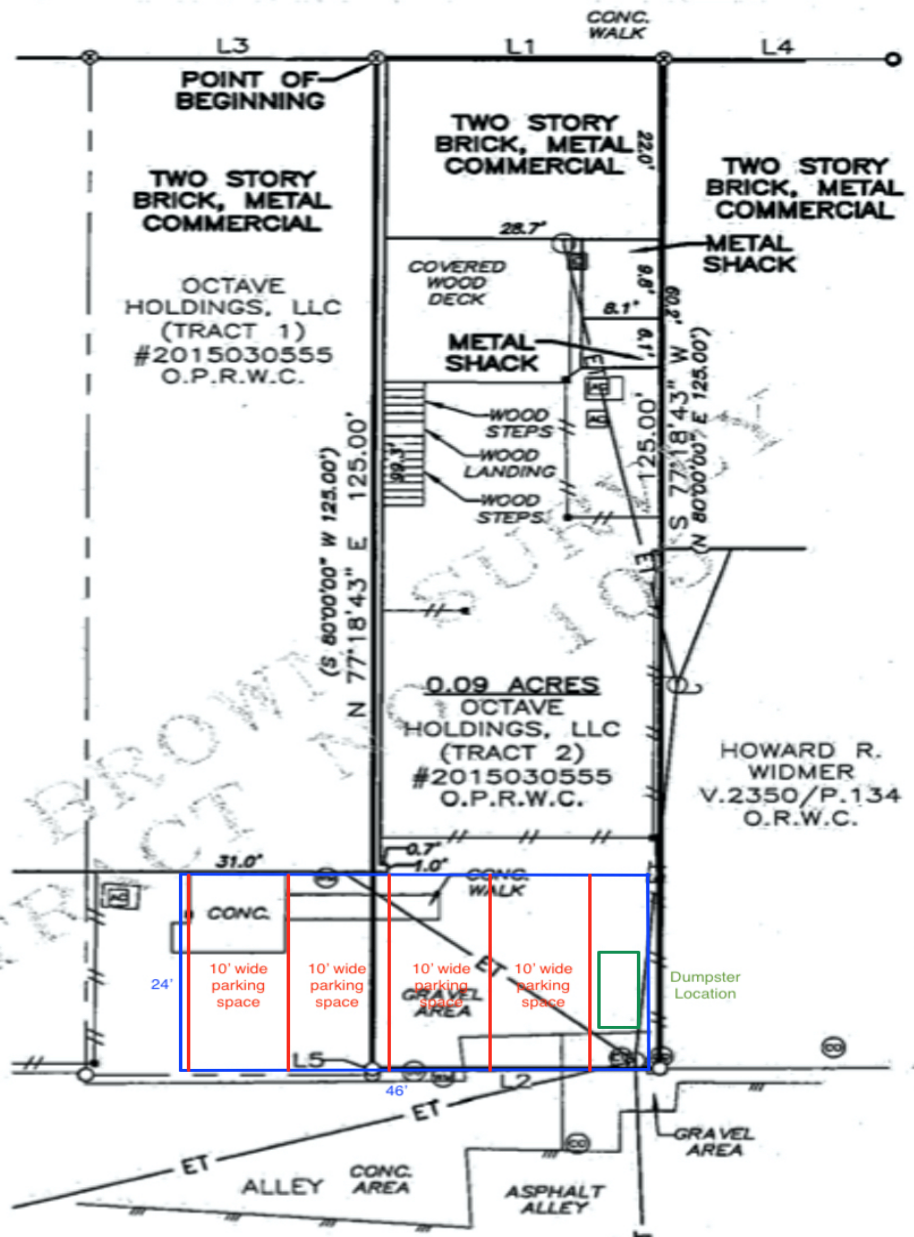
F.C.: CB/JA

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #20-520407-RR, EFFECTIVE DATE OF AUGUST 28, 2020 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

NO SURVEY RELATED MATTERS LISTED.

(80' R.O.W.)
105 EAST STREET
PAVED ROAD - CONC. CURB

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 12°41'17" E	30.00'
L2	N 12°41'17" W	30.00'
L3	N 12°41'17" W	30.00'
L4	S 12°41'17" E	24.00'
L5	S 77°18'43" W	0.69'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 10°00'00" W	30.00'
L2	S 10°00'00" E	30.00'



Scale: 1" = 20'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

LEGEND	
○	MAGNAIL FOUND IN CONCRETE
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
⊗	X SET IN CONCRETE
—	PAVEMENT
—	FENCE POST
—	WOOD FENCE
—	UTILITY POLE
—	ELECTRIC/TELEPHONE LINES
—	AIR CONDITIONER
—	CLEANOUT
—	ELECTRIC
—	SIGN
—	TELEPHONE
—	WATER METER
()	RECORD INFORMATION
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

24'x44' Concrete/Asphalt Work
- Demo existing concrete pads
- 5" Slab Depth if concrete
- Rebar #4 x 18 center
- Four 10' width parking spaces
- Additional 4' width for dumpster pad

PAGE 2 OF 2
EXHIBIT TO ACCOMPANY FIELD NOTES

CERTIFY TO: CAPITAL TITLE / FIRST NATIONAL TITLE INSURANCE COMPANY / N/A / GF# 20-520407-RR

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—

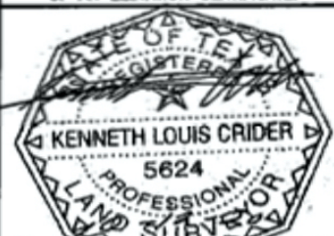
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628

(512) 930-1600/(512) 930-9389 fax www.texas-ls.com

TBPELS LAND SURVEYING FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

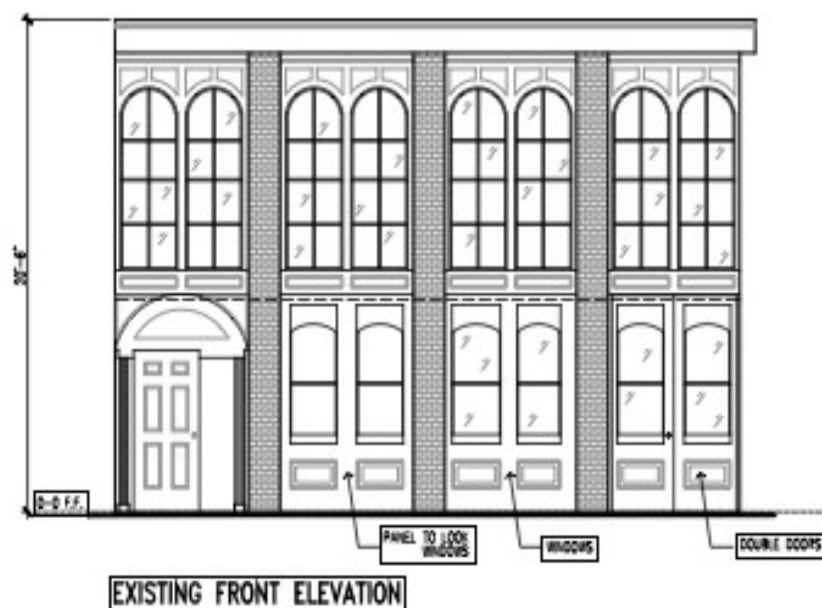
IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0520F, DATED DEC. 20, 2019. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 2nd Day of October, 2020 A.D.

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Revisions
09-23-21
10-07-21
10-12-21

Project: 105 East Street

Builder: Truitt Group

Address: 105 East Street, Hutto, TX 78643

Legals:

Truitt Group

DATE: 09-23-2021

Page 13 of 20

Quote
497640
Net Pricing



Sun Windows, Inc.
1515 E. 18th St.
Owensboro, KY 42303
Phone: (270) 684-0691
Fax: (888) 391-0136
www.SunWindows.com

Ship To:
House
1515 E. 18th Street
Owensboro, KY 42303
Phone: 270-684-0691

Bill To:
House
1515 E. 18th Street
Owensboro, KY 42303
Phone: 270-684-0691

Created: 1/25/2024

PO:

Project Name: Hutto Project

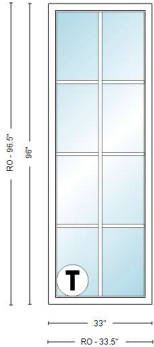
Quote Name: Chris Matthews

Terms: *PREPAY

Sales Rep: Sun House Account

Username: chris.anderson

Line# **100-1**



Unit Size: **33" X 96"**

Rough Opening: **33.5" X 96.5"**

Room: **Option 1 - Fixed Window Matching Radius**

USA Clad Sash Set 33" x 96"

Overall Dimension = 33" x 96"

Unit Width = Custom, Unit Height = Custom

Exterior Color = Black \ Interior Color = Black

Dual Glazed \ Sun Advantage 270 \ Tempered

1" SDL \ Colonial \ Black \ Raised \ Has Shadow Bar \ 2w 4h

Nailing Fin Removed

4 9/16" Jamb Depth \ Traditional Glass Stop

U-Factor = N/A \ SHGC = N/A \ CR = N/A \ VT = N/A \ CPD = N/A

Net Price: **\$1,263.50**

Quantity: **x 6**

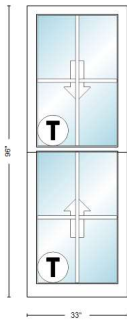
Extension: **\$7,581.00**

Line Item Notes

Tempered glass requires additional delivery time.

This glass size exceeds our limits for double strength glass. It must be triple strength.

Line# **200-1**



Unit Size: **33" X 96"**

Rough Opening: **33.5" X 96.5"**

Room: **Option 2 Double Hung Operating**

USA Clad Architectural Double Hung 33" x 96"

Overall Dimension = 33" x 96"

Unit Width = Custom, Unit Height = Custom

Exterior Color = Black \ Interior Color = Black

Dual Glazed \ Sun Advantage 270 \ Unit 1 Lower Glass, 1 Upper Glass: Tempered

Sash Locks W/ Flanged Keeper \ White

No Screens

1" SDL \ Colonial \ Black \ Raised \ Has Shadow Bar Glass 1: \ 2w

Glass 2: Upper Number Wide = 2 Glass 1: 2h

Glass 2: Upper Number High = 2

Nailing Fin Removed

4 9/16" Jamb Depth \ Traditional Glass Stop

Jambliner Color = Tan \ Sill Angle = 14

U-Factor = 0.32 \ SHGC = 0.21 \ CR = 58 \ VT = 0.38 \ CPD = SUN-N-32-00005-00001

Viewed From Exterior

Net Price: **\$1,121.00**

Quantity: **x 2**

Extension: **\$2,242.00**

Line Item Notes

Tempered glass requires additional delivery time.

Project Name: Hutto Project
Quote Name: Chris Matthews

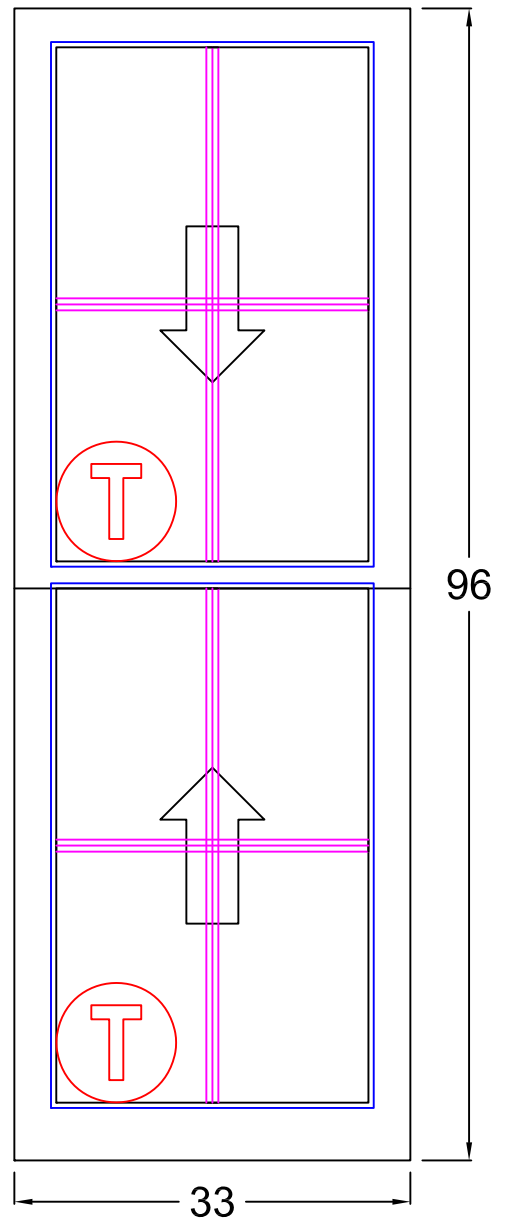
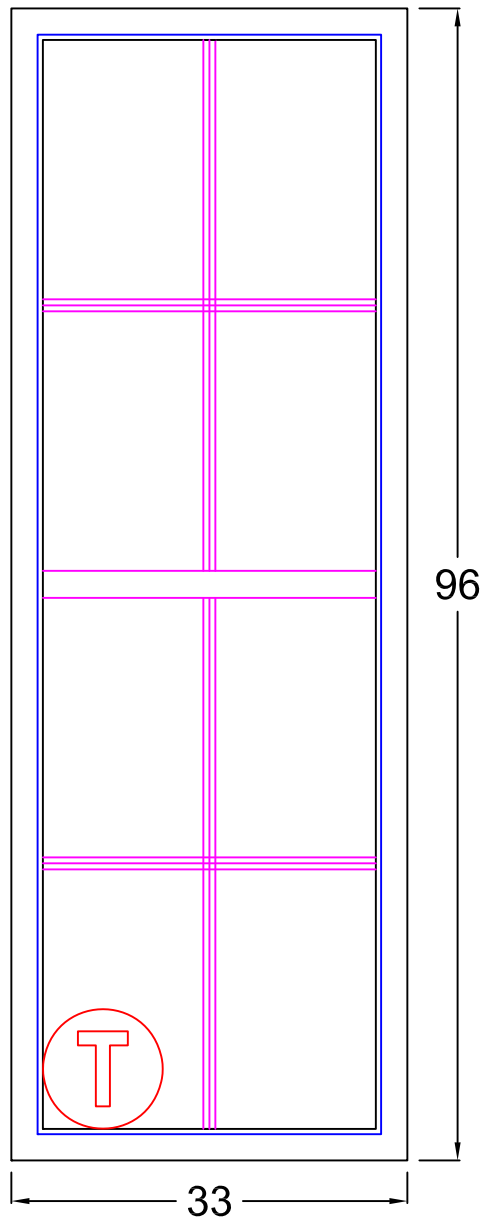
Subtotal:	\$9,823.00
Sales Tax: 6%	\$589.38
NetTotal:	\$10,412.38

All Sun Window and Door products are made to order, custom configured with the options and accessories specified. Therefore, once ordered it cannot be changed, canceled or returned for credit. Check this quote thoroughly to verify that it is exactly what you want. Submitting this quote as an order is your agreement to purchase the products as specified within this quote. All changes, corrections, and cancelations must be made before submitting this quote as an order. All quotations are subject to both credit and manufacturing approval.

We Appreciate Your Business!

SunClad USA Sash Set
 US: 33" x 96"
 2 1/4" Simulated Checkrail (raised)
 1" Colonial SDL (raised)

SunClad USA Architectural DH
 US: 33" x 96"
 1" Colonial SDL (raised)



Engineering Approval: _____ Customer Signature: _____
Engineering approves this drawing for production, if signed by customer without changes. I approve this drawing to be accurate and concise in all details.

THIS DRAWING IS SOLE PROPERTY OF SUN WINDOWS, INC. ALL INFORMATION IS CONFIDENTIAL AND MAY NOT BE DUPLICATED OR TRANSMITTED WITHOUT PERMISSION OF THE COMPANY.					BOOK:	SECTION:	CLASS:	DRAWN BY:	DATE:	SIZE:
#	DATE	ECN	REVISION	BY	CLAD	ELEV	2024	Nelson D	4/22/24	
					TITLE: ELEVATION DRAWING FOR Chris Matthews			CHECKED:	DATE:	A
								SCALE: 3/4"=1'-0"	SHEET: OF:	
					TOLERANCE UNLESS NOTED OTHERWISE: DECIMAL: +/- 0.015" FRACTIONAL: +/- 1/64" ANGULAR: +/- 0.5°			DRAWING NUMBER: 497640	REVISION:	



1515 E. 18th St. P: 270-684-0891
 Owensboro, KY F: 270-928-6452

EXHIBIT "A"

FIELD NOTES

JOB NO. 20-1029

DATE: OCTOBER 07, 2020

PAGE 1 OF 2

Field notes to accompany exhibit.

0.09 ACRES

Being 0.09 acres of land, more or less, out of the W. J. Brown Survey, Abstract No. 105, Williamson County, Texas, being that tract called a portion of Lots 6-10, Block 3, out of the International and Great Northern Railroad Addition to the Town of Hutto, said plat recorded in Volume 50, Page 250, Plat Records, Williamson County, Texas, also being called Tract 2 as conveyed to Octave Holdings, LLC, by deed recorded in Document No. 2015030555, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on October 2nd, 2020, and further described by metes and bounds as follows:

BEGINNING at an x set in concrete in the west line of East Street, marking the southeast corner of a tract called Tract 1 as conveyed to Octave Holdings, LLC, by deed recorded in Document No. 2015030555, of said Official Public Records, for the northeast corner of said Tract 2 and this tract, from which an x set in concrete, marking the northeast corner of said Tract 1, bears N 12°41'17" W, 30.00 feet;

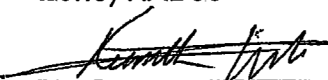
THENCE: S 12°41'17" E, 30.00 feet with the west line of said East Street and the east line of said Tract 2 to an x set in concrete, marking the northeast corner of a tract conveyed to Howard R. Widmer, by deed recorded in Volume 2350, Page 134, Official Records, Williamson County, Texas, for the southeast corner of said Tract 2 and this tract, from which a magnail found in concrete, marking the southeast corner of said Widmer tract, bears S 12°41'17" E, 24.00 feet;

THENCE: S 77°18'43" W, 125.00 feet with the north line of said Widmer tract and the south line of said Tract 2 to a 1/2 inch iron rod with pink cap stamped "TLS" set in the east line of an alley, marking the northwest corner of said Widmer tract, for the southwest corner of said Tract 2 and this tract;

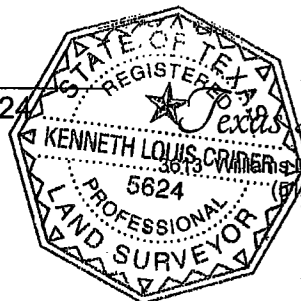
THENCE: N 12°41'17" W, 30.00 feet with the east line of said alley and the west line of said Tract 2 to a 1/2 inch iron rod with pink cap stamped "TLS" set in the south line of said Tract 1, for the northwest corner of said Tract 2 and this tract, from which a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the southwest corner of said Tract 1, bears S 77°18'43" W, 0.69 feet;

THENCE: N 77°18'43" E, 125.00 feet with the south line of said Tract 1 and the north line of said Tract 2 to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

 10-12-20

Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(817) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

BEING 0.09 ACRES OF LAND, MORE OR LESS, OUT OF THE W. J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CALLED TRACT 2 AS CONVEYED TO OCTAVE HOLDINGS, LLC, BY DEED RECORDED IN DOCUMENT NO. 2015030555, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 20-1029

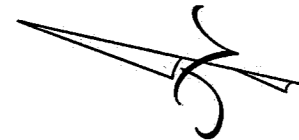
DRAWN: RCG

F.C.: CB/JA

RESTRICTIVE COVENANTS:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #20-520407-RR, EFFECTIVE DATE OF AUGUST 28, 2020 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

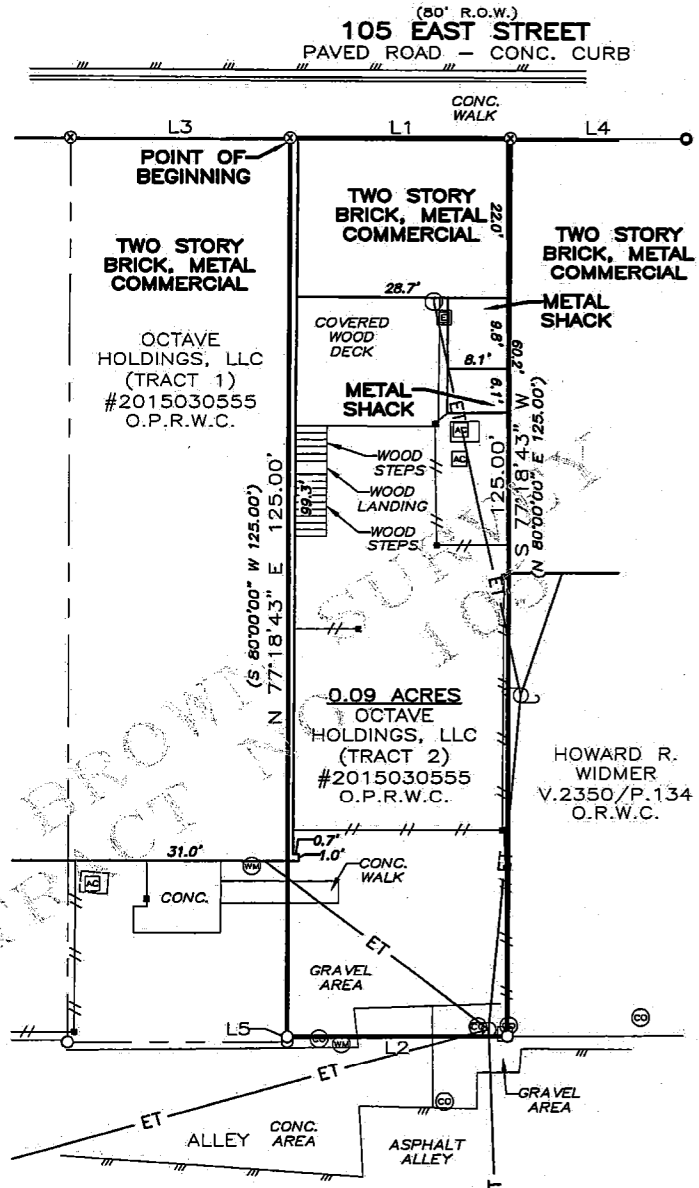
NO SURVEY RELATED MATTERS LISTED.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 12°41'17" E	30.00'
L2	N 12°41'17" W	30.00'
L3	N 12°41'17" W	30.00'
L4	S 12°41'17" E	24.00'
L5	S 77°18'43" W	0.69'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 10°00'00" W	30.00'
L2	S 10°00'00" E	30.00'



Scale: 1" = 20'
BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

LEGEND	
○	MAGNAIL FOUND IN CONCRETE
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
⊗	X SET IN CONCRETE
///	PAVEMENT
■	FENCE POST
—/—	WOOD FENCE
○	UTILITY POLE
—E—	ELECTRIC/TELEPHONE LINES
⊞	AIR CONDITIONER
⊞	CLEANOUT
⊞	ELECTRIC
⊞	SIGN
⊞	TELEPHONE
⊞	WATER METER
()	RECORD INFORMATION
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS



PAGE 2 OF 2

EXHIBIT TO ACCOMPANY FIELD NOTES

CERTIFY TO: CAPITAL TITLE / FIRST NATIONAL TITLE INSURANCE COMPANY / N/A / GF# 20-520407-RR

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—

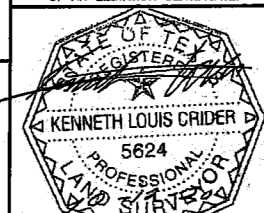
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628

(512) 930-1600/(512) 930-9389 fax www.texas-ls.com

TBPES LAND SURVEYING FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0520F, DATED DEC. 20, 2019, THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 2nd Day of October, 2020 A.D.

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EXHIBIT "A"

FIELD NOTES

JOB NO. 20-1030

DATE: OCTOBER 07, 2020

PAGE 1 OF 2

Field notes to accompany exhibit.

0.09 ACRES

Being 0.09 acres of land, more or less, out of the W. J. Brown Survey, Abstract No. 105, Williamson County, Texas, being that tract called a portion of Lots 6-10, Block 3, out of the International and Great Northern Railroad Addition to the Town of Hutto, said plat recorded in Volume 50, Page 250, Plat Records, Williamson County, Texas, also being called Tract 1 as conveyed to Octave Holdings, LLC, by deed recorded in Document No. 2015030555, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on October 2nd, 2020, and further described by metes and bounds as follows:

BEGINNING at an x set in concrete in the west line of East Street, marking the northeast corner of a tract called Tract 2 as conveyed to Octave Holdings, LLC, by deed recorded in Document No. 2015030555, of said Official Public Records, for the southeast corner of said Tract 1 and this tract, from which an x set in concrete, marking the southeast corner of said Tract 2, bears S 12°41'17" E, 30.00 feet;

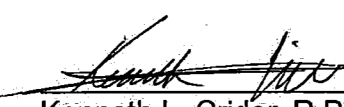
THENCE: S 77°18'43" W, with the north line of said Tract 2 and the south line of said Tract 1 at 125.00 feet passing a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northwest corner of said Tract 2, continuing in all **125.69 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set in the east line of an alley, for the southwest corner of said Tract 1 and this tract;

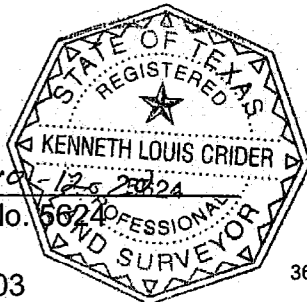
THENCE: N 12°35'34" W, 30.00 feet with the east line of said alley and the west line of said Tract 1 to a 1/2 inch iron rod with pink cap stamped "TLS" set, for the northwest corner of said Tract 1 and this tract;

THENCE: N 77°18'43" E, 125.64 feet with the north line of said Tract 1 and in part with the south line of a tract conveyed to East Street 109, LLC, by deed recorded in Document No. 2016074745, of said Official Public Records, to an x set in concrete in the west line of said East Street, for the northeast corner of said Tract 1 and this tract;

THENCE: S 12°41'17" E, 30.00 feet with the west line of said East Street and the east line of said Tract 1 to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83


Kenneth L. Crider, R.P.L.S. No. 5624
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JOB NO: 20-1030

DRAWN: RCG

F.C.: CB/JA

RESTRICTIVE COVENANTS:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT #20-520407-RR, EFFECTIVE DATE OF AUGUST 28, 2020 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

NO SURVEY RELATED MATTERS LISTED.

(80' R.O.W.)
107 EAST STREET
PAVED ROAD - CONC. CURB

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 12°41'17" E	30.00'
L2	N 12°35'34" W	30.00'
L3	S 12°41'17" E	30.00'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 10°10'00" E	30.00'
L2	N 09°54'00" W	30.00'

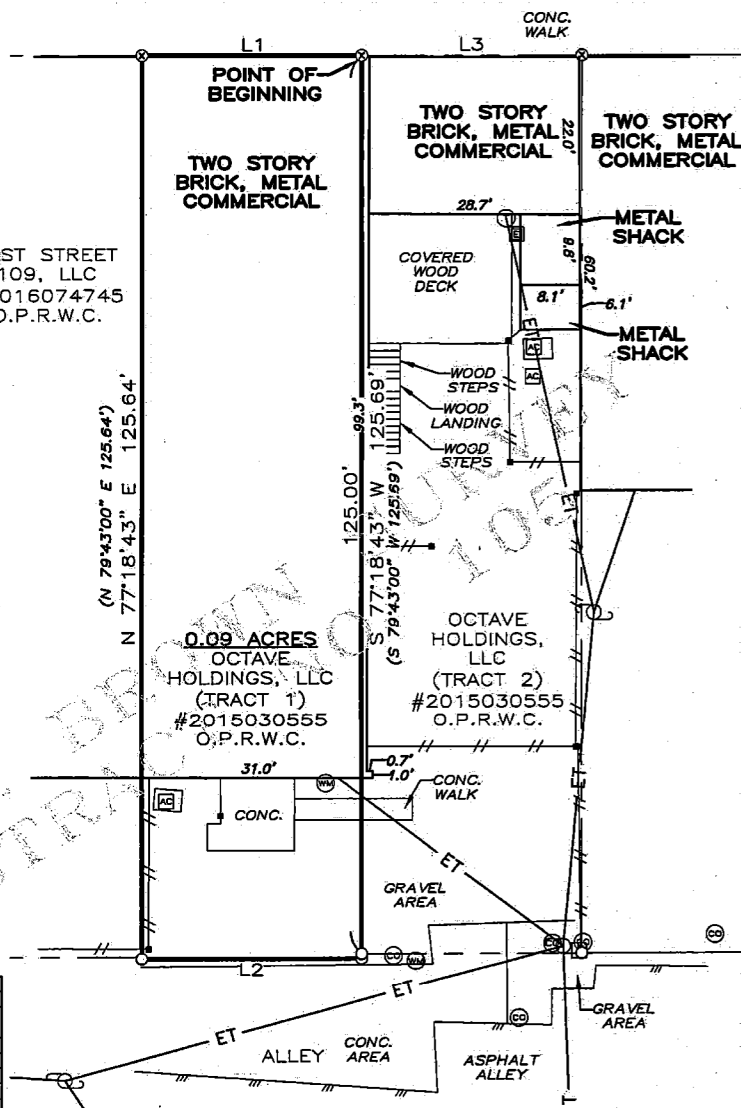
EAST STREET
109, LLC
#2016074745
O.P.R.W.C.



Scale: 1" = 20'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

LEGEND	
○	MAGNAIL FOUND IN CONCRETE
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "TLS"
⊗	X SET IN CONCRETE
///	PAVEMENT
■	FENCE POST
—	WOOD FENCE
○	UTILITY POLE
—	ELECTRIC/TELEPHONE LINES
⊠	AIR CONDITIONER
⊞	CLEANOUT
⊞	ELECTRIC
⊞	SIGN
⊞	TELEPHONE
⊞	WATER METER
⊞	RECORD INFORMATION
CONC.	CONCRETE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



PAGE 2 OF 2

EXHIBIT TO ACCOMPANY FIELD NOTES

CERTIFY TO: CAPITAL TITLE / FIRST NATIONAL TITLE INSURANCE COMPANY / N/A / GF# 20-520407-RR

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

—A Land Surveying and Geoscience Firm—

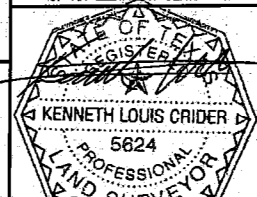
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(512) 930-1600/(512) 930-9389 fax www.texas-land.com

TBPELS LAND SURVEYING FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

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Witness my hand and seal this the 2nd Day of October, 2020 A.D.

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