



City of Hutto

Agenda

Zoning Board of Adjustment

Tuesday, June 25, 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 June 25, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on April 23, 2024
- 4.2. Conduct a public hearing and possible action regarding a variance request for the proposed project known as Panera Bread from the site design standards as outlined in Chapter 10, Section 10.403.3 of the Unified Development Code (UDC), to allow less than the minimum commercial lot size.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the June 25, 2024 Hutto Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on June 21, 2024 before 5:00 P.M.



Angel Kavanaugh
Sr. 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: Zoning Board of Adjustment
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment meeting held on April 23, 2024
Meeting: Tuesday, June 25, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Zoning Board of Adjustment Meeting Minutes



City of Hutto

Minutes

Zoning Board of Adjustments Tuesday, April 23, 2024 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The Zoning Board of adjustment commission meeting was called to order at 7

2. ROLL CALL

The members of the Zoning Board of Adjustment Commission in attendance were: Commissioners Jeff Ebner, Cory Denena, Ray Alba, Ed Pride, Members not in attendance were: Su

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 23, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

N

4. AGENDA ITEMS

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Zoning Board of Adjustment Commission meeting held on January 23, 2024.

A motion was made by Commissioner Ray Alba to approve the meeting minutes as written from the Zoning Board of Adjustment commission meeting held on January 23, 2024, seconded by Commissioner Jeff Ebner. Motion passed 4 Ayes to 0 Nays

4.2. Conduct a public hearing and possible action regarding a variance request for the property located at 401 East Street from the requirements, as outlined in Chapter 10, Section 10.1003.3.1 of the Unified Development Code (UDC), to allow a reduction of the side lot building setback for an accessory building in the OT-3 zoning district.

A public hearing opened at 7:11 PM and Latriza - applicant spoke. Closed at 7:13 PM. A motion to approve variance request for the property located at 401 East Street from the requirements, as outlined in Chapter 10, Section 10.1003.3.1 of the Unified Development Code (UDC), to allow a reduction of the side lot building setback for an accessory building in the OT-3 zoning district was made by Commissioner Cory Denena, seconded by Commissioner Jeff Ebner. Motion passed 4 Ayes to 0 Nays.

5. ADJOURNMENT

The meeting was adjourned at 7:15 PM

6. CERTIFICATION

I certify that this notice of the April 23, 2024 Hutto Zoning Hearing Board 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.

Zoning Board of Adjustment Chair

AGENDA ITEM REPORT

4.2.



To: Zoning Board of Adjustment
Subject: Conduct a public hearing and possible action regarding a variance request for the proposed project known as Panera Bread from the site design standards as outlined in Chapter 10, Section 10.403.3 of the Unified Development Code (UDC), to allow less than the minimum commercial lot size.
Meeting: Tuesday, June 25, 2024
Department: Development Services
Staff Contact: John Byrum

BACKGROUND INFORMATION:

The property is currently a part of the Shops at Hanson's Corner Addition, Block A, Lot 3B-2 and is approximately 4.055 acres. The property is currently zoned B-2 (General Commercial). The applicant intends to develop a Panera Bread on the southern portion of the land after replatting the southernmost tract to approximately 0.850 acres.

Section 10.403.3 (Lot dimensions and area) lists the minimum lot area for a site zoned B-2 as 43,560 square feet or 1 acre.

SUMMARY OF REQUEST:

The applicant is intending to develop a Panera Bread on a site located in the Shops at Hanson's Corner Addition, adjacent to the Dairy Queen location. Section 10.403.3 of the Unified Development Code (UDC), requires that the minimum lot size for a commercial lot zoned B-2 is to be 43,560 square feet or 1 acre.

The applicant is requesting the variance from the Unified Development Code, Section 10.403.3, to allow a reduction in the lot size from 1 acre to 0.850 acres. The applicant has submitted plans that show the development will be in compliance with the rest of the development code and no other variances would need to be applied for if the reduction of the commercial lot size is approved.

Variance Evaluation and Recommendation

The proposed request does meet the variance approval criteria.

- There are unique conditions peculiar to the parcel, such as an unusual shape that does not exist on adjacent parcels.
 - The entire lot is currently 4.055 acres with a 50' wide pipeline easement (Seminole Pipeline Company). The owners of the lot are planning on subdividing the land into multiple lots for future commercial development. In order to get the most out of the 4.055 tract of land, the applicant is requesting a variance to allow for a parcel to be smaller than the minimum commercial lot size of one (1) acre as

AGENDA ITEM REPORT

4.2.



stated in the UDC. The applicant has submitted plans showing that the remaining UDC design requirements will be met, and no further variances would be required.

- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
 - The overall parcel has a 50' easement on the northern portion of the land, which takes away from the overall developable area. By allowing the southern portion of the tract to have a reduction in the lot size, the northern portion will still be able to be developed with the easement going through the property.

- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
 - The applicant would still be able to meet all other code requirements with no other variances would be required.

- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
 - The entire lot is currently 4.055 acres with a 50' wide pipeline easement (Seminole Pipeline Company). The owners of the lot are planning on subdividing the land into multiple lots for future commercial development. With the 50' easement being located on the overall site, the applicant is intending to have this parcel be smaller than the minimum lot size requirement for the future development of the other lots that will have the 50' easement located on them. No development will be able to happen within the easement.

- The variance does not confer special privileges that this code does not permit on other lands, structures or buildings in the same zoning district.
 - The entire 4.055 acres has a 50' easement located on the northern portion of the parcel. The applicant will be subdividing the entire lot for the future commercial development. By allowing this lot to have the lot size reduction less than the minimum lot size requirement in the UDC, the northern parcel will be able to still be developed even with the 50' easement. In addition, the commercial lot size minimum has been reduced previously within the Carmel Creek PUD district which has developed with

AGENDA ITEM REPORT

4.2.



various commercial lot sizes, all meeting the minimum standards of the underlying zoning district.

- The variance is the minimum necessary to grant relief.
 - The applicant is asking for a reduction in the minimum lot size. The applicant has submitted plans showing that all other UDC requirements can and will be met with a smaller lot, and no other variances would be required.

STAFF REVIEW:

The applicant has submitted plans that show the development will be in compliance with the remaining development code and no other variances would need to be applied for if the reduction in the commercial lot size is approved. Staff will not support any other variances if the reduction is approved. Staff recommends approval of the variance request to allow for a reduction in the minimum commercial lot size of one (1) acre.

Neighbor Responses and Notification

12 notifications were sent out to property owners within 600' of this site. To date, staff has received zero responses.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 03_20240055_Panera Hutto_Nature of Request and Review Criteria Letter
2. 05_20240055_Panera Hutto_Site Plan
3. L1.0 LANDSCAPE PLAN
4. ShopsAtHCAReplatLot3BlkA
5. Zoning Map
6. 04_20240055_Panera Hutto_Sketch of Property (Plat)
7. EDC Support Letter



May 28, 2024

RE: Hanson's Corner Shopping Center
Minimum Lot Size Requirements
Panera Bread

Dear Mr. Byrum,

Please accept this letter showing Hippo Partners 04, Ltd support of the variance request to the minimum lot size regulations filed by CA Commercial Development for the proposed Panera Bread site within the Hanson's Corner shopping center.

As the owner of the remaining undeveloped land within the Hanson's Corner development, we understand the need for the Panera site to be less than the newly regulated minimum 1 acre size for B-2 zoned properties. The remaining 4.055 acres of undeveloped land exists within a developed shopping center and site layout within it is therefore limited by the existing dimensions, existing underground utilities (including an existing 50-foot-wide gas pipeline easement), existing drives and circulation routes, as well as by the limitation of the Home Depot Restriction Agreement and Grant of Easements dating back to 2004. The various existing limitations result in limited flexibility when it comes to designing each portion of the remaining 4 acres, and ultimately will result in the likely scenario of one lot being smaller than 1 acre. At the time the most recent plat and site design for the most recent lot was completed, the 1 acre minimum rule did not exist, and therefore this remaining portion of the shopping center was not designed with that intention in mind.

In addition to the reasons listed above, we feel strongly that Panera Bread will be a welcome tenant at Hanson's Corner and in the City of Hutto; Part of their success is designing the right size and layout site that works for their concept, which is less than 1 acre in this location.

We appreciate your team's review of the variance request. If we can do anything to further assist in the review of this application, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Megan Frey".

Megan Frey
Principal
Endeavor Real Estate Group
for Hippo Partners 04, Ltd.



May 20, 2024

City of Hutto
Development Services
500 W. Live Oak Street
Hutto, TX 78634

**Re: Variance Request Application: Panera Bread – Hutto
Hutto, Texas**

The nature of this variance request is to be approved for a reduced lot size. Please refer to the criteria and findings below for our reasoning. Thank you for considering our request.

Review Criteria (Findings):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

This overall parcel at face value would not be considered and peculiar parcel at +/-4.05 acres, yet this lot has a large transmission gas easement that stripes the site limiting the buildable area for the overall parcel and totals 0.39 acres. It is our intent, as shown by our site plan, to procure only enough land to construct our site plan which totals 0.85 acres. The idea is to allow for future development plans on the remainder parcel. However, we meet all other criteria and findings as explained in numbers 2-6.

2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.

Within the Hudson shopping center, where the proposed site is located, there are other parcels that are under one acre of land area an exhibit has been provided.

3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.

Considering that there are existing parcels within the shopping center that are under one acre, we would be congruent with the neighborhood, and we meet all other intents of the Development Code. Additionally, we would also argue that we would be potentially benefiting the overall subdivided property by providing additional land back to the larger parcel that has limit buildable lot area given the gas easement.

4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.

Requesting to reduce the size of the parcel would not be self-created because we simply do not require the additional land (see site plan included with this submittal). The proposed project and site would meet all other requirements of the UDC.

5. The variance does not confer special privilege that the UDC does not permit on other lands, structures, or buildings in the same zoning district.

This site would not be viewed as having special privilege because, as stated before, other parcels within the shopping center also have under one acre of area.

6. The variance is the minimum necessary to grant relief.

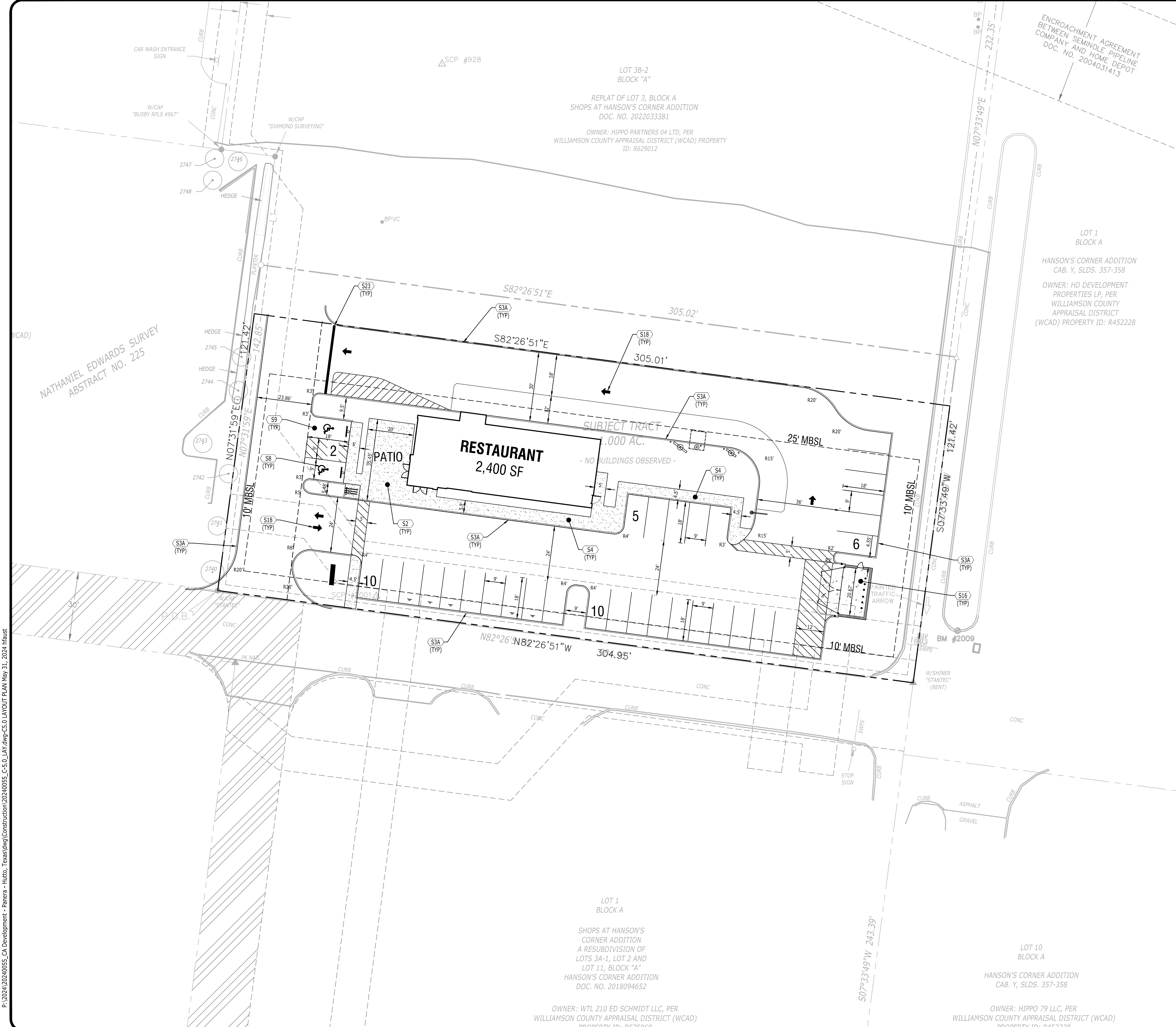
This variance would be the only way to achieve the desired lot size to provide the most optimal site plan for the proposed use.

Best Regards,

Catalyst Design Group

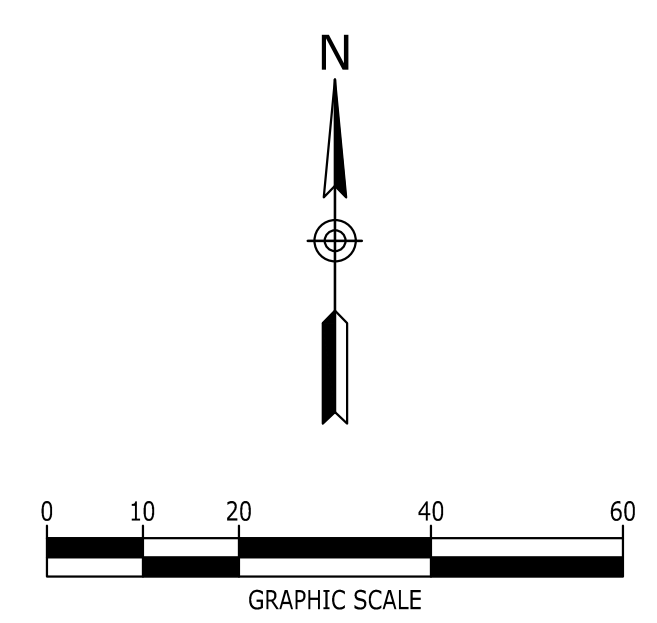


Andrew Wiseman, PE
Principal, Project Manager, Civil Engineer



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

LEGEND	
BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]
TACTILE WARNING	[Pattern]



CLIENT NAME
CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP
CLIENT PHONE NUMBER

SITE PLAN
PANERA - HUTTO, TX

370 ED SCHMIDT BLVD
HUTTO, TEXAS, 78634
WILLIAMSON

NO.	DATE	DESCRIPTION

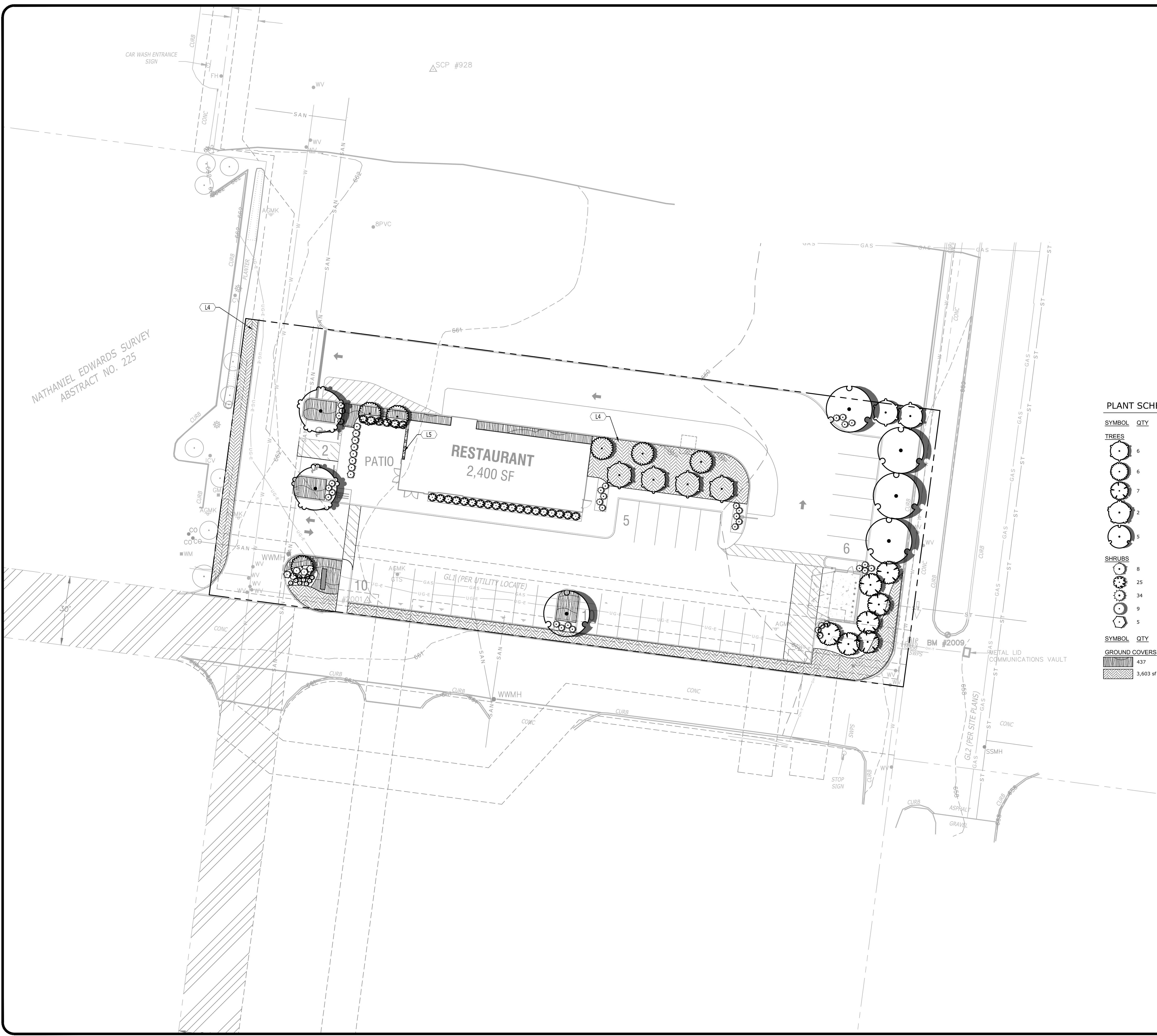
DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
 20240055

DRAWING NUMBER
C5.0

P:\2024\20240055_Cat Development - Panera - Hutto, Texas\dwg\Construction\20240055_C5.0_LAYOUT PLAN May 31, 2024.dwg

P:\2024\20240055_Cat_Development - Panera - Hutto, Texas\dwg\Construction\20240055_CO.D_LAN.dwg-L1.0 LANDSCAPE PLAN Jun 07, 2024 11:40:01 AM



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 2"-3" RIVER ROCK	

SITE LANDSCAPE REQUIREMENT	
SITE ACREAGE:	0.85 AC. (37,026 SQ. FT.)
MINIMUM LANDSCAPING REQUIRED: (15% COVERAGE FOR COMMERCIAL USE)	5,554 SF
TOTAL LANDSCAPING PROVIDED:	5,640.5 SF
REQUIREMENTS:	(2 LARGE TREES AND 4 SHRUBS PER 500 SQ. FT. OF REQUIRED LANDSCAPING)
LARGE TREES REQUIRED:	23
LARGE TREE PROVIDED:	20
SMALL TREE REQUIRED:	6
SHRUBS REQUIRED:	45
SHRUBS PROVIDED:	83
PARKING AREA LANDSCAPE REQUIREMENT:	
REQUIRED PLANTING 7% OF GROSS PARKING LOT AREA	
GROSS PARKING SF:	5,454 SF
PLANTING PROVIDED:	4,423 SF
DRIVEWAY & ENTRY THROAT	
1 LARGE TREE	
5 SHRUBS	
LANDSCAPE ISLAND	
1 LARGE TREE	
4 SHRUBS	
PLANTING STANDARD	
LARGE TREES 3" CALIPER	
SHORT TREES 2" CALIPER	
SHRUBS 3 GAL, 2' MIN. HT	
SPECIES DIVERSITY:	
3 SPECIES MIN.	
50% OF 1 SPECIES MAX	
LANDSCAPE BOND	
PLANT INSTALLATION MUST BE SECURED WITH A LETTER OF CREDIT, ESCROW OR PERFORMANCE BOND FOR 150% OF LANDSCAPE VALUE BEFORE A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN A PHASE IS ISSUED.	

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	SPACING
TREES							
[Symbol]	6	Acer rubrum 'Armstrong' / Armstrong Red Maple	B&B	3"	10-12"	3-5'	
[Symbol]	6	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	B&B	2"	7-8"	4-5'	
[Symbol]	7	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	3"	6-8"	5-6'	
[Symbol]	2	Quercus lyrata / Overcup Oak	B&B	3"	14-16"	4-5'	
[Symbol]	5	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B&B	3"	8-10"	5-7'	
SHRUBS							
[Symbol]	8	Abelia x 'Rose Creek' / Rose Creek Abelia	#3	24"	18-21"		
[Symbol]	25	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	#3	36"-42"	18-24"		
[Symbol]	34	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	#3	24"	15-18"		
[Symbol]	9	Nassella tenuissima / Mexican Feather Grass	#3	24"	10-12"		
[Symbol]	5	Yucca filamentosa 'Color Guard' / Color Guard Yucca	#3	30"-36"	18-24"		
GROUND COVERS							
[Symbol]	437	Liriope muscari / Lilyturf	#1	12-15"	12"-15"	18" o.c.	
[Symbol]	3,603 sf	Paspalum notatum 'Argentine' / Argentine Bahiagrass	SOD				



CLIENT NAME
CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP
CLIENT PHONE NUMBER

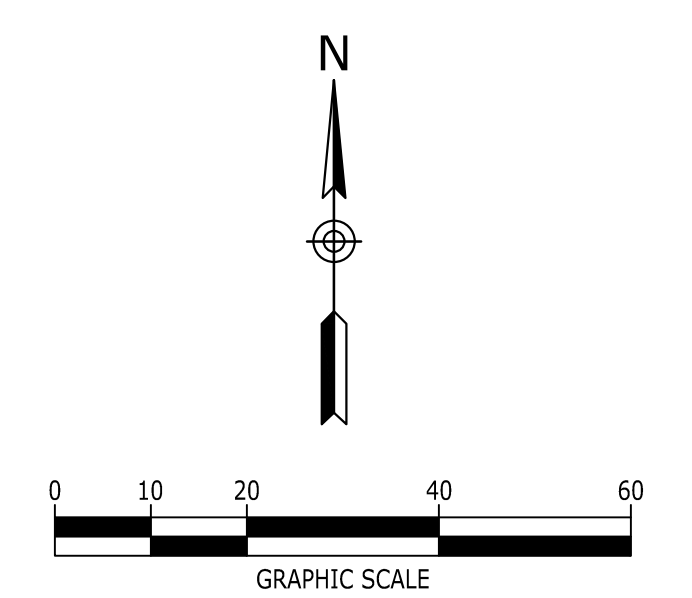
SITE PLAN
PANERA - HUTTO, TX
 370 ED SCHMIDT BLVD
 HUTTO, TEXAS, 78634
 WILLIAMSON

NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
 20240055

DRAWING NUMBER
L1.0



REPLAT OF LOT 3, BLOCK A SHOPS AT HANSON'S CORNER ADDITION



VICINITY MAP
(1" = 2000')

OWNERS:
HIPPO PARTNERS 04, LTD.
AGENT: CHRIS ELLIS
500 W 5TH ST. SUITE 700
AUSTIN, TX 78701

TC4 REAL ESTATE NO. 1, LLC
1514 RR 620 SOUTH
AUSTIN, TX 78734

ACREAGE: 5.228 ACRES

PATENT SURVEY: NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

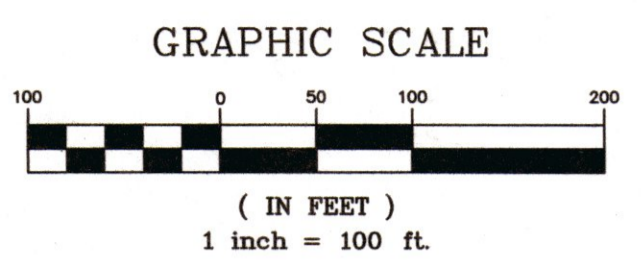
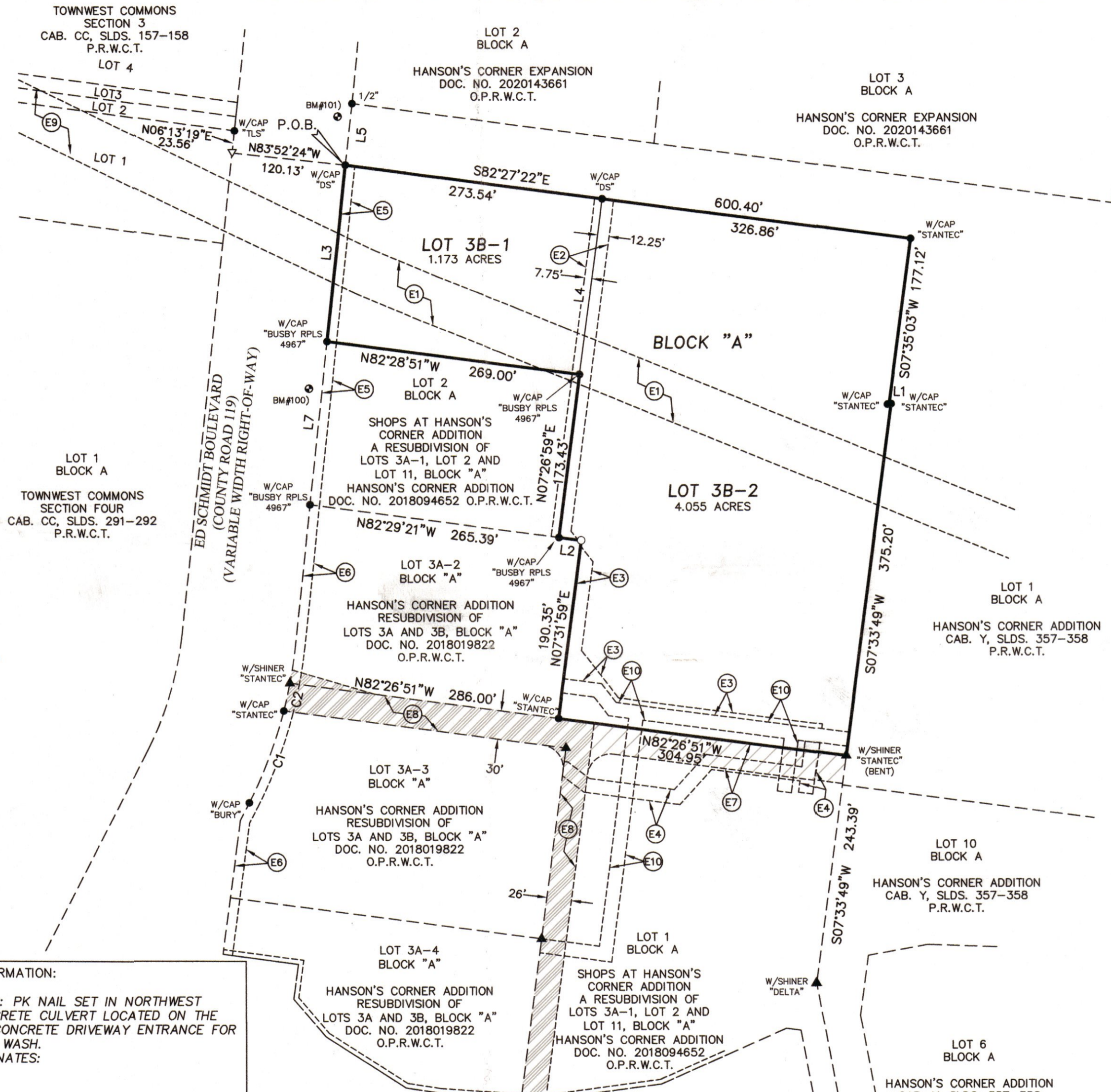
LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: NOVEMBER 8, 2021

DATE OF PLANNING & ZONING COMMISSION REVIEW: DECEMBER 7, 2021

ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX 78665

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE RD.
GEORGETOWN, TX 78628



EASEMENT LEGEND

- (E1) SEMINOLE PIPELINE COMPANY APPROXIMATE LOCATION OF 50' WIDE PIPELINE EASEMENT CENTERED ON EXISTING GAS UTILITY MARKINGS AS MARKED IN THE FIELD VOL. 826, PAGE 343 D.R.W.C.T.
- (E2) 20' WIDE PUBLIC UTILITY EASEMENT CALLED 0.167 ACRE (PART 1) DOC. NO. 2018112870 O.P.R.W.C.T.
- (E3) PUBLIC UTILITY EASEMENT CALLED 0.086 ACRE (PART 2) DOC. NO. 2018112870 O.P.R.W.C.T.
- (E4) 15' WIDE PUBLIC UTILITY EASEMENT CALLED 0.113 ACRE (PART 3) DOC. NO. 2018112870 O.P.R.W.C.T.
- (E5) 10' PUBLIC UTILITY EASEMENT DOC. NO. 2018094652 O.P.R.W.C.T.
- (E6) 10' PUBLIC UTILITY EASEMENT DOC. NO. 2018019822 O.P.R.W.C.T.
- (E7) 30' WIDE ACCESS EASEMENT DOC. NO. 2018094652 O.P.R.W.C.T.
- (E8) ACCESS EASEMENT DOC. NO. 2018019822 O.P.R.W.C.T.
- (E9) SEMINOLE PIPELINE COMPANY APPROXIMATE LOCATION OF 50' WIDE PIPELINE EASEMENT CENTERED ON EXISTING GAS UTILITY MARKINGS AS MARKED IN THE FIELD VOL. 828, PAGE 126 D.R.W.C.T.
- (E10) 15' WIDE PUBLIC UTILITY EASEMENT CALLED 0.237 ACRE DOC. NO. 2018097545 O.P.R.W.C.T.

LOT TABLE

LOT/BLOCK	ACRES	USE
LOT 3B-1, BLOCK A	1.173	DEVELOPMENT
LOT 3B-2, BLOCK A	4.055	DEVELOPMENT

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

LEGEND

- IRON ROD FOUND
- "DS" IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
- ▲ PK NAIL FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- BENCHMARK: (BM#100)
- ▽ CALCULATED POINT
- ▨ ACCESS EASEMENT DOC. NO. 2018019822 O.P.R.W.C.T.
- ▨ 30' WIDE ACCESS EASEMENT DOC. NO. 2018094652 O.P.R.W.C.T.
- P.O.B. POINT OF BEGINNING
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

BENCHMARK INFORMATION:

BENCHMARK #100: PK NAIL SET IN NORTHWEST CORNER OF CONCRETE CULVERT LOCATED ON THE SOUTH SIDE OF CONCRETE DRIVEWAY ENTRANCE FOR WHITEWATER CAR WASH.
SURFACE COORDINATES:
N=10173408.17
E=3169403.23
ELEVATION=663.09'

BENCHMARK #101: PK NAIL SET IN SOUTHWEST CORNER OF CONCRETE CULVERT LOCATED ON THE NORTH SIDE OF A CONCRETE DRIVEWAY ENTRANCE LOCATED NORTH OF SUBJECT TRACT.
SURFACE COORDINATES:
N=10173696.60
E=3169435.03
ELEVATION=666.20'

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°02'29"E	2.05'
L2	N82°29'21"W	23.53'
L3	N06°12'31"E	188.47'
L4	S07°35'26"W	188.30'
L5	N06°25'52"E	65.10'
L6	N07°26'59"E	173.43'
L7	S06°15'34"W	173.51'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	480.00'	103.91'	12°24'12"	S20°49'10"W	103.71'
C2	480.00'	30.20'	3°36'19"	S12°48'55"W	30.20'

K:\CADD\158-003 Hanson's Corner\158-003-CAD\PLANS\REPLAT OF LOT 3 BLOCK A SHOPS AT HANSON'S CORNER ADDITION 20220113.dwg, Model: 1/20/2022 9:08:13 AM, DWG To PDF.pc3, 1:100, W-P, Inc., JBL

REPLAT OF LOT 3, BLOCK A SHOPS AT HANSON'S CORNER ADDITION

METES AND BOUNDS DESCRIPTION

FOR A 5.228 ACRE TRACT OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 1.173 ACRE TRACT OF LAND CONVEYED TO TC4 REAL ESTATE NO. 1, LLC, RECORDED IN DOCUMENT NO. 2021162556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF THE CALLED 35.413 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., RECORDED IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS OF LAND BEING ALL OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION, RECORDED IN DOCUMENT NO. 2018094652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.228 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northwest corner of said 1.173 acre TC4 REAL ESTATE NO. 1, LLC tract, the northwest corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition and an exterior ell corner of Lot 1, Block "A", Hanson's Corner Addition, recorded in Cabinet Y, Slides 357-358 of the Plat Records of Williamson County, Texas, same being on the east right-of-way line of Ed Schmidt Boulevard (County Road 119 Right-of-way width varies), for the northwest corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Hanson's Corner Addition and the southwest corner of Lot 2, Block "A", Hanson's Corner Expansion, recorded in Document No. 2020143661 of the Official Public Records of Williamson County, Texas, same being on said east right-of-way line of Ed Schmidt Boulevard, bears N 06°25'52"E for a distance of 65.10 feet;

THENCE, S 82°27'22"E with the north boundary line of said 1.173 acre TC4 REAL ESTATE NO. 1, LLC tract the north boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and the north boundary line of said Lot 3, Block "A" Shops at Hanson's Corner Addition common with said Lot 1, Block "A" Hanson's Corner Addition passing at a distance of 273.54 feet a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northeast corner of said 1.173 acre TC4 REAL ESTATE NO. 1, LLC tract and the northwest corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, in all a total distance of 600.40 feet to an iron rod found with cap marked "Stantec" monumenting the northeast corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, the northeast corner of said Lot 3, Block "A" Shops at Hanson's Corner Addition and an interior ell corner of said Lot 1, Block "A" Hanson's Corner Addition, for the northeast corner hereof;

THENCE, with the east boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and the east boundary line of said Lot 3, Block "A" Shops at Hanson's Corner Addition, common with said Lot 1, Block "A" Hanson's Corner Addition, the following three (3) courses and distances:

1. S 07°35'03"W for a distance of 177.12 feet to an iron rod found with cap marked "Stantec";
2. S 88°02'29"E for a distance of 2.05 feet to an iron rod found with cap marked "Stantec";
3. S 07°33'49"W for a distance of 375.20 feet to a PK nail with shiner marked "Stantec" (bent) monumenting the southeast corner of said remnant portion of the 35.413 acre Hippo Partners, 04, LTD. tract, the southeast corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition and the northeast corner of Lot 1, Block "A" of said Shops at Hanson's Corner Addition, for the southeast corner hereof, from which a PK nail with shiner marked "Delta" monumenting an angle point on the east boundary line of said Lot 1, Block "A", Shops at Hanson's Corner Addition and the westerly boundary line of Lot 10, Block "A", of said Hanson's Corner Addition, bears S 07°33'49"W for a distance of 243.39 feet;

THENCE, N 82°26'51"W with the south boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, the south boundary line of said Lot 3, Block "A" Shops at Hanson's Corner Addition and the north boundary line of said Lot 1, Block "A", Shops at Hanson's Corner Addition for a distance of 304.95 feet to an iron rod found with cap marked "Stantec" monumenting the southwest corner of said 35.413 acre Hippo Partners 04, LTD. tract, the most southerly southwest corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition and the southeast corner of Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", recorded in Document No. 2018019822 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a PK nail with shiner marked "Stantec" monumenting the northwest corner of said Lot 1, Block "A", Shops at Hanson's Corner Addition and the southwest corner of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", same being on said east right-of-way line of Ed Schmidt Boulevard, bears N 82°26'51"W for a distance of 286.00 feet;

THENCE, N 07°31'59"E with the west boundary line of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract, the east boundary line of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", the west boundary line of said Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 190.35 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", same being an interior ell corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and an interior ell corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition;

THENCE, N 82°29'21"W with the north boundary line of said Lot 3A-2 Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", said west boundary line of the remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and said west boundary line of Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 23.53 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the southeast corner of Lot 2, Block "A" of said Shops at Hanson's Corner Addition, an exterior ell corner of said remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and an exterior ell corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition, from which an iron rod found with cap marked "Busby RPLS 4967", monumenting the southwest corner of said Lot 2, Block "A" Shops at Hanson's Corner Addition and the northwest corner of said Lot 3A-2, Block "A", Hanson's Corner Addition Resubdivision of Lots 3A and 3B, Block "A", bears N 82°29'21"W for a distance of 265.39 feet;

THENCE, N 07°26'59"E with the east boundary line of said Lot 2, Block "A", Shops at Hanson's Corner Addition, said west boundary line of the remnant portion of the 35.413 acre Hippo Partners 04, LTD. tract and said west boundary line of Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 173.43 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the northeast corner of said Lot 2, Block "A", Shops at Hanson's Corner Addition, the southeast corner of said 1.173 acre TC4 REAL ESTATE NO. 1, LLC tract and an interior ell corner of said Lot 3, Block "A", Shops at Hanson's Corner Addition;

THENCE, N 82°28'51"W with the north boundary line of said Lot 2, Block "A", Shops at Hanson's Corner Addition, the south boundary line of said 1.173 acre TC4 REAL ESTATE NO. 1, LLC tract common with said Lot 3, Block "A", Shops at Hanson's Corner Addition for a distance of 269.00 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the northwest corner of said Lot 2, Block "A", Shops at Hanson's Corner Addition, the southwest corner of said 1.173 acre TC4 REAL ESTATE NO. 1, LLC tract and the most westerly southwest corner of said Lot 3, Block "A" Shops at Hanson's Corner Addition, same being on said east right-of-way line Ed Schmidt Boulevard, for the most westerly southwest corner hereof;

THENCE, N 06°12'31"E with the west boundary line of said 1.173 acre TC4 REAL ESTATE NO. 1, LLC tract, said west boundary line of Lot 3, Block "A", Shops at Hanson's Corner Addition and said east right-of-way line of Ed Schmidt Boulevard for a distance of 188.47 feet to the POINT OF BEGINNING hereof and containing 5.228 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00011.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER AND STORM SEWER.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STREET SIDE PROPERTY LINE ABUTTING ED SCHMIDT BOULEVARD WITHIN THE LOTS OF THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. TREES SHALL BE INSTALLED ALONG THE STREET SIDE PROPERTY LINE ABUTTING ED SCHMIDT BOULEVARD WITHIN THE LOTS OF THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC AS AMENDED.
9. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
11. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL GAS): ATMOS
12. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. THE MAXIMUM IMPERVIOUS COVERAGE FOR HANSON'S CORNER IS 80%.
16. ON-SITE STORMWATER DETENTION FACILITIES WERE PROVIDED WITH THE HANSON'S CORNER SITE PLAN TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANT REGARDING UNIFIED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037415.
18. ACCESS TO HWY 79 AND ED SCHMIDT BOULEVARD FOR THIS PROJECT IS RESTRICTED TO THE TWO LOCATIONS ON HWY 79 AS APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, THE FOUR LOCATIONS APPROVED BY WILLIAMSON COUNTY FOR CR 119, AND THE 30 FOOT ACCESS EASEMENT EAST OF THE SUBJECT TRACT RECORDED IN DOCUMENT NUMBER 2003121754 OF WILLIAMSON COUNTY, TEXAS.
19. INGRESS AND EGRESS EASEMENTS BY VEHICULAR AND PEDESTRIAN TRAFFIC, FROM EACH LOT TO EVERY OTHER LOT IN THIS PLAT AND ACROSS HANSON'S CORNER ADDITION, DOCUMENT NUMBER 2004037416 ARE GRANTED BY THE RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION DATED APRIL 22, 2004, DOCUMENT NUMBER 2004031099.
20. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON CORNER ADDITION, RECORDED IN DOCUMENT NO. 2018094652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
21. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE TO THE UDC REQUIREMENTS, AS AMENDED.



WALTEZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



REPLAT OF LOT 3, BLOCK A SHOPS AT HANSON'S CORNER ADDITION

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF Williamson { KNOWN ALL MEN BY THESE PRESENTS

THAT TC4 REAL ESTATE NO. 1, LLC, AS OWNER OF THE CALLED 1.173 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021162556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION A SUBDIVISION RECORDED IN DOCUMENT NO. 2018094652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY RESUBDIVIDE SAID LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION, AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF January, 20 22

Creed Ford IV

TC4 REAL ESTATE NO. 1, LLC
CREED FORD, IV, MANAGER
1514 RR 620 SOUTH
AUSTIN, TX 78734

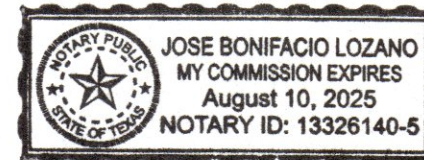
STATE OF TEXAS {
COUNTY OF Williamson { KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Creed Ford IV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF January, 20 22

Jose Bonifacio Lozano

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Jose Bonifacio Lozano
NOTARY PUBLIC PRINTED OR TYPED NAME



MY COMMISSION EXPIRES ON: August 10, 2025

LIEN HOLDER CERTIFICATION:

STATE OF TEXAS {
COUNTY OF Travis { KNOWN ALL MEN BY THESE PRESENTS

THAT, HORIZON BANK, SSB, LIEN HOLDER OF THE CALLED 1.173 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021162556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION A SUBDIVISION RECORDED IN DOCUMENT NO. 2018094652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION, AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5th DAY OF January, 20 22

[Signature]

HORIZON BANK, SSB
JAMES DYESS, TRUSTEE
600 CONGRESS AVENUE, SUITE 400
AUSTIN, TEXAS 78701

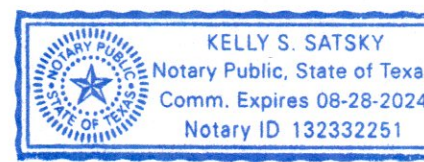
STATE OF TEXAS {
COUNTY OF Travis { KNOWN ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF January, 20 22

Kelly S. Satsky

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Kelly S. Satsky
NOTARY PUBLIC PRINTED OR TYPED NAME



MY COMMISSION EXPIRES ON: 08/28/2024

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF Travis { KNOWN ALL MEN BY THESE PRESENTS

THAT HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THE REMNANT PORTION OF THE CALLED 35.413 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION A SUBDIVISION RECORDED IN DOCUMENT NO. 2018094652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, A RESUBDIVISION OF LOTS LOTS 3A-1, LOT 2 AND LOT 11, BLOCK "A" HANSON'S CORNER ADDITION, AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 25th DAY OF Jan., 20 22

Chris Ellis

HIPPO PARTNERS 04, LTD.
CHRIS ELLIS, AGENT
500 W 5TH ST. SUITE 700
AUSTIN, TX 78701

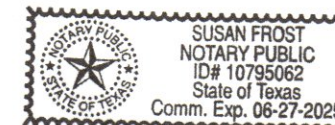
STATE OF TEXAS {
COUNTY OF Travis { KNOWN ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF January, 20 22

Susan Frost

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Susan Frost
NOTARY PUBLIC PRINTED OR TYPED NAME



MY COMMISSION EXPIRES ON: 8/27/25

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE 7 DAY OF December, 20 21

Richard J. Hudson
_____ 18 FEB 2022
PLANNING AND ZONING COMMISSION CHAIR DATE
RICHARD J. HUDSON

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE 15 DAY OF February, 20 22.

Ashley Lumpkin
_____ 2/15/22
ASHLEY LUMPKIN, DEVELOPMENT SERVICES DIRECTOR DATE

SURVEYOR'S CERTIFICATION:

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

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON OCTOBER 21, 2021.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 9th DAY OF FEBRUARY, 202 2.

Shane Shafer

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900



ENGINEER'S CERTIFICATION:

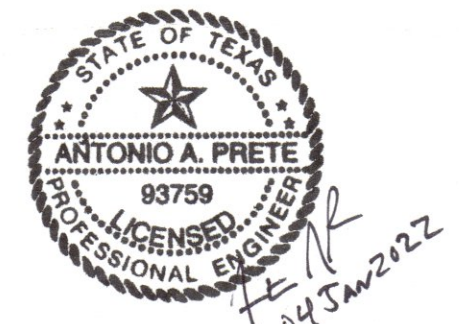
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 04 DAY OF January, 202 2.

Antonio A. Prete

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665



COUNTY CLERK CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 16th day of MARCH, 2022, AT 10:20 O'CLOCK A.M. AND DULY RECORDED THIS 16th DAY OF MARCH, 2022, A.D., AT 10:20 O'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. 202203381.

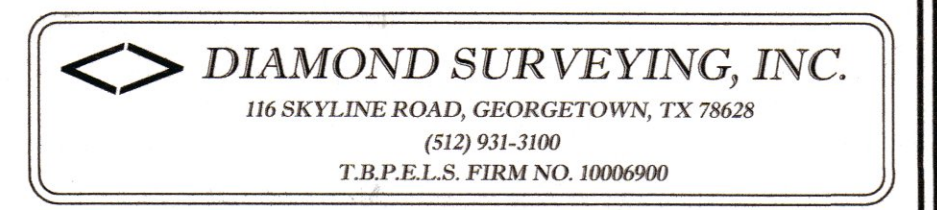
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

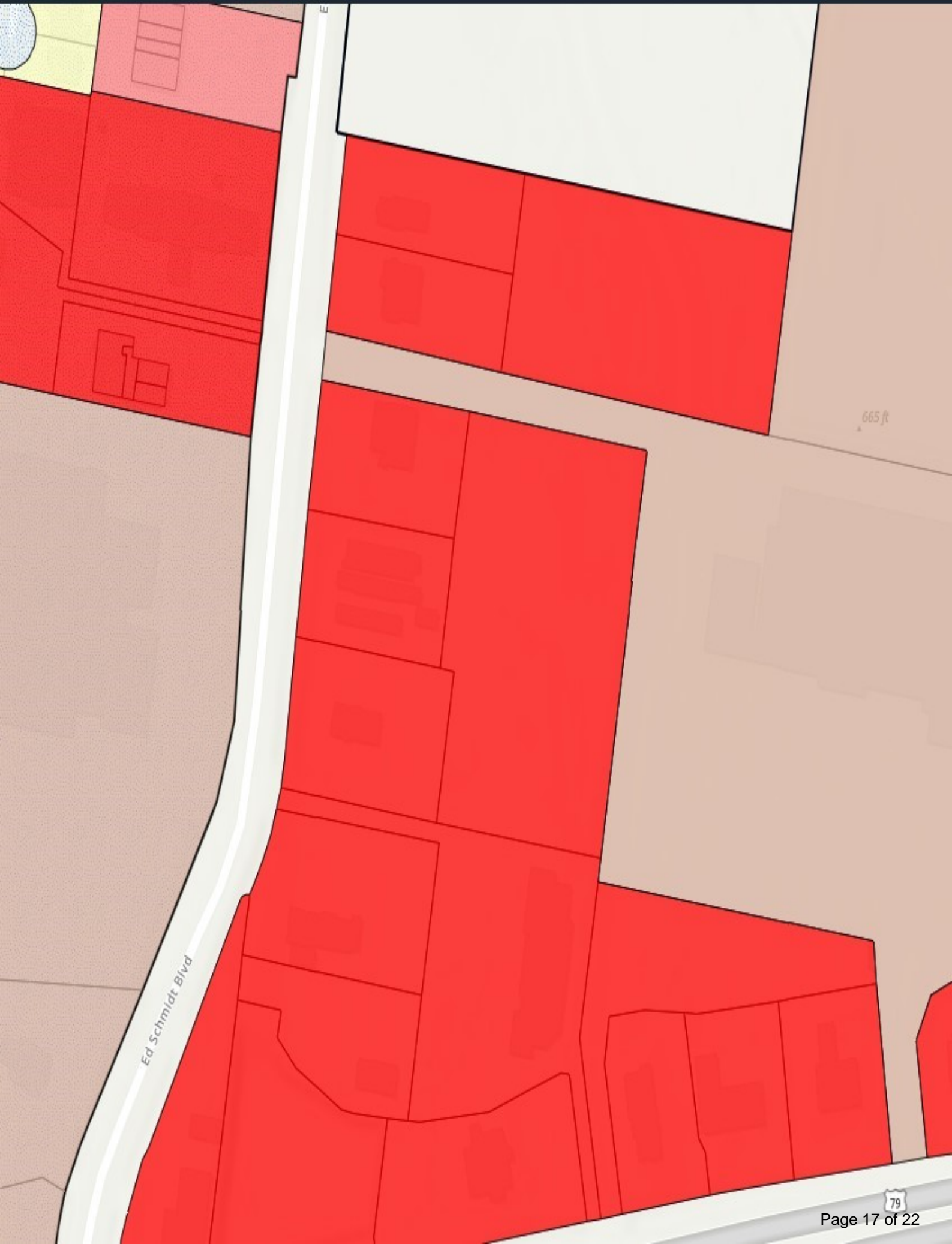
BY: *Brenda McKenzie*
Brenda McKenzie DEPUTY



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



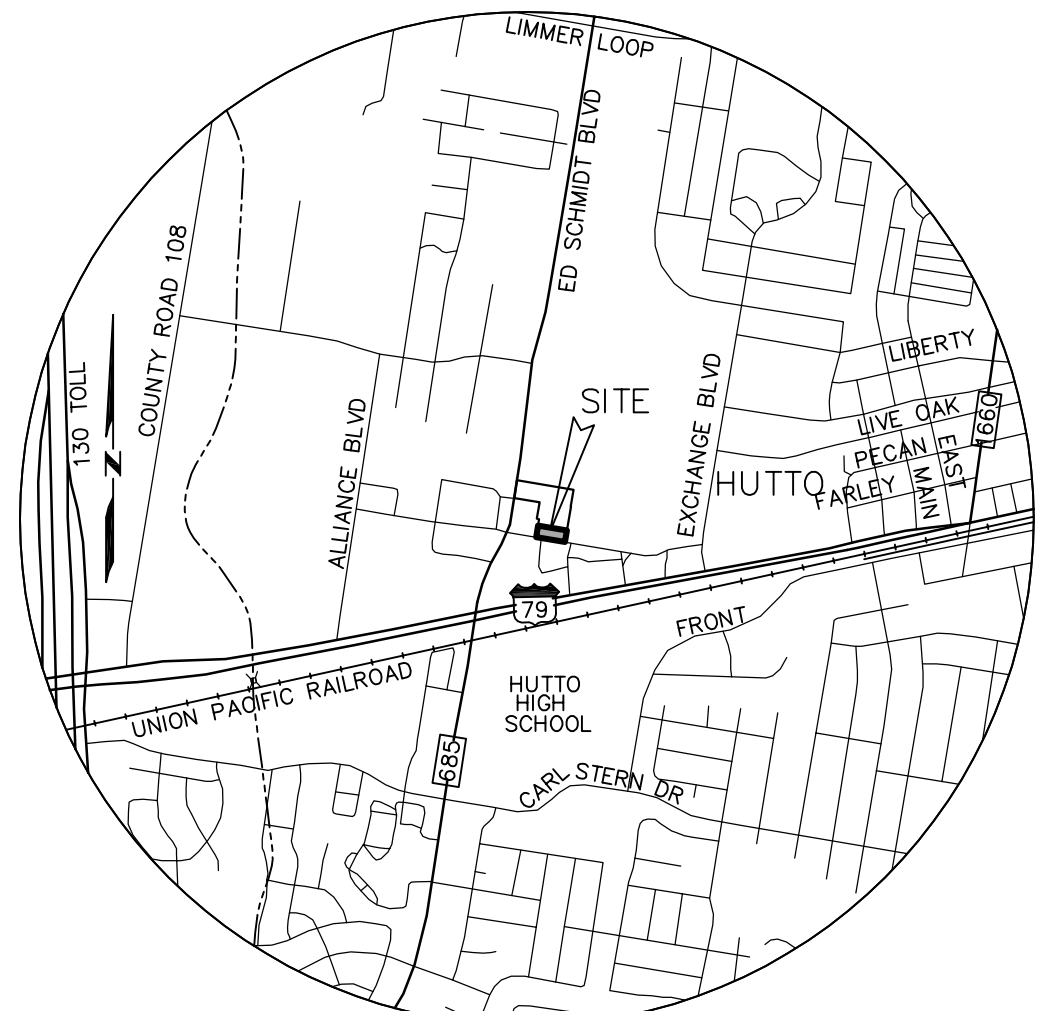
HuttoView



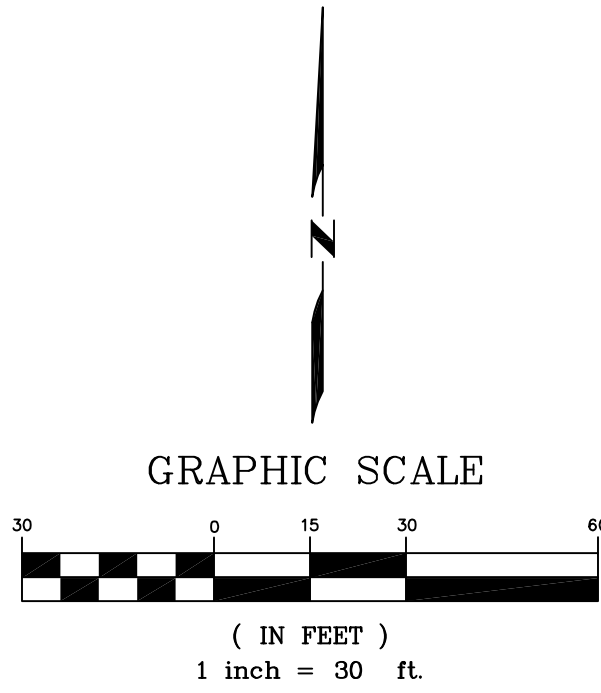
Ed Schmidt Blvd

665 ft

ALTA/NSPS LAND TITLE SURVEY FOR A 0.850 ACRE (37,031 SQ. FT.) TRACT OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF LOT 3B-2, BLOCK A, REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2022033381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
 PROPERTY ADDRESS: 320 ED SCHMIDT BLVD, HUTTO, TX 78634



VICINITY MAP
(1" = 2000')



- LEGEND**
- IRON ROD FOUND
 - ▲ NAIL FOUND
 - ▽ CALCULATED POINT
 - ▲ SURVEY CONTROL POINT
 - BENCHMARK
 - ⊕ LIGHT POLE ON 24" CONCRETE BASE
 - ⊕ ELECTRIC TRANSFORMER ON CONCRETE PAD
 - ⊕ ONCOR ELECTRIC DELIVERY PULLBOX
 - ⊕ FIRE HYDRANT
 - ⊕ WVC WATER VALVE ON CONCRETE
 - ⊕ WV WATER VALVE
 - ⊕ WM WATER METER
 - ⊕ ICV IRRIGATION CONTROL VALVE
 - ⊕ CO CLEAN OUT
 - ⊕ WWMH WASTEWATER MANHOLE
 - ⊕ SI SIGN
 - ⊕ GMK WARNING PIPELINE GAS MARKER
 - ⊕ AGMK CAUTION ATMOS PIPELINE GAS MARKER
 - ⊕ GTS GAS TEST STATION
 - ⊕ GM GAS METER
 - ⊕ SSMH STORM SEWER MANHOLE
 - ⊕ STOP PAINTED STOP
 - ⊕ 6" PVC RISER
 - ⊕ 8" PVC RISER
 - ⊕ BP BOLLARD POST
 - ⊕ 4" YPVC 4" YELLOW PVC RISER
 - ⊕ (TBS) TREE AND TREE NUMBER
 - ⊕ ORNAMENTAL TREE
 - E.P. EDGE OF PAVEMENT
 - GAS UNDERGROUND GAS LINE
 - UE UNDERGROUND ELECTRIC LINE
 - UT UNDERGROUND TELEPHONE LINE
 - WW UNDERGROUND WASTEWATER LINE
 - W UNDERGROUND WATER LINE
 - STM UNDERGROUND STORM SEWER LINE
- FOR UNDERGROUND UTILITY LINES, SEE UTILITY LOCATE NOTES AND ALTA NOTE NO. 11 FOR MORE INFORMATION
- CONC CONCRETE
 - SDWK SIDEWALK
 - SWPS SOLID WHITE PAINT STRIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - AD AREA DRAIN
 - FL FLOWLINE
 - RCP REINFORCED CONCRETE PIPE
 - INV INVERT
 - CMP CORRUGATED METAL PIPE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

- EASEMENT LEGEND**
- E1 SEMINOLE PIPELINE COMPANY APPROXIMATE LOCATION OF 50' WIDE PIPELINE EASEMENT CENTERED ON EXISTING GAS UTILITY MARKINGS AS MARKED IN THE FIELD VOL. 826, PAGE 343 ENCROACHMENT AGREEMENTS DOC. NO. 2004031413 DOC. NO. 202004394 DOC. NO. 2020141306 DOC. NO. 2020141307
 - E2 20' WIDE PUBLIC UTILITY EASEMENT CALLED 0.167 ACRE (PART 1) DOC. NO. 2018112870
 - E3 PUBLIC UTILITY EASEMENT CALLED 0.086 ACRE (PART 2) DOC. NO. 2018112870
 - E4 15' WIDE PUBLIC UTILITY EASEMENT CALLED 0.113 ACRE (PART 3) DOC. NO. 2018112870
 - E5 10' PUBLIC UTILITY EASEMENT DOC. NO. 2018094652
 - E6 10' PUBLIC UTILITY EASEMENT DOC. NO. 2018019822
 - E7 30' WIDE ACCESS EASEMENT DOC. NO. 2018094652
 - E8 ACCESS EASEMENT DOC. NO. 2018019822
 - E10 15' WIDE PUBLIC UTILITY EASEMENT CALLED 0.237 ACRE DOC. NO. 2018097545
 - E11 3' WIDE PUBLIC UTILITY EASEMENT PER PLAT NOTE 5 DOC. NO. 2022033381

TREE LIST

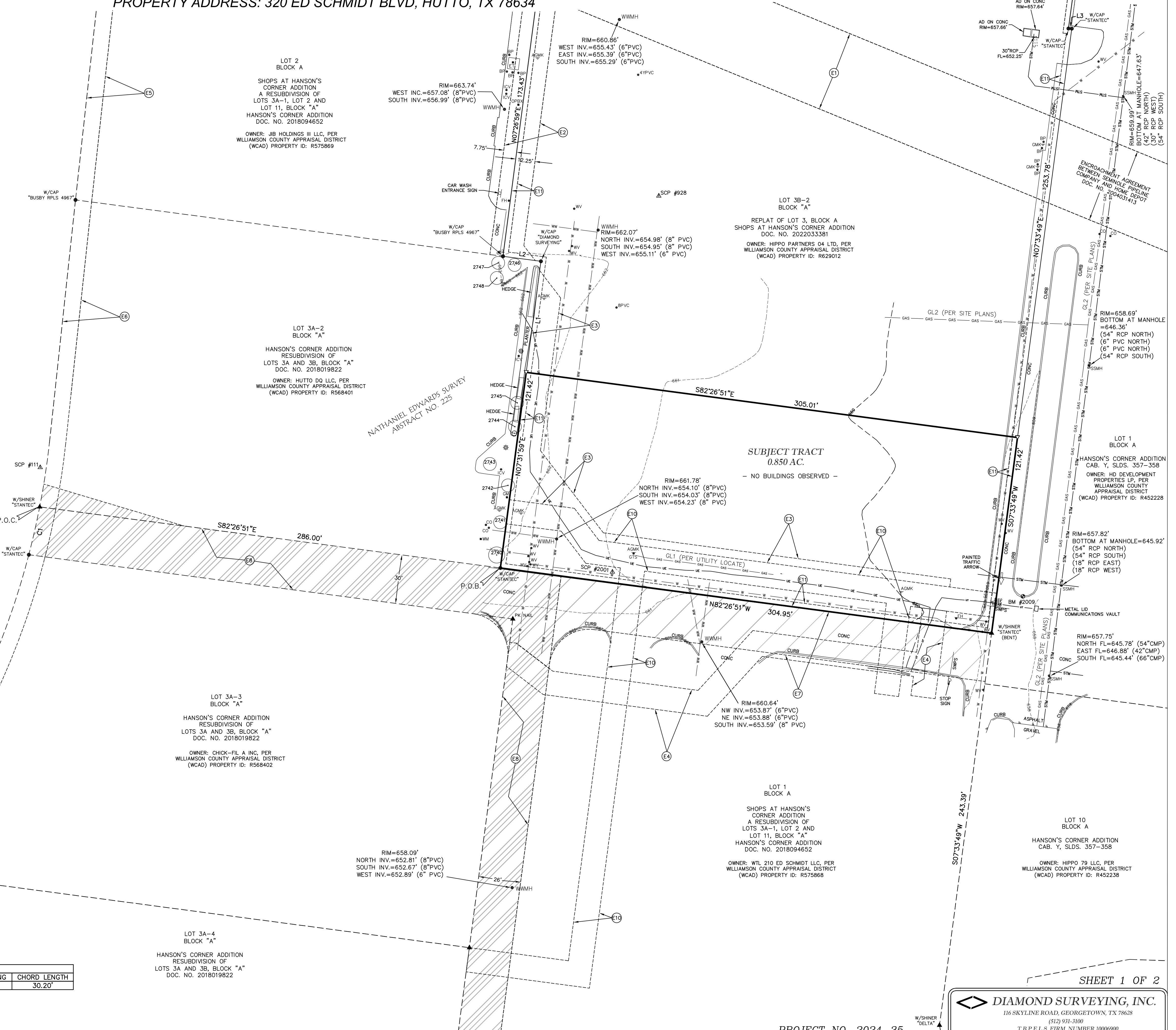
TAG#	SIZE	TYPE
2740	5"	CEDAR ELM
2741	4"	CEDAR ELM
2742	4"	CEDAR ELM
2743	4"	CEDAR ELM
2744	4"	CEDAR ELM
2745	4"	CEDAR ELM
2746	4"	LIVE OAK
2747	4"	LIVE OAK
2748	4"	LIVE OAK

LINE TABLE

LINE	BEARING	DISTANCE
L1	N07°31'59"E	68.93'
L2	N82°29'21"W	23.53'
L3	S88°02'29"E	2.05'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	480.00'	30.20'	3°36'19"	S12°48'55"W	30.20'



DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 931-3100
 T.B.P.E.L.S. FIRM NUMBER 10006900

Z:\M\24\PRETIED SCHMIDT BLVD HUTTO TOPOLTS 2024\1201\REPLAT-ALTA CA COMMERCIAL DEVELOPMENT 2024-35\CA COMMERCIAL LOT 3B-2 0.850 ACRE CUTOUT ALTA-TOPO SURVEY SURFACE 20240623.dwg

ALTA/NSPS LAND TITLE SURVEY FOR A 0.850 ACRE (37,031 SQ. FT.) TRACT OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF LOT 3B-2, BLOCK A, REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2022033381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 320 ED SCHMIDT BLVD, HUTTO, TX 78634

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of First American Title Insurance Company, Commitment For Title Insurance (T-7), GF No. 202301405, which bears an Effective Date February 16, 2024 and an Issued Date of March 13, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

The following restrictive covenants of record:
 Cabinet Y, Slides(s) 357-359 of the Plat Records Williamson County, Texas, Document No. 2004031099, 2004031100, 2004037415, 2004089692, 2005009965, 2005053698, 2005054176, 2006036715, 2015017853, 2018019822, 2018025939, 2018059320, 2018094652 and 2022033381 of the Official Public Records of Williamson County, Texas.

10a. Pipe lines right of way and easement granted to Lone Star Gas Company, by instrument dated June 15, 1928, recorded in Volume 240, Page 226 of the Deed Records of Williamson County, Texas. The Subject Tract is a part of the 45 acre tract described in Volume 116, Page 626 referenced in said instrument, however cannot be plotted by its description.

10b. Telephone easement granted to Southwestern Bell Telephone Company, by instrument dated September 18, 1941, recorded in Volume 310, Page 83 of the Deed Records of Williamson County, Texas. Not a portion of the Subject Tract.

10c. Pipelines right of way and easement granted to Jonah Water Supply Corp, by instrument dated June 28, 1972, recorded in Volume 563, Page 730 of the Deed Records of Williamson County, Texas. The Subject Tract is a part of the 40 acre tract of land described in Vol. 245, Page 453 described in said instrument, however cannot be plotted by its description. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipeline as installed."

10d. Communications equipment station easement granted to Southwestern Bell Telephone Company, by instrument dated January 31, 1975, recorded in Volume 606, Page 494 of the Deed Records of Williamson County, Texas. Is not a part of the Subject Tract.

10e. Pipelines right of way and easement granted to Seminole Pipeline Company, by instrument dated February 5, 1981, recorded in Volume 826, Page 343 of the Deed Records of Williamson County, Texas, as amended by Encroachment Agreements recorded under Document Nos. 2004031413, 2020004394, 2020141306 and 2020141307 of the Official Public Records of Williamson County, Texas. Not a part of the Subject Tract, however the approximate location of said easement is shown hereon.

10f. The terms, conditions and stipulations of that certain Restriction Agreement and Grant of Easements dated April 22, 2004, recorded under Document No. 2004031099 of the Official Public Records of Williamson County, Texas and amended under Document Nos. 2005009965 and 2018025939 of the Official Public Records of Williamson County, Texas. The Subject Tract is a portion of the tracts of land described in said documents.

10g. The terms, conditions and stipulations of that certain Declaration of Restrictive Covenants and Reciprocal Access Easement dated April 22, 2004, recorded under Document No. 2004031100 of the Official Public Records of Williamson County, Texas. The Subject Tract is a portion of the 21.057 acre tract of land (Exhibit B) described in said instrument.

10h. The terms, conditions and stipulations of that certain Covenant Regarding Unified Development and Joint Access dated April 1, 2004, recorded under Document No. 2004037415 of the Official Public Records of Williamson County, Texas. The Subject Tract is a part of the plat recorded in Document No. 2004037416 referenced in said instrument. Per said Document: Joint access is hereby provided between and through all Lots within the property, to allow pedestrian and/or vehicular traffic to move freely to the adjacent public right-of-way from all Lots.

10i. The terms, conditions and stipulations of that certain Covenant Regarding Unified Development and Joint Access dated September 9, 2004, recorded under Document No. 2004099892 of the Official Public Records of Williamson County, Texas. The Subject Tract is not a part of the plat recorded in Document No. 2004099891 referenced in said instrument.

10j. Terms of maintenance of Sign Easement Agreement dated January 27, 2016, recorded under Document No. 2016007950 of Official Public Records of Williamson County, Texas. The Subject Tract is a part of the Hippo Property described in Exhibit B of said instrument. The Subject Tract is not a part of the Sign Easement Area depicted in Exhibit B of said instrument.

10k. Public utility easement granted to all utility providers, by instrument dated December 20, 2018, recorded under Document No. 2018112670 of the Official Public Records of Williamson County, Texas. Easements Part 2 and Part 3 are a part of the Subject Tract as shown hereon. Easement Part 1 is not a portion of the Subject Tract, however is shown hereon.

10l. The terms, conditions and stipulations of that certain Order dated August 22, 2018, recorded under Document No. 2018079791 of the Official Public Records of Williamson County, Texas. The Subject Tract is a part of the tracts of land described in said instrument.

10m. Public utility easement granted to all utility providers, by instrument dated October 31, 2018, recorded under Document No. 2018097288 of the Official Public Records of Williamson County, Texas, and amended under Document No. 2018097545 of the Official Public Records of Williamson County, Texas. The easement described in Document No. 2018097288 has been deleted in its entirety and has been replaced with the easement described in Document No. 2018097545. The easement described in said Document No. 2018097545 is a part of the Subject Tract as shown hereon.

10n. Water, sewer and storm sewer public utility easement 10 feet in width dedicated along and adjacent to all street side property lines, as defined under item 3, of Plat Notes under Document No. 2022033381 of the Official Public Records of Williamson County, Texas. Not a part of the Subject Tract.

10o. Public utility easement other than water, sewer and storm sewer lines, 5 feet in width, dedicated along and adjacent to all street side property lines, as defined under item 4 of Plat Notes under Document No. 2022033381 of the Official Public Records of Williamson County, Texas. Not a part of the Subject Tract.

10p. Public utility easement other than water, sewer and storm sewer lines, 3 feet in width, dedicated on each side of all interior side lot lines, as defined under item 5 of Plat Notes under Document No. 2022033381 of the Official Public Records of Williamson County, Texas. Are a part of the Subject Tract as shown hereon.

NOTES:

1) BEARING BASIS: NAD=83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

2) VERTICAL DATUM: NAVD=88 (GEOID 2012A) PER LEICA VRS (SMARTNET) GPS NETWORK, ESTABLISHED ON SITE APRIL 3, 2024. HELD SURVEY CONTROL POINT #100 (ELEVATION=663.09'). ALL OTHER CONTROL POINT ELEVATIONS ARE BASED ON CONVENTIONAL LEVELING METHODS.

3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

4) THE TRACT SHOWN HEREON LIES WITH IN ZONE "X" (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

ALTA/NSPS NOTES:

TABLE A ITEM 6:

NO ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

PER THE CITY OF HUTTO WEBSITE: <https://www.huttotx.gov/DocumentCenter/View/324/Hutto-Official-Zoning-Map-PDF>
 THE CURRENT ZONING FOR THE SUBJECT TRACT IS GENERAL COMMERCIAL (B-2)
 CITY OF HUTTO UNIFIED DEVELOPMENT CODE: <https://www.huttotx.gov/DocumentCenter/View/3756/Unified-Development-Code>

UNIFIED DEVELOPMENT CODE 10.303.8: B-2 COMMERCIAL GENERAL STATES: THE B-2 DISTRICT IS A SETTING FOR DEVELOPMENT OF A WIDE RANGE OF RETAIL USES, OFFICES AND PERSONAL AND BUSINESS SERVICES. B-2 ZONED LAND SHOULD ONLY BE GROUPED TOGETHER AT THE INTERSECTIONS OF BUSY ARTERIAL STREETS. INCREMENTAL CREATION OF STRIP COMMERCIAL DISTRICTS IS DISCOURAGED. SITE AND BUILDING DESIGN STANDARDS ARE INTENDED TO ENCOURAGE HIGH QUALITY DEVELOPMENT, PROMOTE INTERNAL AND EXTERNAL PEDESTRIAN CONNECTIVITY, AND PREVENT POTENTIAL HARM TO RESIDENTIAL DISTRICTS.

PER UNIFIED DEVELOPMENT CODE 10.403.3 LOT DIMENSIONS AND AREA:
 MINIMUM LOT AREA FOR B-2 = 43,560 SQ. FT OF 1 ACRE
 MINIMUM LOT WIDTH FOR B-2 = 100 FT.

PER UNIFIED DEVELOPMENT CODE 10.403.4 BUILDING ENVELOPE FOR B-2:
 MINIMUM FRONT YARD SETBACK 10 FT.
 MINIMUM FRONT YARD ON L/OOP SETBACK N/A
 MINIMUM FRONT YARD GARAGE 25 FT.
 MINIMUM SIDE YARD 0 FT FOR COMMON WALLS OR 10 FT; FROM SF-R: 30 FT, SF-I: 30 FT, SF-2: 20 FT
 MINIMUM REAR YARD 25 FT; FROM SF-R: 30 FT, SF-I: 30 FT, SF-2: 20 FT OR BUILDING HEIGHT
 MINIMUM SIDE AND REAR YARD FOR ACCESSORY BUILDING SAME AS MAIN BUILDING
 MINIMUM SPACING BETWEEN BUILDINGS 0 FT FOR COMMON WALLS OR 50% HEIGHT OF TALLER BUILDINGS, BUT AT LEAST 20 FT.
 MAXIMUM BUILDING HEIGHT 45 FT.
 MAXIMUM BUILDING HEIGHT ACCESSORY 15 FT.

PER UNIFIED DEVELOPMENT CODE 10.405.9 PARKING AND LOADING SPACE NUMBER STANDARDS:

Commercial use classification	Required spaces (minimum)	Maximum spaces	Required loading spaces (minimum)
Multi-tenant retail buildings (shopping centers); indoor recreation facility	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Restaurant, bar/tavern, adult oriented use (live entertainment), nightclub, club/loaige	1 per 150 sq. ft. GFA	1 per 75 sq. ft. GFA	1
Retail uses, including: adult oriented use (retail only); art studio, performing; art studio, visual; bank; bakery, retail; convenience store; funeral home; gas station; grocery store; instructional facility; large item sales and rental; personal and business service shop; print shop; retail store; vehicle minor repair.	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per tenant; may be waived by Development Services staff
Office uses, including medical office, professional office, veterinary clinic	1 per 400 sq. ft. GFA	1 per 200 sq. ft. GFA	1 per building
Child day care facility, pet day care and boarding, elderly day care facility	1 per employee + 3 (n/a for child day care in a home)	1 per employee + 6 (n/a for child day care in a home)	n/a
Lodging establishment (all) (restaurants, bars, nightclubs and other accessory uses computed separately)	1.2 per guest room + 1 per 100 sq. ft. GFA meeting/banquet room	1.5 per guest room +1 50 sq. ft. GFA meeting/banquet room	1 + 1 per 5000 sq. ft. GFA meeting room area
Entertainment facility: theater	1 per 4 seats	1 per 2 seats	1
Farm product sales, flea market, kennel, plant nursery, greenhouse	No requirements	n/a	n/a

THERE MAY BE ADDITIONAL AND/OR OTHER PROVISIONS WITH THE UNIFIED DEVELOPMENT CODE WHICH FURTHER RESTRICT THIS TRACT.

TABLE A ITEM 9: No identifiable parking spaces were observed on the Subject Tract in the process of conducting the field work.

TABLE A ITEM 11:
 (11a) The underground water lines, wastewater lines, storm sewer lines, and gas lines labeled "GL2" shown hereon are per Sheet No. 4 - Existing Site Plan, Site Development Plans For Dairy Queen - Hutto, dated July 27, 2018. Said underground utility lines are approximate by graphic plotting only and were scaled from above referenced Sheet No. 4.
 (11b) The Surveyor contacted TEXAS811 Utility Locate Services to provide utility locations on the Subject Tract, the ticket and response information obtained from TEXAS811 are listed on the Utility Locate Notes shown on this page.

TABLE A ITEM 13: THE PROPERTY TAX ID AND OWNER INFORMATION SHOWN HEREON ARE PER THE WILLIAMSON COUNTY APPRAISAL DISTRICT WEBSITE ON APRIL 12, 2024.

TABLE A ITEM 16: There was no evidence of earth moving work, building construction, or building additions observed on the Subject Tract in the process of conducting the field work.

TABLE A ITEM 17:
 NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AS PROVIDED TO THE SURVEYOR.

SURVEY CONTROL

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #100	10173408.17	3169403.23	663.09'	PK NAIL SET
SCP #111	10173121.14	3169381.88	661.90'	PK NAIL SET
SCP #928	10173288.18	3169762.63	661.57'	60D NAIL SET
SCP #2001	10173056.82	3169734.06	661.02'	IRON ROD SET
BM #2009	10173041.82	3169986.71	658.76'	PK NAIL SET

SCP = SURVEY CONTROL POINT
 BM = BENCHMARK

BM #100: PK NAIL SET IN NORTHWEST CORNER OF CONCRETE CULVERT LOCATED ON THE SOUTH SIDE OF CONCRETE DRIVEWAY ENTRANCE FOR WHITEWATER CAR WASH.
 SURFACE COORDINATES: ELEVATION=663.09'

BM #2009: PK NAIL SET IN TOP OF CURB ON THE SOUTH NOSE OF GRASS MEDIAN ON THE WESTERLY DRIVE OF HOME DEPOT, LOCATED JUST NORTH OF THE INTERSECTION OF SAID WESTERLY DRIVE AND SOUTHERLY DRIVE OF HOME DEPOT, APPROXIMATELY 9.5 FEET NORTHWEST FROM THE NORTHWEST CORNER OF A METAL COMMUNICATIONS VAULT THAT MEASURES 2.5' X 3.0'.
 ELEVATION=658.76'

UTILITY LOCATE NOTE:

TEXAS811 TICKET NO. 2459515848 ISSUED: THURSDAY, APRIL 4, 2024 10:25 AM

MEMBERS MEMBER RESPONSE

ASC = FIBER LIGHT LLC	FIBER CLEAR
ASW = ATMOS MIDTX	GAS CLEAR
BSED = BRIGHTSPEED	PHONE LOCATED
CCTXC = SPECTRUM	CABLE LOCATED
FIT = FIBER LIGHT LLC	FIBER CLEAR
HUT = CITY OF HUTTO	NO RESPONSE
MCT = MCI	FIBER CLEAR
TAY = ONCOR ELECTRIC DISTRIBUTION	ELECTRIC LOCATED
MT0 = MILLENNIUM TELECOM LLC	FIBER LOCATED
DBA ONESOURCE COLUMINIATIONS	PIPELINE CLEARED (3-CLEAR)
SEM1 = ENTERPRISE PRODUCTS SEMINOLE	PHONE CLEAR
TXS1 = AT&T	

ENTERPRISE PRODUCTS SEMINOLE CONTACT: ALBERT SAUCEDO (512) 750-0004

UNDERGROUND TELEPHONE LINE MARKED WITH ORANGE PAINT STRIPES.


UNDERGROUND ELECTRIC LINE MARKED WITH RED PAINT STRIPES.

UNDERGROUND GAS LINE SHOWN HEREON AS "GL1" MARKED WITH YELLOW PAINT STRIPES AND PIN FLAGS LABELED "ATMOS ENERGY MTX WARNING BURIED GAS LINE HAND DIG TO LOCATE BEFORE MECHANICAL EQUIPMENT IS USED. 1-866-322-8667"

To: CA Properties Acquisitions, LLC, an Ohio limited liability company, First American Title Insurance Company, and Heritage Title Company of Austin, Inc., exclusively.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16 and 17 of Table A thereof. The fieldwork was completed on April 18, 2024.

Date of Plat or Map: May 23, 2024


 SHANE SHAFER, R.L.S. NO. 5281
 shane@diamondsurveying.com



ORIGINAL SUBMITTAL DATE: APRIL 15, 2024
 1ST REVISION SUBMITTAL DATE: APRIL 25, 2024
 2ND REVISION SUBMITTAL DATE: MAY 23, 2024

PROJECT NO. 2024-35



METES AND BOUNDS DESCRIPTION

FOR A 0.850 ACRE (37,031 SQ. FT.) TRACT OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PART OF LOT 3B-2, BLOCK A, REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2022033381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.850 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF APRIL 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a PK nail with shiner marked "STANTEC" monumenting the southwest corner of Lot 3A-2, Block A, Hanson's Corner Addition, Resubdivision of Lots 3A and 3B, Block "A", a subdivision recorded in Document No. 2018019822 of the Official Public Records of Williamson County, Texas and the northwest corner of Lot 1, Block A, Shops at Hanson's Corner Addition, a Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition, a subdivision recorded in Document No. 2018094652 of the Official Public Records of Williamson County, Texas, same being on the east right-of-way line of Ed Schmidt Boulevard (a.k.a. County Road 119) (variable width right-of-way), from which an iron rod found with cap marked "STANTEC" monumenting the most westerly southwest corner of said Lot 1, Block A, Shops at Hanson's Corner Addition, a Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition and the northwest corner of Lot 3A-3, Block "A" of said Hanson's Corner Addition, Resubdivision of Lots 3A and 3B, Block "A", same being on said east right-of-way line of Ed Schmidt Boulevard, bears S 12°48'55" W for a distance of 30.20 feet;

THENCE, S 82°26'51" E with the south boundary line of said Lot 3A-2, Block A and the north boundary line of said Lot 1, Block "A", Shops at Hanson's Corner Addition, A Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition, for a distance of 286.00 feet to an iron rod found with cap marked "STANTEC" monumenting the southeast corner of said Lot 3A-2, Block "A" and the southwest corner of said Lot 3B-2, Block "A", for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 07°31'59" E** with the east boundary line of said Lot 3A-2, Block "A" and the west boundary line of said Lot 3B-2, Block "A" for a distance of **121.42 feet** to a calculated point for the northwest corner hereof from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the northeast corner of said Lot 3A-2, Block "A" and an interior ell corner of said Lot 3B-2, Block "A", bears N 07°31'59" E for a distance of 68.93 feet;

THENCE, **S 82°26'51" E** through the interior of said Lot 3B-2, Block "A" for a distance of **305.01 feet** to a calculated point on the east boundary of said Lot 3B-2, Block "A" and the west boundary line of Lot 1, Block A Hanson's Corner Addition, a subdivision recorded in Cabinet Y, Slides 357-358 of the Plat Records of Williamson County, Texas, for the


northeast corner hereof, from which an iron rod found with cap marked "STANTEC" monumenting an exterior ell corner of said Lot 3B-2, Block "A" and an interior ell corner of said Lot 1, Block "A" Hanson's Corner Addition, bears N 07°33'49" E a distance of 253.78 feet;

THENCE, **S 07°33'49" W** with said east boundary line of Lot 3B-2, Block "A" and said west boundary line of Lot 1, Block "A", Hanson's Corner Addition, for a distance of **121.42 feet** to a bent PK nail found with shiner marked "STANTEC" monumenting the southeast corner of said Lot 3B-2, Block "A", the northeast corner of said Lot 1, Block "A" Shops at Hanson's Corner Addition, A Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition, from which a PK nail found with shiner marked "DELTA" monumenting an angle point of the east boundary line of said Lot 1, Block "A" Shops at Hanson's Corner Addition, A Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition, and the west boundary line of Lot 10, Block "A", of said Hanson's Corner Addition, bears S 07°33'49" W for a distance of 243.39 feet;

THENCE, **N 82°26'51" W** with the south boundary line of said Lot 3B-2, Block "A" and said north boundary line of Lot 1, Block "A" Shops at Hanson's Corner Addition, A Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition for a distance of **304.95 feet** to the **POINT OF BEGINNING** hereof and containing 0.850 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00011.

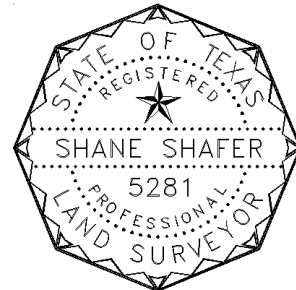
A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



May 23, 2024

SHANE SHAFER, R.P.L.S. NO. 5281 DATE



Z:\WAELTZ & PRETEVED SCHMIDT BLVD HUTTO TOPO-LTS 2021-126__REPLAT-ALTA CA COMMERCIAL DEVELOPMENT 2024-35\CA COMMERCIAL LOT 3B-2 0.850 ACRE CUTOUT M&B 20240523.doc



Don Carlson
Chairman
Hutto Economic Development Corporation
June 17, 2024

Hutto Zoning Board of Adjustments
500 W. Live Oak St.
Hutto, TX 78634

Dear Board,

I am writing on behalf of the Hutto Economic Development Corporation, an organization committed to fostering economic growth and development within our community. We are writing to express our full support for the variance request concerning the proposed Panera Bread to be located in the Hanson's Corner shopping center.

Understanding the specifics of the variance request and its potential impact on the area, we believe that granting this variance is beneficial for several reasons:

1. **Economic Development:** The proposed variance aligns with our community's economic development goals by facilitating the construction of Panera Bread. This project will attract consumers from neighboring communities and provide an additional source of sales tax revenue for the City of Hutto. Allowing the variance for a smaller lot size also supports maximum efficiency of the remaining land available at Hanson's Corner. This will also ensure the most flexibility for future opportunities to bring valuable tenants to the community.
2. **Community Enhancement:** By supporting this variance, we are not only supporting economic growth but also contributing to the overall improvement and attractiveness of our community by providing additional variety of dining options for our residents and workers in Hutto.

Given these factors, we believe that granting the variance is in the best interest of our community and will serve to promote responsible and sustainable development. We are confident that the project will be a valuable addition to our community, aligning with our economic and developmental goals.

Thank you for considering our perspective on this matter. We look forward to the continued growth and prosperity of our community and believe that this variance is a step in the right direction.

Sincerely,

Don Carlson
Chairman
Hutto Economic Development Corporation