



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, August 6, 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 August 6, 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.

5. CONSENT AGENDA

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 7, 2024.
- 5.2. Consideration and possible action on the proposed Hutto Gateway Final Plat, 46.777 acres, more or less, of land, located on the east side of County Road 119 and north of Limmer Loop.
- 5.3. Consideration and possible action on the proposed Alta Ed Schmidt Final Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on County Road 119.

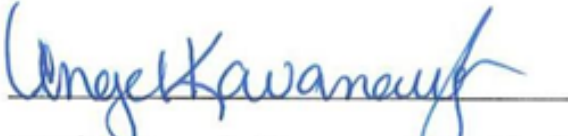
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the August 6, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on August 2, 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: Tuesday, August 6, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 7, 2024.
Meeting: Tuesday, August 6, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission Meeting Minutes 7.2.2024



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, July 2, 2024 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

All the Planning and Zoning Commissioners were in attendance.

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on July 2, 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. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning commission meeting held on June 4, 2024.

A motion by Commissioner Bryan Lee was made to approve consent agenda items 4.1, 4.2, and 4.3 as written, seconded by Commissioner Jerica Lawyer Motion passed 7 Ayes to 0 Nays

- 4.2. Consideration and possible action to disapprove the proposed Hutto Mega Techcenter Preliminary Plat application as outlined in the report, consisting of approximately 173.995 acres, more or less, of land, 9 lots, located on US Highway 79 and west of FM 3349.

A motion by Commissioner Bryan Lee was made to approve consent agenda items 4.1, 4.2, and 4.3 as written, seconded by Commissioner Jerica Lawyer Motion passed 7 Ayes to 0 Nays

- 4.3. Consideration and possible action on a request to extend the Lidell Walker Preliminary Plat approval in accordance with Unified Development Code Section 10.203.8.6.

A motion by Commissioner Bryan Lee was made to approve consent agenda items 4.1, 4.2, and 4.3 as written, seconded by Commissioner Jerica Lawyer Motion passed 7 Ayes to 0 Nays

- 4.4. Consideration and possible action to disapprove the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres, more or less, of land, 120 residential lots and three open space/drainage lots, located south of CR 132 and North of FM 1660 South.

A motion was made by Vice Chair Rick Hudson to approve 4.4 with the conditions that the staff comments are addressed and corrected, seconded by Commissioner Tony Wertz.

Motion passed 7 Ayes to 0 Nays

- 4.5. Consideration and possible action to disapprove the proposed Gola Phase 2 Final Plat, 34.713 acres, more or less, of land, 148 lots, located on FM 1660 South.

A motion was made by Vice Chair Rick Hudson to approve 4.4 with the conditions that the staff comments are addressed and corrected, seconded by Commissioner Jerica Lawyer. Motion passed 7 Ayes to 0 Nays

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider a recommendation to City Council on the Meadowbrook Planned Unit Development (PUD), 87.8 acres, more or less, of land, located off FM1660S.

The public hearing opened at 8:15 PM and closed at 8:15 PM. Staff presented . Abby Hon with Lionheart representing Meadowbrook.

A motion was made by Commissioner Cheryl Stewart to approve 5.1 as presented, seconded by Commissioner Jim Morris. motion passed 7 Ayes to 0 Nays

- 5.2. Conduct a public hearing and consider a recommendation to City Council for the proposed Penske Planned Unit Development, 35.8 acres, more or less, of land, from Multi-family and an original zoning to PUD at the time of annexation, located on the west side of Innovation Blvd.

A public hearing was opened at 8:33 PM and closed at 8:33 PM. Staff presented. Peter Cisero from Graves Door in Austin represented Penske . A motion by Vice Chair Rick Hudson was made to approve 5.2 with staff conditions notes in the staff review, seconded by Commissioner Jim Morris. Motion passed 7 Ayes to 0 Nays

- 5.3. Conduct a public hearing and consider a recommendation to City Council for the proposed Stromberg Planned Unit Development, 372.121 acres, more or less, of land, from Agricultural/Single-Family - Rural to Planned Unit Development, located south of CR 132.

A public hearing opened at 9:00 PM, Larry Haygood CR 134 water drainage. Closed public hearing at 9:02 PM Seth Merrick from Gray Engineering. Staff presented. A motion was made to accept 5.3 as written and recommend approval to City Council as written. Motion passed 5 Ayes to 0 Nays

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Working on UDC redline items

Next P&Z meeting is August 6, 2024

7. ADJOURNMENT

The meeting was adjourned at 10:46 PM

8. CERTIFICATION

I certify that this notice of the July 2, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on June 28, 2024 before 5:00 P.M.

Plannning and Zoning Chair

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hutto Gateway Final Plat, 46.777 acres, more or less, of land, located on the east side of County Road 119 and north of Limmer Loop.
Meeting: Tuesday, August 6, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Preliminary Plat consists of approximately 46.77 acres of land, on the east side of County Road 119 and north of Limmer Loop. The tract was zoned as Schmidt Fields PUD in June 2023.

Adjacent Properties:

WEST: SF-1

NORTH: PUD (RSI Planned Unit Development)

EAST: SF-1

SOUTH: ETJ with Development Agreement

SUMMARY OF REQUEST:

The Planned Unit Development allows for a multi-family and commercial development that will consist of a multi-story, multi-family housing product across three phases with a maximum density of 20 units per acre across approximately 42 acres and approximately 5 acres of General Commercial (B-2).

STAFF REVIEW:

The application was reviewed to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request does comply with the UDC.

Staff recommends approval of the Hutto Gateway Final Plat as presented.

FISCAL NOTES:

None with this item.

POLICY IMPLICATIONS:

None with this item.

AGENDA ITEM REPORT

5.2.



ATTACHMENTS:

1. HuttoGatewayFP-U2-Plat(7-16-24)

LEGEND

●^S

1/2" REBAR WITH "SAM INC." CAP FOUND

●^{CAP}

1/2" REBAR WITH ILLEGIBLE CAP FOUND

●^{RJ}

1/2" REBAR WITH "RJ SURVEYING" CAP FOUND

●^B

1/2" REBAR WITH "BYRN SURVEYING" CAP FOUND

●^{BGE}

1/2" REBAR WITH "BGE" CAP FOUND

●

1/2" REBAR FOUND (OR AS NOTED)

○

1/2" REBAR WITH "EARLY BOUNDARY" CAP SET

⊕

COTTON SPINDLE WITH "EARLY BOUNDARY" WASHER SET

△

CALCULATED POINT

⊙

CONTROL POINT/BENCHMARK LOCATION

P.U.E.

PUBLIC UTILITY EASEMENT

W.L.E.

WATERLINE EASEMENT

W.W.E.

WASTEWATER EASEMENT

F.F.E.

FINISHED FLOOR ELEVATION

FEMA ZONE "AE" LINE

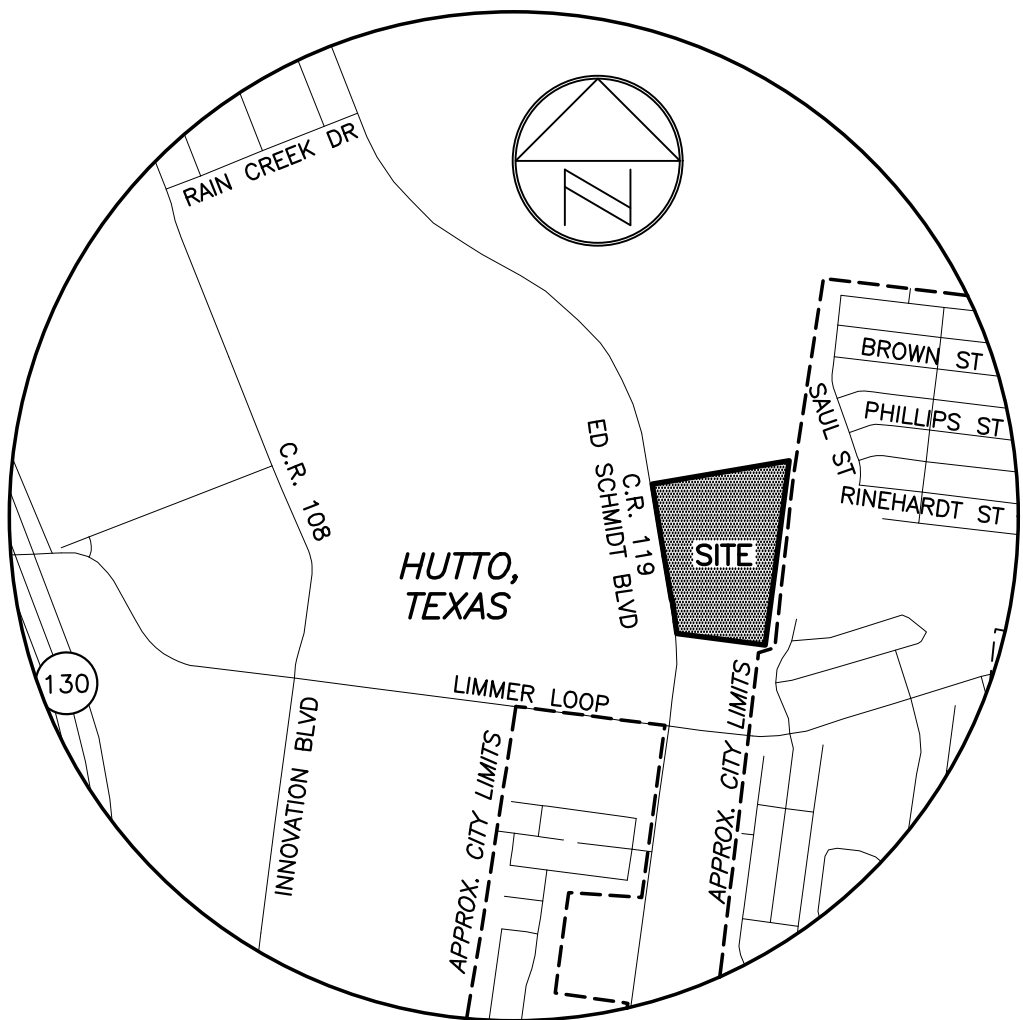
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FEMA ZONE "X" LINE

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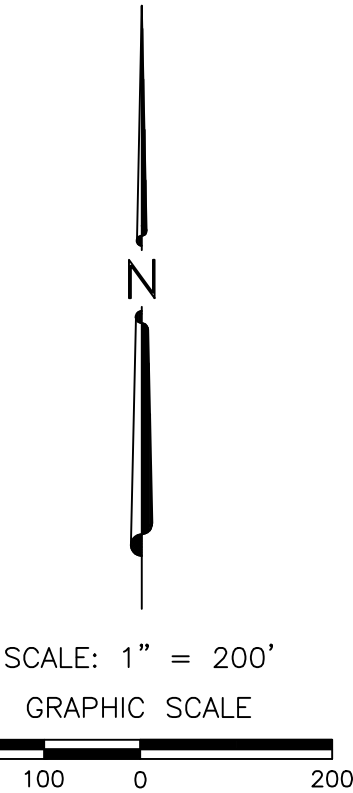
RECORD INFORMATION

FINAL PLAT OF
HUTTO GATEWAY



LOCATION MAP
1" = 1000'

SHEET INDEX



OWNER:

RCG HUTTO GATEWAY FUND LLC
11770 JOLLYVILLE ROAD
AUSTIN, TEXAS 78759
LYNN YAUN

TC/F HUTTO, LP, A TEXAS LIMITED PARTNERSHIP
1600 NORTH COLLINS BOULEVARD, SUITE 3000
RICHARDSON, TEXAS 75080
W.T. FIELD

ENGINEERING BY:

KIMLEY-HORN
CONTACT: BENJAMIN L. GREEN, P.E.
5301 SOUTHWEST PARKWAY, BUILDING 2 SUITE
100, AUSTIN, TX 78735
DIRECT: 512-646-2243

SURVEYING BY:

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

LOT SUMMARY:

LOT 1 = 14.604 ACRES - 636,165 SQ. FT.

LOT 2 = 13.125 ACRES - 571,744 SQ. FT.

LOT 3 = 17.701 ACRES - 771,049 SQ. FT.

TOTAL LOTS: 3

TOTAL BLOCKS: 1

RIGHT-OF-WAY: 1.348 ACRES - 58,719 SQ. FT.

TOTAL ACREAGE: 46.778 ACRES - 2,037,634 SQ. FT.

JAMES SHELTON SURVEY, ABS. 560

JOHN DYKES SURVEY, ABS. 186

Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
or relied upon as a final survey document.

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1110-001

DRAWING NO.:
1110-001-PL-47AC

PLOT DATE:
7/12/24

PLOT SCALE:
1" = 200'

DRAWN BY:
BBP & JBE

SHEET
1 OF 5

FINAL PLAT OF HUTTO GATEWAY

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #2"

MAG NAIL WITH WASHER SET IN CONCRETE

SURFACE COORDINATES:
N 10182100.24
E 3169596.39

TEXAS STATE PLANE COORDINATES:
N 10180878.54
E 3169216.09

ELEVATION = 688.36
VERTICAL DATUM: NAVD 88 (GEOID 12B)

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

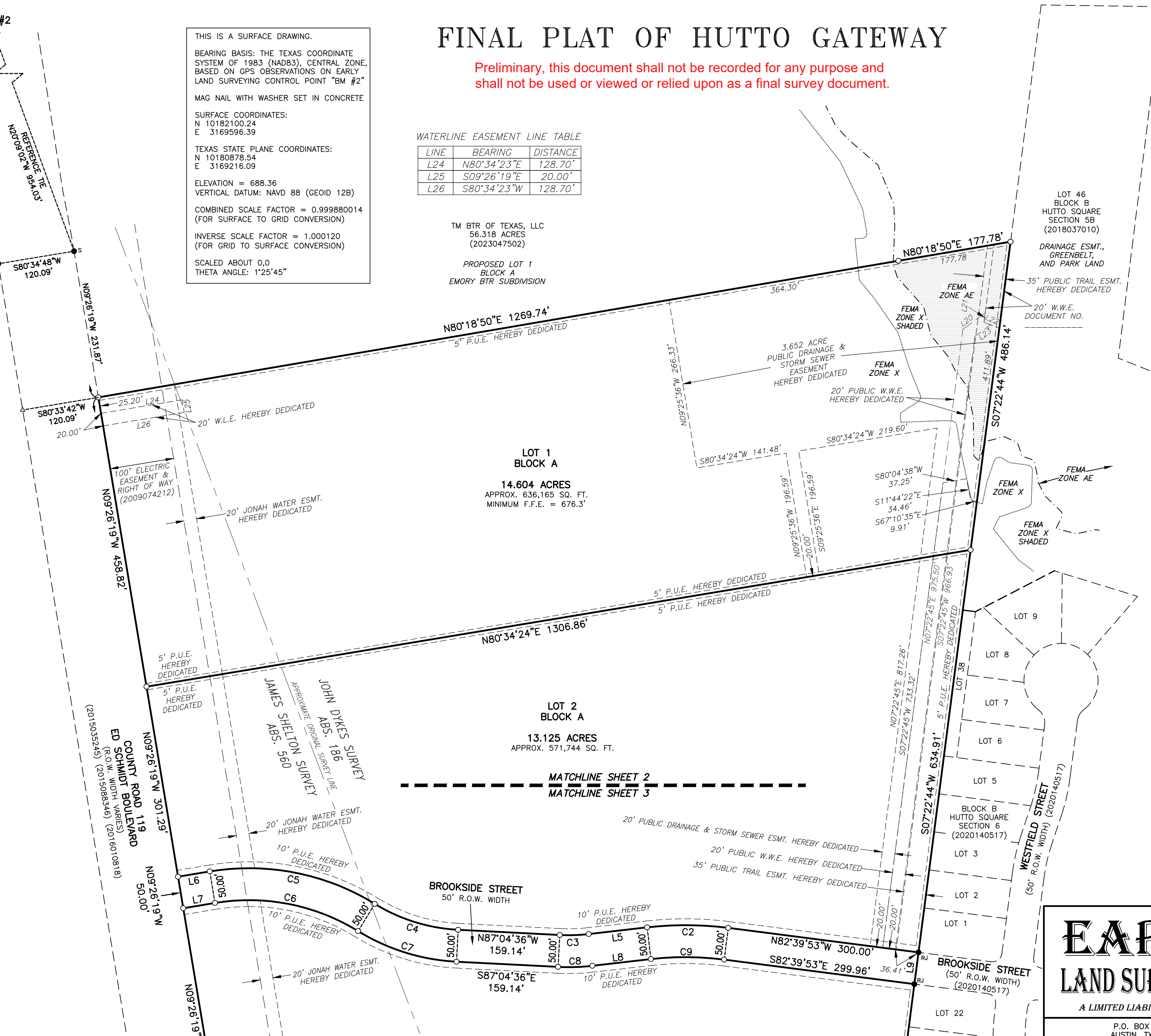
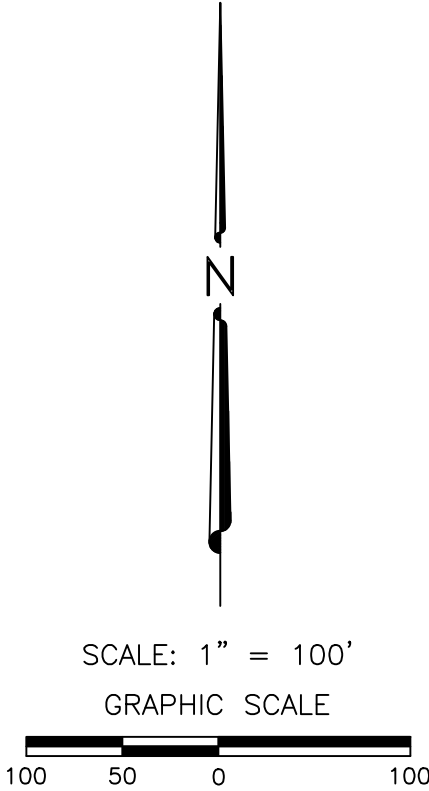
INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°25'45"

WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L24	N80°34'23"E	128.70'
L25	S09°26'19"E	20.00'
L26	S80°34'23"W	128.70'

TM BTR OF TEXAS, LLC
56.318 ACRES
(2023047502)

PROPOSED LOT 1
BLOCK A
EMORY BTR SUBDIVISION



EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

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

PROJECT NO.: 1110-001

DRAWING NO.: 1110-001-PL-47AC

PLOT DATE: 7/12/24

PLOT SCALE: 1" = 100'

DRAWN BY: BBP

SHEET 2 OF 5

BENCHMARK INFORMATION:

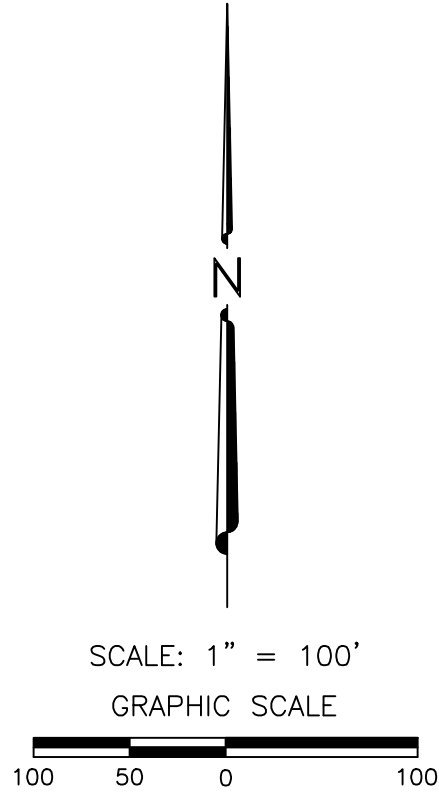
ELS #52: MAG NAIL WITH WASHER SET IN CONCRETE DRAINAGE STRUCTURE ALONG THE EASTSIDE OF COUNTY ROAD 119/ED SCHMIDT BOULEVARD AND APPROXIMATELY 312 FEET NORTH OF THE SOUTHWEST CORNER OF THE 46.778 ACRE TRACT.

ELEVATION = 688.51'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2970.00'	3°26'02"	178.01'	N07°45'36"W	177.98'
C2	525.00'	13°52'41"	127.16'	N89°36'13"W	126.85'
C3	275.00'	9°27'58"	45.43'	S88°11'25"W	45.38'
C4	275.00'	28°43'45"	137.89'	N72°42'43"W	136.45'
C5	375.00'	41°05'30"	268.94'	N78°53'36"W	263.22'
C6	325.00'	41°05'30"	233.09'	S78°53'36"E	228.12'
C7	325.00'	28°43'45"	162.96'	S72°42'43"E	161.26'
C8	325.00'	9°27'58"	53.69'	N88°11'25"E	53.63'
C9	475.00'	13°52'41"	115.05'	S89°36'13"E	114.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°29'54"W	117.70'
L2	N83°57'25"E	2.35'
L3	N09°28'29"W	61.63'
L4	S83°59'58"W	10.03'
L5	S83°27'27"W	92.03'
L6	S80°33'41"W	50.25'
L7	N80°33'41"E	50.25'
L8	N83°27'27"E	92.03'
L9	S07°22'44"W	50.00'

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



WASTEWATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L20	N53°42'28"E	43.42'
L21	S07°22'43"W	14.66'
L22	S68°25'12"E	11.10'
L23	S53°42'28"W	30.64'

FINAL PLAT OF HUTTO GATEWAY

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.: 1110-001
DRAWING NO.: 1110-001-PL-47AC
PLOT DATE: 7/12/24
PLOT SCALE: 1" = 100'
DRAWN BY: BBP

SHEET 3 OF 5

FINAL PLAT OF HUTTO GATEWAY

GENERAL NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO PUD (0–2023–020) REQUIREMENTS, AS AMENDED.
- A 10’ PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, & STORM SEWER, AS SHOWN.
- A 10’ PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES, AS SHOWN.
- A 5’ PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES, AS SHOWN.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION,IN CONFORMANCE WITH THE UDC AS AMENDED.
- WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THE SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2” PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH WATER – (512) 759–1286
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: ATMOS – (512) 550–8857
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE PUD (0–2023–020) REQUIREMENTS, AS AMENDED
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON–RESIDENTIAL LOT IS 65%
- STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THE STREET". (2018 IFC APPENDIX D)
- THIS FINAL PLAT CONFORMS TO THE CONCEPTUAL PLAN IN PLANNED UNIT DEVELOPMENT SCHMIDT FIELDS–HUTTO PUD AS APPROVED BY CITY COUNCIL ON JUNE 15, 2023.
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

UTILITY NOTES:

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

FLOODPLAIN NOTES

- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0510F & 48491C0520F EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100–YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100–YEAR FLOODPLAIN OR 100–YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, 100–YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS ZONED PUD, ORDINANCE NO. 0–2023–020
- THIS PROPERTY IS SUBJECT TO TIF BASED ON ORDINANCE 2021–014

METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF 46.778 ACRES IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 103.096 ACRE TRACT OF LAND CONVEYED TO RCG HUTTO GATEWAY FUND LLC IN DOCUMENT NO. 2021159038 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 46.778 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” rebar with illegible cap found for an angle point in the east right–of–way line of County Road 119, also known as Ed Schmidt Boulevard (right–of–way width varies), being the southwest corner of said 103.096 acre tract, same being in the north line of a 16.516 acre tract of land described in Document No. 2009022740 of the Official Public Records of Williamson County, Texas, and conveyed to Harry Ronald Hanson in Document No. 2011040336 of the Official Public Records of Williamson County, Texas;

THENCE North 08°29'54” West with the east right–of–way line of County Road 119 and the west line of said 103.096 acre tract, a distance of 117.70 feet to a 1/2” rebar with "Early Boundary" cap set in the south line of a 0.4164 acre tract of land conveyed to Williamson County, Texas in Document No. 2015088346 of the Official Public Records of Williamson County, Texas;

THENCE crossing the 103.096 acre tract, with the south, east, and north lines of said 0.4164 acre tract, being the east right–of–way line of County Road 119, the following four (4) courses and distances:

- North 83°57'25” East, a distance of 2.35 feet to a 1/2” rebar with "Early Boundary" cap set;
- With a curve to the left, having a radius of 2970.00 feet, a delta angle of 03°26'02”, an arc length of 178.01 feet, and a chord which bears North 07°45'36” West, a distance of 177.98 feet to a cotton spindle with "Early Boundary" washer set;
- North 09°28'29” West, a distance of 61.63 feet to a 1/2” rebar found;
- South 83°59'58” West, a distance of 10.03 feet to a 1/2” rebar with "SAM INC." cap found in the west line of the 103.096 acre tract;

THENCE North 09°26'19” West with the east right–of–way line of County Road 119 and the west line of the 103.096 acre tract, a distance of 1221.12 feet to a 1/2” rebar with "Early Boundary" cap set for the southwest corner of a 56.318 acre tract described in Document No. 2023047502 of the Official Public Records of Williamson County, Texas, from which a 1/2” rebar with "SAM INC." cap found in the west line of the said 56.318 acre tract, and the east right–of–way line of County Road 119, bears North 09°26'19” West, a distance of 231.87 feet;

THENCE crossing the 103.096 acre tract and with the south line of the said 56.318 acre tract, the following two (2) courses and distances:

- North 80°18'50” East, a distance of 1269.74 feet to a 1/2” rebar with "Early Boundary" cap set;
- North 80°18'50” East, a distance of 177.78 feet to a 1/2” rebar with "Early Boundary" cap set in the east line of the 103.096 acre tract, being the southeast corner of the said 56.318 acre tract, being also in the west line of Lot 46, Block B, Hutto Square Section 5B, a subdivision of record in Document No. 2018037010 of the Official Public Records of Williamson County, Texas;

THENCE South 07°22'44” West with the east line of the 103.096 acre tract, in part being the west line of said Lot 46, and in part being the west line of Lots 38 and Lots 1 through 5, Block B, the west terminus of Brookside Street (50’ right–of–way width), the west line of Lots 15 through 23, Block A, Hutto Square Section 6, a subdivision of record in Document No. 2020140517 of the Official Public Records of Williamson County, Texas, and the west line of Lots 10 through 14, Block A, Hutto Square Section 5B, a distance of 1935.97 feet to a 1/2” rebar with "Byrn Surveying" cap found at the southeast corner of the 103.096 acre tract, same being an interior corner of said Lot 10;

THENCE North 82°37'00” West with the south line of the 103.096 acre tract and the north line of said Lots 9 and 10, Block A, Hutto Square Section 5B, and the north line of said 16.516 acre tract, a distance of 926.47 feet to the POINT OF BEGINNING, containing 46.778 acres of land, more or less

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



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

PROJECT NO.:
1110–001
DRAWING NO.:
1110–001–PL–47AC
PLOT DATE:
7/12/24
PLOT SCALE:
1" = 100'
DRAWN BY:
BBP

SHEET
4 OF 5

FINAL PLAT OF HUTTO GATEWAY

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

I, RCG HUTTO GATEWAY FUND LLC, OWNER OF THAT CERTAIN 46.778 TRACT, BEING A PORTION OF A 103.096 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021159038 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 46.778 ACRES OUT OF THE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO GATEWAY"

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

BY: _____
LYNN YAUN, MANAGER

RCG HUTTO GATEWAY FUND LLC
11770 JOLLYVILLE ROAD
AUSTIN, TX 78759

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

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

I, TC/F HUTTO LP, A TEXAS LIMITED PARTNERSHIP, OWNER OF THAT CERTAIN 14.604 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024015726 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 103.096 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021159038 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 46.778 ACRES OUT OF THE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO GATEWAY"

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

TC/F HUTTO, LP, A TEXAS LIMITED PARTNERSHIP

BY: GLENWOOD HUTTO, LP, A TEXAS LIMITED PARTNERSHIP

BY: GLENWOOD VENTURES GP, LLC, A TEXAS LITMED LIABILITY COMPANY, IT'S GENERAL PARTNER

BY: _____
W.T. FIELD, PRESIDENT

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

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 12th DAY OF JULY, 2024.

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

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

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

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0510F AND 48491C0520F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

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

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

BENJAMIN L. GREEN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 132190
STATE OF TEXAS

KIMLEY-HORN
5301 SOUTHWEST PARKWAY, BUILDING 2 SUITE 100,
AUSTIN, TX 78735
DIRECT: 512 646 2243

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

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

SUSANNA BOYER
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY DEVELOPMENT SERVICES

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

ASHLEY BAILEY
AICP, EXECUTIVE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY

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

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

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

BY: _____
DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1110-001
DRAWING NO.:
1110-001-PL-47AC
PLOT DATE:
7/12/24
PLOT SCALE:
1" = 100'
DRAWN BY:
BBP

SHEET
5 OF 5

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Alta Ed Schmidt Final Plat, 77.881 acres, more or less, of land, 4 multi-family lots, located on County Road 119.
Meeting: Tuesday, August 6, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

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

WEST: ETJ, (AG) Agriculture

NORTH: ETJ

EAST: ETJ, RSI Planned Unit Development

SOUTH: (SF-1) Single Family

The extension of Emory Crossing Blvd. is included with this development. Emory Crossing Blvd. is considered a minor arterial, thus the plat shows a 92-foot dedication of right-of-way. Jonah SUD will serve the development with water while wastewater services will be provided by the City of Hutto and services will be extended in conformance with the Municipal Service Plan approved with the annexation of the tract.

SUMMARY OF REQUEST:

STAFF REVIEW:

Per HB3167, plats can be approved, approved with conditions or denied. The Alta Ed Schmidt Final Plat is recommended for approval with the following conditions:

Prior to Plat Recordation:

1. Add a note stating the riparian setback is fully contained within the dedicated drainage easement.
2. Add a note stating the development is subject to the Traffic Impact Fee as adopted in O-2021-014 or provide statement with the agreement name and date of approval for the waiver from the TIF.

AGENDA ITEM REPORT

5.3.



3. All separate agreements and payment (such as cost participation for expansion of rights-of-way and wastewater improvements and parkland fees) associated with this development are approved/paid prior to recordation of the plat.

FISCAL NOTES:

None with this item.

POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. Alta_Ed_Schmidt_Annexation_Newspaper_Map
2. AltaEdSchmidt-FP-U1-Plat(7-16-24)

Alta Ed Schmidt Annexation (77.881 Acres)



R346096

R020931

CR-109

CR-108

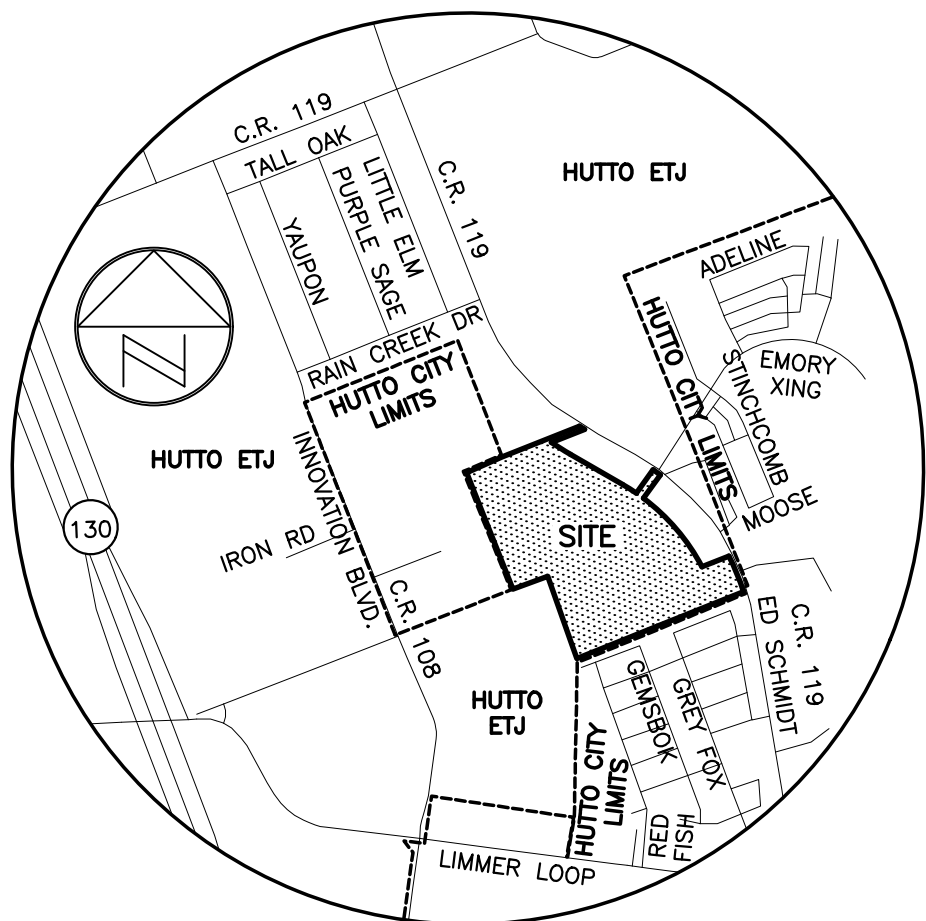
CR-119

0 750 1,500 3,000

Feet

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

ALTA ED SCHMIDT SUBDIVISION
FINAL PLAT



LOCATION MAP
1" = 2000'

LOT SUMMARY:

LOT 1 BL. A = 22.157 ACRES OR 965,169 SQ. FT.
LOT 2 BL. A = 15.809 ACRES OR 688,622 SQ. FT.
LOT 1 BL. B = 20.560 ACRES OR 895,570 SQ. FT.
LOT 2 BL. B = 15.859 ACRES OR 690,814 SQ. FT.

TOTAL LOTS: 4
TOTAL BLOCKS: 2

RIGHT-OF-WAY: 3.496 ACRES OR 152,303 SQ. FT.
1654 L.F.

TOTAL ACREAGE: 77.881 OR 3,392,478 SQ. FT.

JAMES SHELTON SURVEY, ABS. 560
AARON ARMSTRONG SURVEY NO. 9, ABS. 26

OWNER:

NO-COUNT, LLC.
311 ROYALE HEIGHTS LANE
HOUSTON, TX 77024

ENGINEERING BY:

KIMLEY-HORN
CONTACT: ANDY GRAHAM, P.E.
5301 SOUTHWEST PARKWAY, BUILDING 2
SUITE 100, AUSTIN, TX 78735
DIRECT: 512-646-2243

SURVEYING BY:

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

PROJECT NO.:
1006-032
DRAWING NO.:
1006-032-PL1
PLOT DATE:
4/23/24
PLOT SCALE:
1" = 300'

DRAWN BY:
MAW & JBE
SHEET
01 OF 04

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS OBSERVATIONS ON EARLY
LAND SURVEYING CONTROL POINT "BM #5"

MAG NAIL WITH WASHER SET IN CONCRETE

SURFACE COORDINATES:
N 10182678.60
E 3168954.68

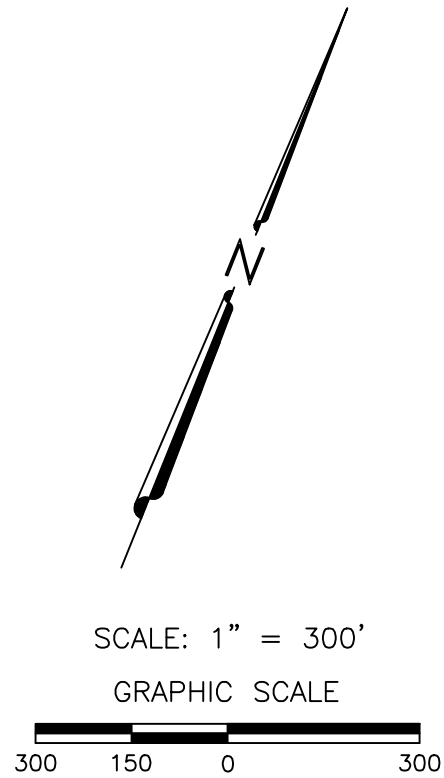
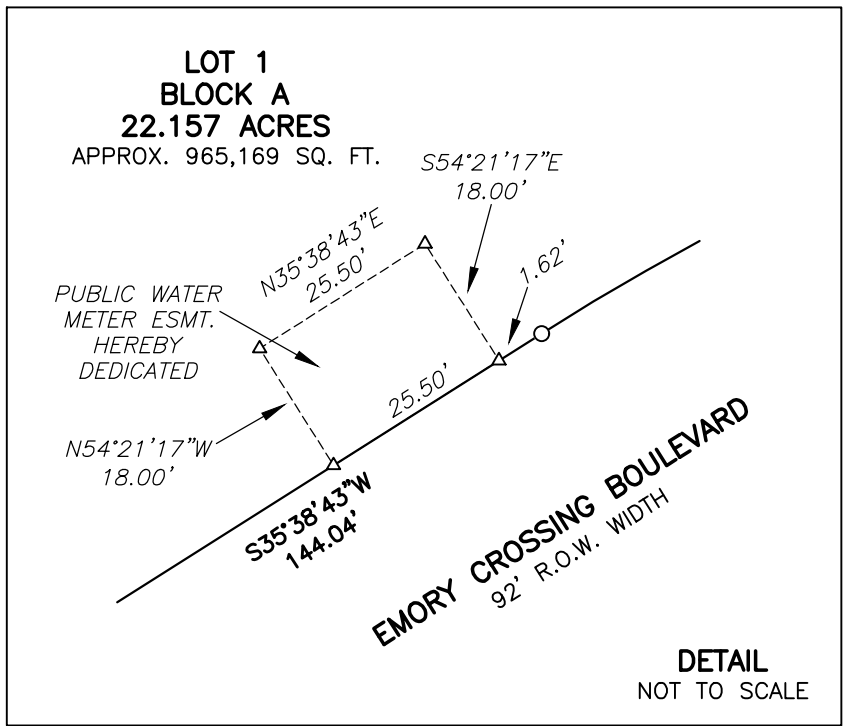
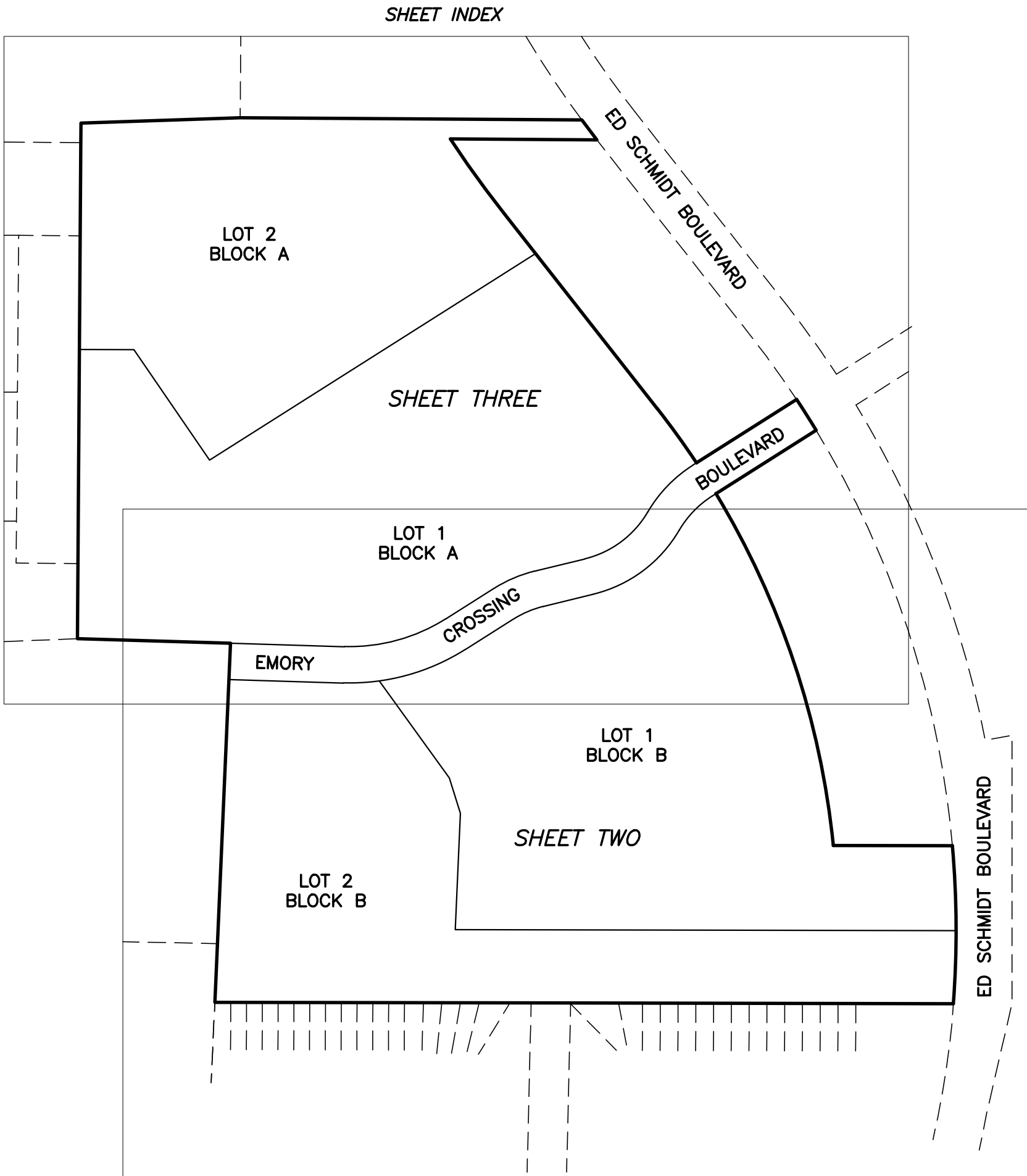
TEXAS STATE PLANE COORDINATES:
N 10181456.83
E 3168574.46

ELEVATION = 711.46'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

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

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

SCALED ABOUT 0.0
THETA ANGLE: 1°25'41"

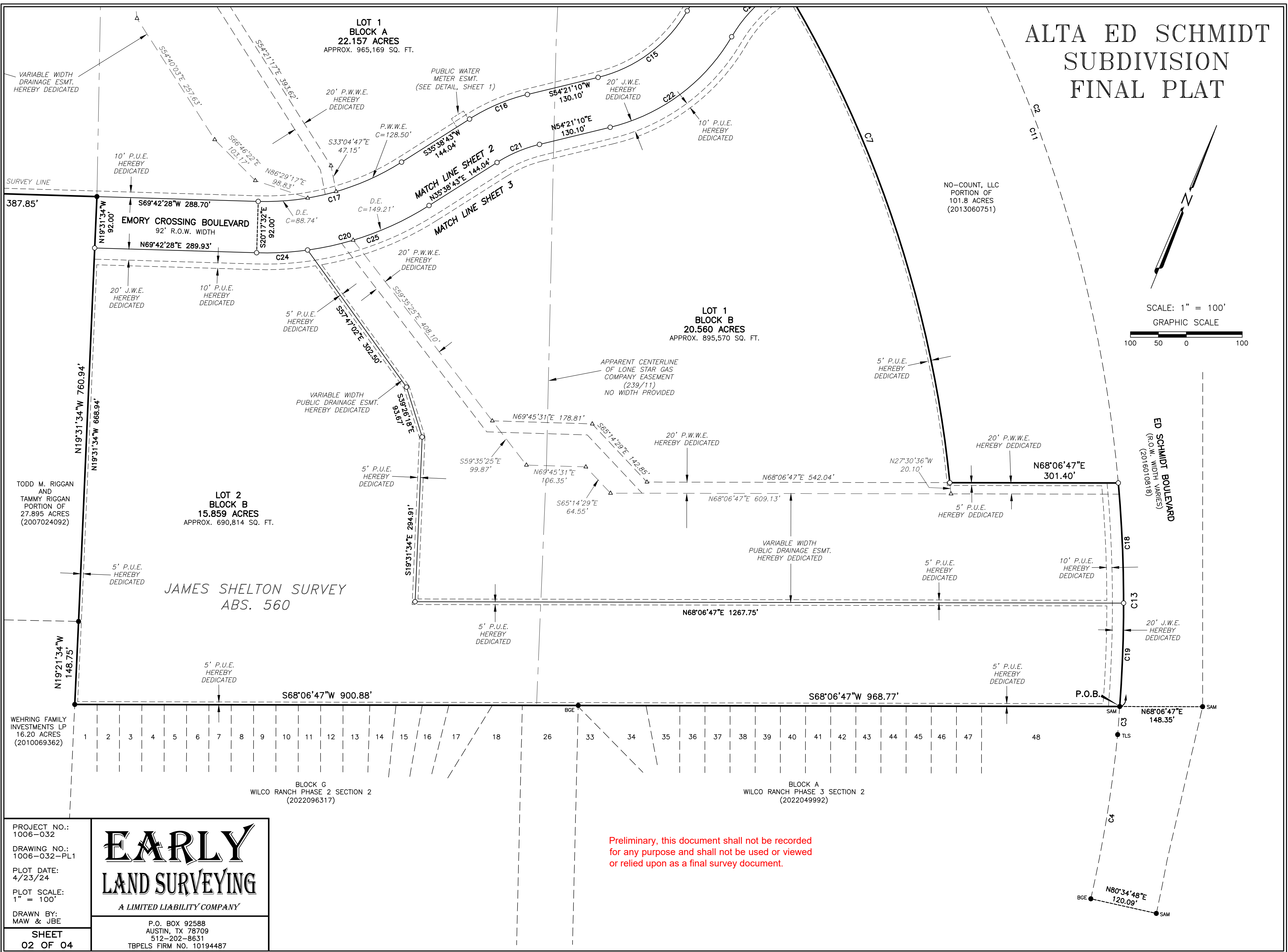
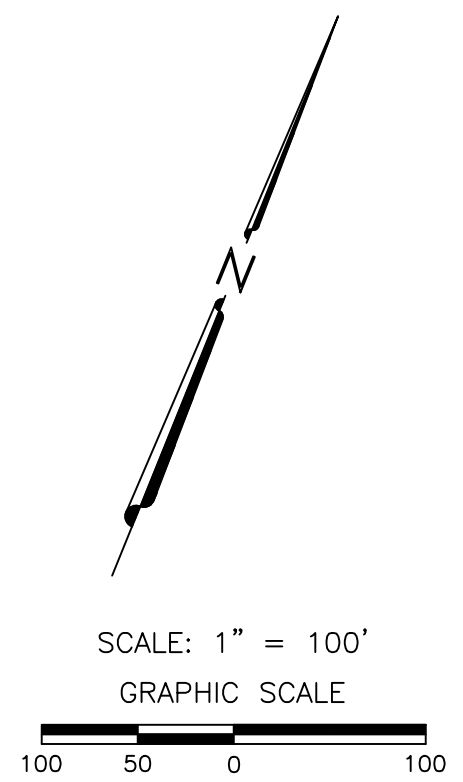


LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● SAM	1/2" REBAR WITH "SAM INC." CAP FOUND
● BGE	1/2" REBAR WITH "BGE" CAP FOUND
● TLS	1/2" REBAR WITH "TLS" CAP FOUND
● CRICHTON	1/2" REBAR WITH "CRICHTON" CAP FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
⊙	3/4" IRON PIPE FOUND (OR AS NOTED)
▲	MAG NAIL FOUND IN 4" POST
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
J.W.E.	JONAH WATER EASEMENT
P.W.W.E.	PUBLIC WASTEWATER EASEMENT
D.E.	DRAINAGE EASEMENT
---	ADJACENT PROPERTY LINES
----	EASEMENT LINES
()	RECORD INFORMATION

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2560.00'	1°30'02"	67.05'	S59°22'31"E	67.05'
C2	2440.00'	42°28'33"	1808.88'	S38°53'13"E	1767.74'
C3	2440.00'	1°11'07"	50.47'	S18°04'26"E	50.47'
C4	2440.00'	6°59'45"	297.93'	S12°42'18"E	297.75'
C5	2140.00'	4°32'02"	169.34'	S57°51'28"E	169.29'
C6	2860.00'	4°42'28"	234.99'	S57°46'18"E	234.93'
C7	2140.00'	25°20'55"	946.77'	S40°27'12"E	939.06'
C8	2560.00'	1°25'08"	63.39'	S59°20'04"E	63.39'
C9	2560.00'	0°04'54"	3.65'	S60°05'05"E	3.65'
C10	2440.00'	4°41'09"	199.55'	N57°46'55"W	199.50'
C11	2440.00'	26°13'33"	1116.86'	S40°09'56"E	1107.13'
C12	2440.00'	2°09'38"	92.01'	S54°21'31"E	92.00'
C13	2440.00'	9°24'13"	400.46'	S22°21'03"E	400.01'
C14	346.00'	27°25'25"	165.61'	S21°56'00"W	164.03'
C15	254.00'	46°07'52"	204.51'	S31°17'14"W	199.03'
C16	346.00'	18°42'27"	112.97'	S44°59'56"W	112.47'
C17	454.00'	34°03'45"	269.90'	S52°40'36"W	265.95'
C18	2440.00'	5°03'20"	215.30'	S24°31'29"E	215.23'
C19	2440.00'	4°20'53"	185.16'	S19°49'23"E	185.12'
C20	546.00'	34°03'45"	324.60'	N52°40'36"E	319.84'
C21	254.00'	18°42'27"	82.93'	N44°59'56"E	82.56'
C22	346.00'	46°07'52"	278.58'	N31°17'14"E	271.11'
C23	254.00'	27°25'25"	121.57'	N21°56'00"E	120.42'
C24	546.00'	9°35'39"	91.43'	N64°54'39"E	91.32'
C25	546.00'	24°28'06"	233.17'	N47°52'46"E	231.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°07'32"E	27.35'
L2	S35°38'43"W	11.33'
L3	N35°38'43"E	11.34'

ALTA ED SCHMIDT
SUBDIVISION
FINAL PLAT

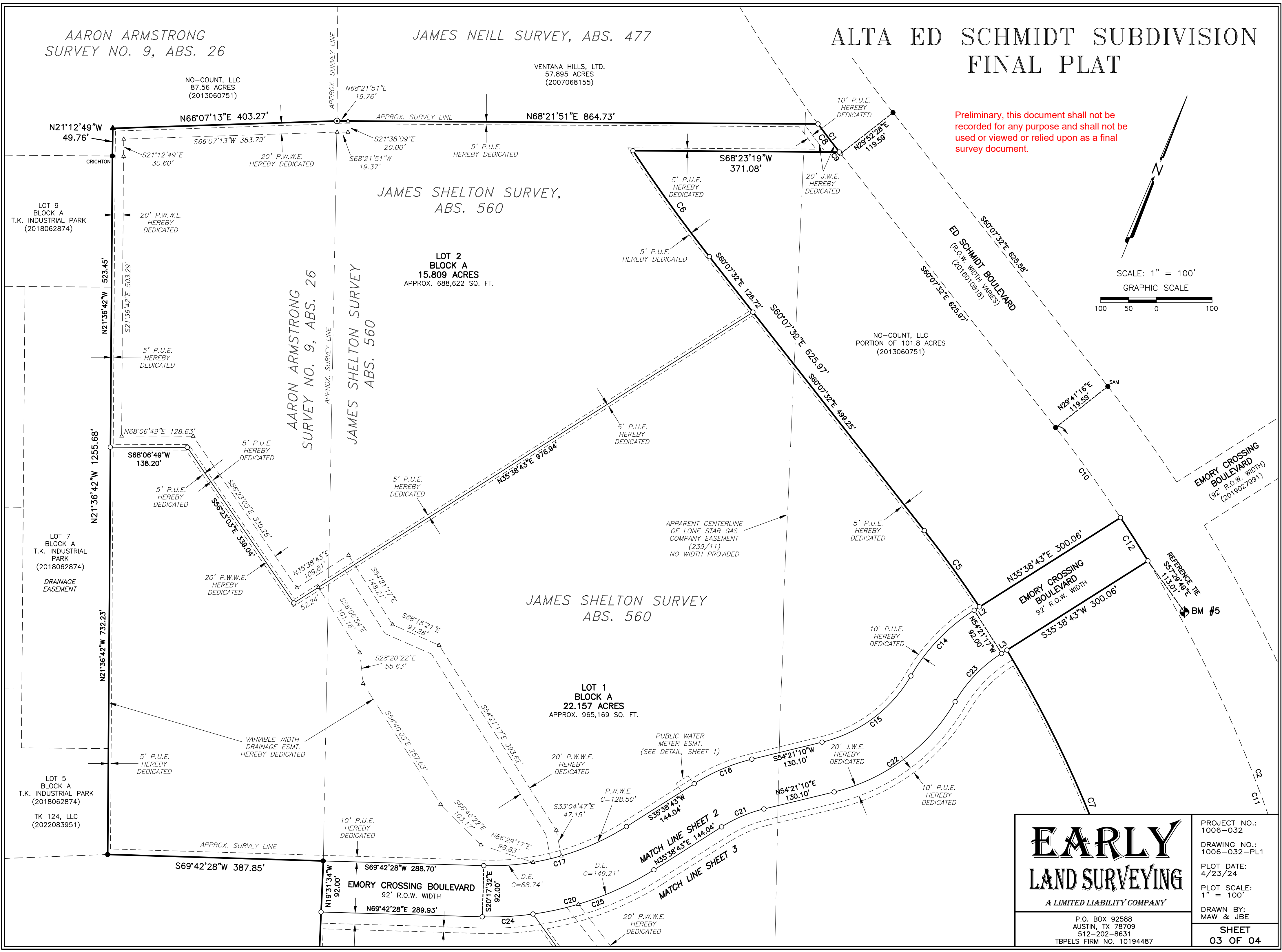
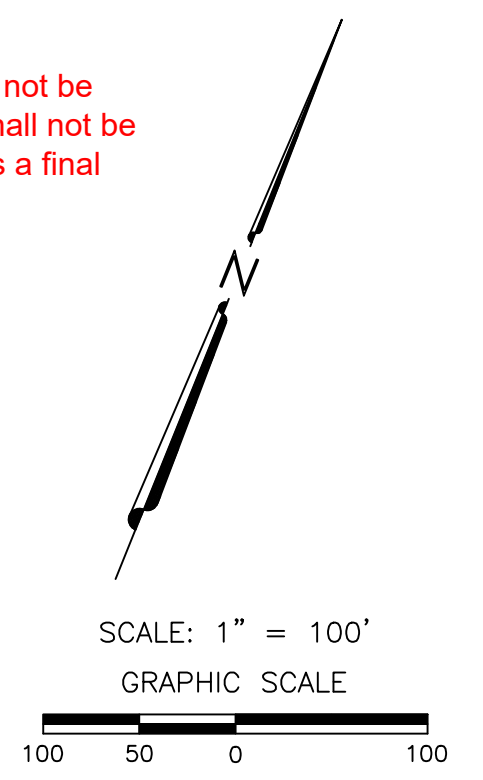


AARON ARMSTRONG
SURVEY NO. 9, ABS. 26

JAMES NEILL SURVEY, ABS. 477

ALTA ED SCHMIDT SUBDIVISION FINAL PLAT

Preliminary, this document shall not be
recorded for any purpose and shall not be
used or viewed or relied upon as a final
survey document.



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1006-032
DRAWING NO.:
1006-032-PL1
PLOT DATE:
4/23/24
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
03 OF 04

ALTA ED SCHMIDT SUBDIVISION
FINAL PLAT

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

I, NO–COUNT LLC, SOLE OWNER OF THOSE CERTAIN 101.8 ACRE, 8.36 ACRE AND 3.50 ACRE TRACTS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013060751 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID TRACTS AND DO HEREBY SUBDIVIDE 77.881 ACRES OUT OF THE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS–OF–WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "ALTA ED SCHMIDT SUBDIVISION"

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

BY: _____
_____ (PRINTED NAME)

NO–COUNT, LLC.
311 ROYALE HEIGHTS LANE
HOUSTON, TX 77024

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

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

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0505F & 48491C0510F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

_____ DAY OF _____ 20_____.

ANDY GRAHAM, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. _____
STATE OF TEXAS

KIMLEY–HORN
CONTACT: ANDY GRAHAM, P.E.
5301 SOUTHWEST PARKWAY, BUILDING 2 SUITE 100,
AUSTIN, TX 78735
DIRECT: 512 646 2243

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,
THIS 23RD DAY OF FEBRUARY, 2024.

Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed or
relied upon as a final survey document.

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

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

DRAWING NO.:
1006–032–PL1

PLOT DATE:
4/23/24

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 77.881 ACRES (APPROXIMATELY 3,392,478 SQ. FT.) IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, AND THE AARON ARMSTRONG SURVEY NO. 9, ABSTRACT 26, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 101.8 ACRE TRACT, ALL OF AN 8.36 ACRE TRACT AND ALL OF A 3.50 ACRE TRACT CONVEYED TO NO–COUNT, LLC, IN A DEED DATED JUNE 26, 2013 AND RECORDED IN DOCUMENT NO. 2013060751 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 77.881 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Sam Inc." cap found in the west right–of–way line of Ed Schmidt Boulevard (right–of–way width varies) as described in Document No. 2016010818 of the Official Public Records of Williamson County, Texas, being in the south line of the said 101.8 acre tract, being also the northeast corner of a 2.405 acre tract described in Document No. 2020016624 of the Official Public Records of Williamson County, Texas, from which...

- a 1/2" rebar with "Sam Inc." cap found for an angle point in the east right–of–way line of Ed Schmidt Boulevard, bears North 68°06'47" East, a distance of 148.35 feet;
- a 1/2" rebar with "TLS" cap found in the west right–of–way line of Ed Schmidt Boulevard, being the southeast corner of the said 2.405 acre tract, bears with a curve to the right, having a radius of 2440.00 feet, a delta angle of 01°11'07", an arc length of 50.47 feet, and a chord which bears South 18°04'26" East, a distance of 50.47 feet;

THENCE South 68°06'47" West with the south line of the said 101.8 acre tract and the north line of the said 2.405 acre tract, a distance of 968.77 feet to a 1/2" rebar with "BGE" cap found for the northwest corner of the said 2.405 acre tract, being in the north line of a 66.192 acre tract described in Document No. 2019108110 of the Official Public Records of Williamson County, Texas;

THENCE South 68°06'47" West with the south line of the said 101.8 acre tract and the north line of the said 66.192 acre tract, a distance of 900.88 feet to a 1/2" rebar found for the southwest corner of the said 101.8 acre tract, being the northwest corner of the said 66.192 acre tract, being in the east line of a 16.20 acre tract described in Document No. 2010069362 of the Official Public Records of Williamson County, Texas;

THENCE North 19°21'34" West with the west line of the said 101.8 acre tract and the east line of the said 16.20 acre tract, a distance of 148.75 feet to a 1/2" rebar found for the northeast corner of the said 16.20 acre tract, being the southeast corner of a 27.895 acre tract described in Document No. 2007024092 of the Official Public Records of Williamson County, Texas;

THENCE North 19°31'34" West with the west line of the said 101.8 acre tract and the east line of the said 27.895 acre tract, a distance of 760.94 feet to a 1/2" rebar found for the northeast corner of the said 27.895 acre tract, being the southeast corner of the said 3.50 acre tract;

THENCE South 69°42'28" West with the south line of the said 3.5 acre tract and the north line of the said 27.895 acre tract, a distance of 387.85 feet to a 1/2" rebar found for the southwest corner of the said 3.50 acre tract, being the southeast corner of Lot 5, Block A, T.K. Industrial Park, a subdivision of record in Document No. 2018062874 of the Official Public Records of Williamson County, Texas;

THENCE North 21°36'42" West with the west line of the said 3.50 acre tract and said 8.36 acre tract, and the east line of Lots 5, 7, and 9, Block A of said T.K. Industrial Park, a distance of 1255.68 feet to a 1/2" rebar with "Crichton" cap found for the northeast corner of said Lot 9, being in the east line of an 87.56 acre tract described in Document No. 2013060751 of the Official Public Records of Williamson County, Texas;

THENCE North 21°12'49" West with the west line of the said 8.36 acre tract and the east line of the said 87.56 acre tract, a distance of 49.76 feet to a mag nail in fence post found for the northwest corner of the said 8.36 acre tract;

THENCE North 66°07'13" East with the north line of the said 8.36 acre tract and the south line of the said 87.56 acre tract, a distance of 403.27 feet to a 3/4" iron pipe found for the northwest corner of the said 101.8 acre tract, being the northeast corner of the said 8.36 acre tract, being a southeast corner of the said 87.56 acre tract, being also the southwest corner of a 57.895 acre tract described in Document No. 2007068155 of the Official Public Records of Williamson County, Texas;

THENCE North 68°21'51" East with the north line of the said 101.8 acre tract and the south line of the said 57.895 acre tract, a distance of 864.73 feet to a 1/2" rebar with "Early Boundary" cap set in the southwest right–of–way line of Ed Schmidt Boulevard, from which a 1/2" rebar found for the northeast corner of the said 101.8 acre tract, being the southeast corner of the said 57.895 acre tract, bears North 68°21'51" East, a distance of 1089.76 feet;

THENCE crossing the said 101.8 acre tract and with the southwest right–of–way line of Ed Schmidt Boulevard, with a curve to the left, having a radius of 2560.00 feet, a delta angle of 01°25'08", an arc length of 63.39 feet, and a chord which bears South 59°20'04" East, a distance of 63.39 feet to a 1/2" rebar with "Early Boundary" cap set;

THENCE crossing the said 101.8 acre tract, the following five (5) courses and distances:

- 1.South 68°23'19" West, a distance of 371.08 feet to a 1/2" rebar with "Early Boundary" cap set;
- 2.With a curve to the left, having a radius of 2860.00 feet, a delta angle of 04°42'28", an arc length of 234.99 feet, and a chord which bears South 57°46'18" East, a distance of 234.93 feet to a 1/2" rebar with "Early Boundary" cap set;
- 3.South 60°07'32" East, a distance of 625.97 feet to a 1/2" rebar with "Early Boundary" cap set;
- 4.With a curve to the right, having a radius of 2140.00 feet, a delta angle of 04°32'02", an arc length of 169.34 feet, and a chord which bears South 57°51'28" East, a distance of 169.29 feet to a 1/2" rebar with "Early Boundary" cap set;
- 5.North 35°38'43" East, a distance of 300.06 feet to a 1/2" rebar with "Early Boundary" cap set in the southwest right–of–way line of Ed Schmidt Boulevard, from which a 1/2" rebar found in the southwest right–of–way line of Ed Schmidt Boulevard, bears with a curve to the left, having a radius of 2440.00 feet, a delta angle of 04°41'09", an arc length of 199.55 feet, and a chord which bears North 57°46'55" West, a distance of 199.50 feet;

THENCE crossing the said 101.8 acre tract and with the southwest right–of–way line of Ed Schmidt Boulevard, with a curve to the right, having a radius of 2440.00 feet, a delta angle of 02°09'38", an arc length of 92.01 feet, and a chord which bears South 54°21'31" East, a distance of 92.00 feet to a 1/2" rebar with "Early Boundary" cap set;

THENCE crossing the said 101.8 acre tract, the following three (3) courses and distances:

- 1.South 35°38'43" West, a distance of 300.06 feet to a 1/2" rebar with "Early Boundary" cap set;
- 2.With a curve to the right, having a radius of 2140.00 feet, a delta angle of 25°20'55", an arc length of 946.77 feet, and a chord which bears South 40°27'12" East, a distance of 939.06 feet to a 1/2" rebar with "Early Boundary" cap set;
- 3.North 68°06'47" East, a distance of 301.40 feet to a 1/2" rebar with "Early Boundary" cap set in the southwest right–of–way line of Ed Schmidt Boulevard;

THENCE crossing the said 101.8 acre tract and with the west right–of–way line of Ed Schmidt Boulevard, with a curve to the right, having a radius of 2440.00 feet, a delta angle of 09°24'13", an arc length of 400.46 feet, and a chord which bears South 22°21'03" East, a distance of 400.01 feet to the POINT OF BEGINNING, containing 77.881 acres of land, more or less.

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER & WASTEWATER UTILITIES.
3. NOTE INTENTIONALLY DELETED.
4. THE MAXIMUM IMPERVIOUS COVERAGE PER LOT IS 80%.
5. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
6. A 10' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, & STORM SEWER AS SHOWN.
7. A 5' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES AS SHOWN.
8. A 5' PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES AS SHOWN.
9. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
10. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
11. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC AS AMENDED.
12. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THE SITE.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 21" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
14. SUBJECT TO A COST PARTICIPATION AGREEMENT TO BE EXECUTED BY THE CITY AND THE DEVELOPER PRIOR TO OR CONTEMPORANEOUSLY WITH THE APPROVAL OF THE FINAL PLAT OF THE PROPERTY, THE CITY SHALL BE RESPONSIBLE FOR CONSTRUCTION COSTS FOR EMORY CROSSING BLVD. (DEDICATED BY FINAL PLAT) THAT EXCEED DEVELOPER'S PRO RATA SHARE. THE DEVELOPER'S PRO RATA SHARE OF EMORY CROSSING BLVD. CONSTRUCTION COSTS IS 12%.
15. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH WATER, WASTEWATER: CITY OF HUTTO, ELECTRIC: ONCOR, GAS: ATMOS
16. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
17. FIRE LANE STRIPING/SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

UTILITY NOTES:

WITHIN THE CCN

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

OUTSIDE THE CCN

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

FLOODPLAIN NOTES:

20. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
21. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0505F EFFECTIVE DATE DECEMBER 19, 2019 FOR WILLIAMSON COUNTY, TEXAS.
22. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100–YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100–YEAR FLOODPLAIN OR 100–YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
23. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
24. ON SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, 100–YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
25. THIS SUBDIVISION IS ZONED MULTIFAMILY.

CITY DEVELOPMENT SERVICES

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

ASHLEY BAILEY
AICP, EXECUTIVE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

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

SUSANNA BOYER, CHAIR

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

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

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

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

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

BY: _____
DEPUTY