



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, September 3, 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 September 3, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 6, 2024.
- 5.2. Consideration and possible action on the proposed Heritage Mill South Subdivision Revised Preliminary Plat, 187.21 acres, more or less, of land, 679 residential lots, located off of FM 1660 South.
- 5.3. Conduct a public hearing and consider possible recommendation to City Council for the zoning change request for the properties known as 2277 and 2315 Limmer Loop, 2.0 acres each lot, more or less, of land, located on the north side of Limmer Loop, west of Ed Schmidt Blvd., from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district.

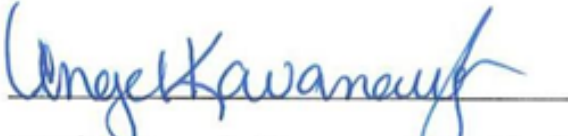
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the September 3, 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 30, 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

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 August 6, 2024.
Meeting: Tuesday, September 3, 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 8.6.2024



City of Hutto

Minutes

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

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM

2. ROLL CALL

Jerica Lawyer is no longer on the Commission, New Commissioner Hazel Shrrod was sworn in.

All Planning and Zoning Commissioners were in attendance except for Bryan Lee,

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.

No public comment

4. AGENDA ITEMS

4.1. Election of Chair and Vice Chair.

A motion was made by Vice Chair Rick Hudson to nominate Bryan Lee for Chair, seconded by Commissioner Jim Morris. Motion passed 5 Ayes to 1 Nay

A motion was made by Commissioner Jim Morris to nominate Susanna Boyer as Vice Chair, seconded by Commissioner Cheryl Stewart. Motion passed 6 Ayes to 0 Nays

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.

All items were pulled from consent

A motion was made by Chair Suzanna Boyer to approve corrected minutes and incorrect date on the agenda, seconded by Commissioner Hazel Shrrod. Motion passed 6 Ayes to 0 Nays

- 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.

Staff and commissioners discussed traffic Impact fees, and natural gas in this neighborhood.

A motion was made by Vice Chair Rick Hudson to approve 5.2 , seconded by Commissioner Tony Wertz. Motion passed 5 Ayes to 0 Nays.

- 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.

Staff and Commissioners discussed. Commissioner Hazel Shrrod made a motion to approve 5.3 as written, Seconded by Vice chair Rick Hudson. Motion passed 4 Ayes to 2 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

*Added more UDC lunch meetings

*updated Commission on items going to council

7. ADJOURNMENT

The meeting adjourned at 8:04 PM

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.

Planning and Zoning Chair

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Heritage Mill South Subdivision Revised Preliminary Plat, 187.21 acres, more or less, of land, 679 residential lots, located off of FM 1660 South.
Meeting: Tuesday, September 3, 2024
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposal consists of a revised preliminary plat for 679 lots including 659 residential lots, six greenlink lots, nine open space lots, and five open space/drainage lots. The property is in the Harris Straub Wallin Consent Agreement MUD No 35 (approved 2-25-21) and will remain in the ETJ.

WEST: Single Family (SF-1), Ray Elementary; Brooklands Subdivision

NORTH: ETJ, Individual Homes and Vacant

EAST: Single Family (SF-1), Proposed Gola Subdivision

SOUTH: ETJ, Individual Homes and Vacant

SUMMARY OF REQUEST:

The Heritage Mill South Revised Preliminary Plat includes approximately 44 acres of common open space. The northern portion of the site is also in the review process for preliminary plat approval at a future date. The site will have access through the northern phase from FM 1660, from CR 163 and two future stub streets connecting into the Gola subdivision to the east.

STAFF REVIEW:

Property owners within 200' of the subject property were noticed in accordance with the public hearing requirements in the Unified Development Code in December with the same proposal. No responses were provided.

Per HB3167, plats can be approved, approved with conditions or denied. Staff has reviewed the preliminary plat application 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 Heritage Mill South Revised Preliminary Plat as presented.

FISCAL NOTES:

None with this item.

AGENDA ITEM REPORT

5.2.



POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. Heritage Mill South Revised Preliminary Plat - Update #7 StaffComments

Heritage Mill South Revised Preliminary Plat - Update #7

8/30/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Eric Woods (ewoods@huttofirerescue.org)

Documents

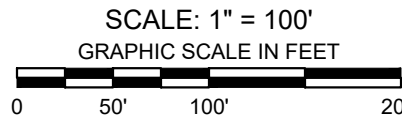
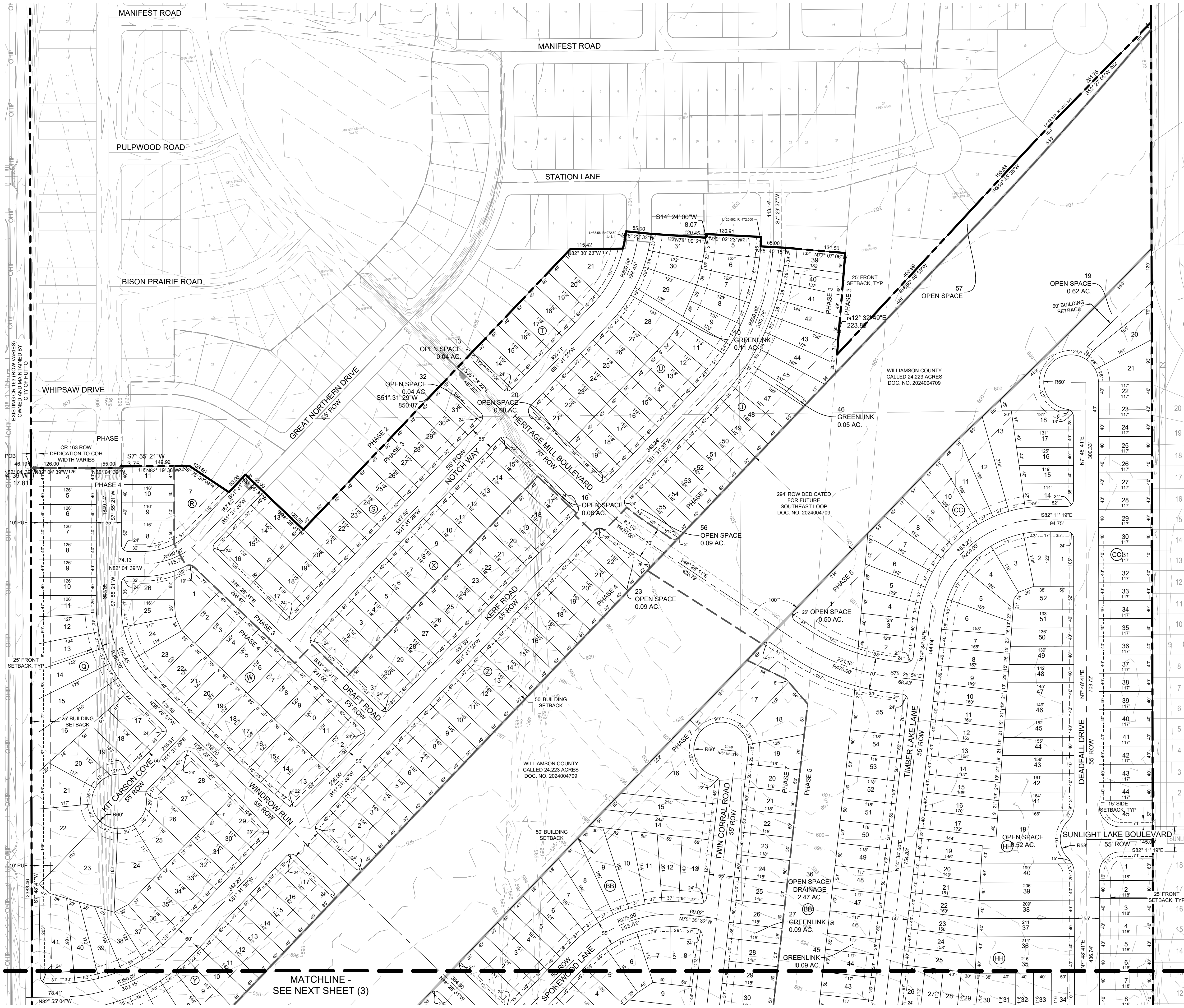
HeritageMillSouthPrelim-U7-Prelim(8-14-24).pdf
HeritageMillSouthPrelim-U7-BlockLength(8-14-24).pdf
HeritageMillSouthPrelim-U7-ComResp(8-14-24).pdf

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

☒ No Exceptions Taken
☐ Denied. Revise and Resubmit.

08/29/2024

H:\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2024\01\1731-CPREL BASE.DWG DATE: 7/19/2024 9:02:26 AM BY: KELLY



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- NOAA ATLAS 14 EXISTING FLOODPLAIN
- NOAA ATLAS 14 PROPOSED FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED PUE
- PROPOSED LOT NUMBER
- BUILDING SETBACK
- ANTICIPATED PHASE BOUNDARIES

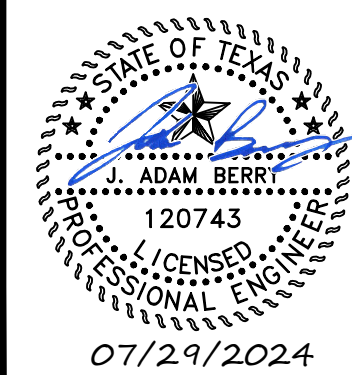
NO.	BY	DATE	REVISION DESCRIPTION

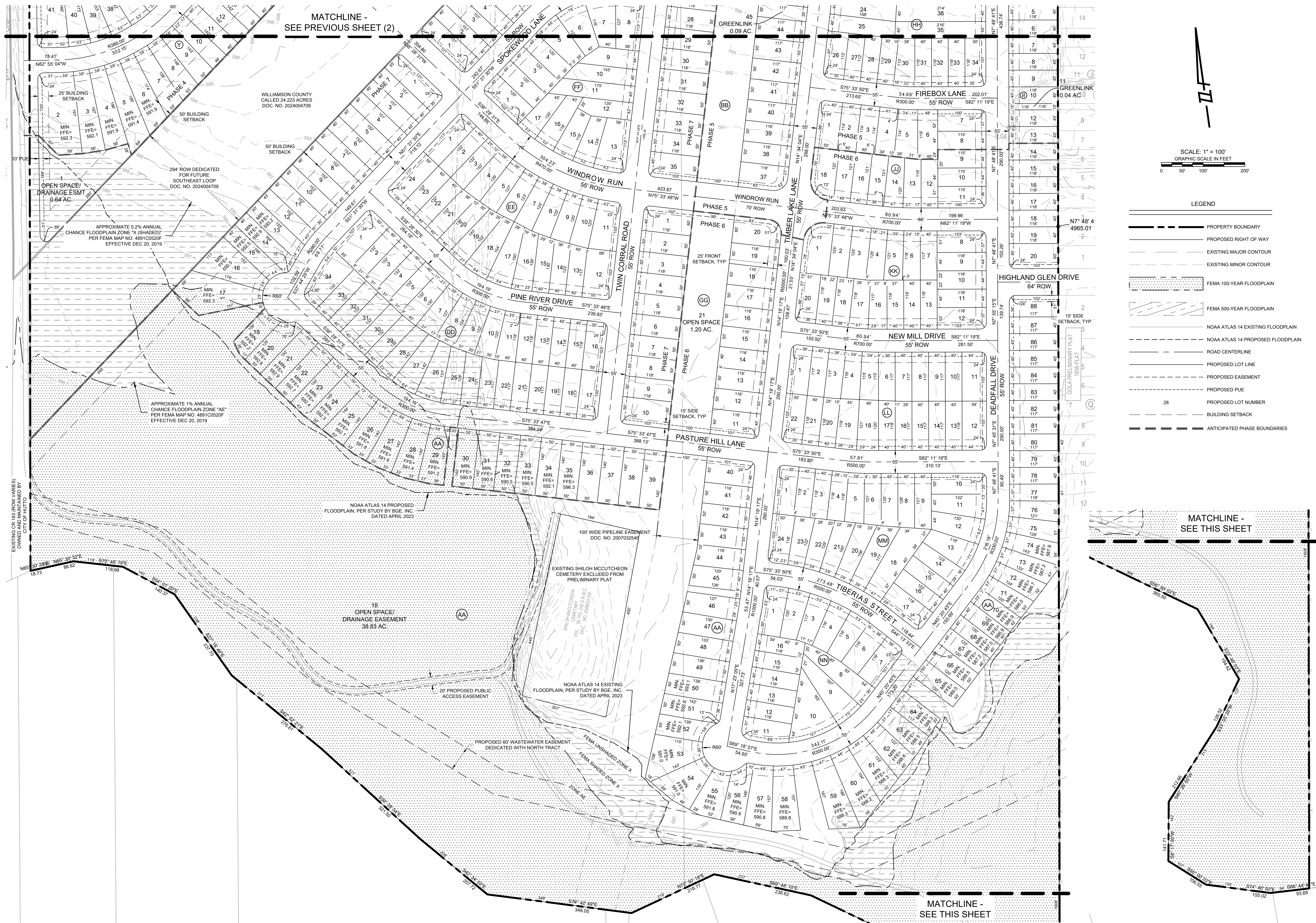
HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

PRELIMINARY PLAT
(SHEET 1 OF 2)

PROJECT NO: 1636-11731
DESIGNED BY: BAE
DRAWN BY: BAE
CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.





SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- NOAA ATLAS 14 EXISTING FLOODPLAIN
- NOAA ATLAS 14 PROPOSED FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED PUE
- PROPOSED LOT NUMBER
- BUILDING SETBACK
- ANTICIPATED PHASE BOUNDARIES

\\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CAD\SHEETS\PRELIM\1731-C-PREL-BASE.DWG DATE: 7/18/2024 9:09:39 AM BY: WELLY

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 190.991 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, AND THE WILLIAM GATLAN SURVEY NUMBER 23, ABSTRACT 271, BOTH OF WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC. IN DOCUMENT NUMBER 2021007407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 190.991 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE AT A BROKEN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE EAST LINE OF A CALLED 15.01 ACRE TRACT OF LAND CONVEYED UNTO THE HUTTO INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2006015406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE NORTH TERMINUS OF COUNTY ROAD 163 (APPARENT R.O.W. ~ VARIES), NO DEED OF RECORD FOUND, AT A SOUTHWEST CORNER OF F.M. 1660 (R.O.W. ~ VARIES), AS DESCRIBED IN VOLUME 384, PAGE 608 AND VOLUME 386, PAGE 411, BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NUMBERS 2016064873, 2016064874, 2016064888, 2016075808, AND 2016096242, ALL OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE, S 82°35'02" E, OVER AND ACROSS THE RIGHT-OF-WAY OF SAID COUNTY ROAD 163, A DISTANCE OF 42.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE NORTHEAST CORNER OF THE NORTH TERMINUS OF SAID COUNTY ROAD 163, AT THE NORTHWESTERLY CORNER OF SAID 271.214 ACRE TRACT; THENCE, S 07°48'41" W, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND SAID APPARENT RIGHT-OF-WAY, A DISTANCE OF 1,853.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 271.214 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

- 1) S 82° 11' 19" E, A DISTANCE OF 17.81 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) S 82° 04' 39" E, A DISTANCE OF 126.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) N 07° 55' 21" E, A DISTANCE OF 3.51 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 82° 19' 38" E, A DISTANCE OF 204.93 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) S 48° 28' 30" E, A DISTANCE OF 103.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) N 51° 31' 30" E, A DISTANCE OF 53.06 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 7) S 38° 28' 31" E, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 8) N 51° 31' 29" E, A DISTANCE OF 880.87 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) S 82° 30' 23" E, A DISTANCE OF 115.42 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 10) CURVING TO THE LEFT, WITH A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 38.56 FEET, A CENTRAL ANGLE OF 08° 06' 25", A CHORD BEARING OF N 17° 40' 40" E, AND A CHORD DISTANCE OF 38.53 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 11) S 76° 22' 33" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) S 78° 00' 21" E, A DISTANCE OF 120.58 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 13) N 13° 27' 58" E, A DISTANCE OF 8.07 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 14) S 79° 02' 23" E, A DISTANCE OF 120.91 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 15) S 10° 04' 57" W, A DISTANCE OF 20.56 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) S 78° 40' 15" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) S 77° 07' 06" E, A DISTANCE OF 131.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 18) S 12° 32' 49" W, A DISTANCE OF 223.83 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 19) THENCE N 50° 45' 35" E A DISTANCE OF 676.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 20) N 52° 27' 05" E, A DISTANCE OF 328.16 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE COMMON LINE OF THE 271.214 ACRE TRACT AND A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED UNTO STARLIGHT HOMES TEXAS, LLC, IN DOCUMENT NUMBER 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 07°48'41" W, COINCIDENT WITH SAID COMMON LINE, PASSING AT A DISTANCE OF 4,965.93 FEET TO A 2-INCH IRON PIPE FOUND ON LINE, AND CONTINUING ON FOR A TOTAL DISTANCE OF 4,965.01 FEET TO A CALCULATED POINT IN THE CENTER OF BRUSHY CREEK ON THE NORTH LINE OF LOT 132, THE LOOKOUT AT BRUSHY CREEK SUBDIVISION AS RECORDED IN CABINET Q, SLIDES 288-298 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE COMMON CORNER OF THE 271.214 ACRE TRACT AND THE 61.40 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE MEANDERS OF THE CENTERLINE OF BRUSHY CREEK, COINCIDENT WITH THE COMMON LINE OF THE 175 ACRE TRACT AND LOTS 132, 133, & 134, SAID THE LOOKOUT AT BRUSHY CREEK, AN AREA OF UNCLEAR TITLE (OLD APPARENT R.O.W.), A CALLED 23.4488 ACRE TRACT OF LAND CONVEYED UNTO RAMSWAROOP R. BODDU AKIA RAMSWAROOP BODDU AND SPOUSE RESMI SURENDRAN IN DOCUMENT NUMBER 2008062881 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 12.2254 ACRE TRACT OF LAND CONVEYED UNTO KELLEY R. BUCHANAN AND SAMMY D. BUCHANAN IN DOCUMENT NUMBER 2011071560 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A CALLED 10.286 ACRE TRACT OF LAND CONVEYED UNTO ROBERT G. VITEK AND WIFE VICKIE V. VITEK IN VOLUME 812, PAGE 282 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) N 88°44'41" W A DISTANCE OF 93.69 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 74°40'50" W A DISTANCE OF 155.02 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) N 50°00'02" W A DISTANCE OF 106.55 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) N 08°17'00" E A DISTANCE OF 141.71 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) N 40°26'55" E A DISTANCE OF 212.66 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT FOR CORNER;
- 6) N 33°05'26" E A DISTANCE OF 126.52 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) N 22°46'03" W A DISTANCE OF 194.42 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 8) N 56°30'03" W A DISTANCE OF 365.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) N 69°48'10" W A DISTANCE OF 236.62 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 10) S 72°50'18" W A DISTANCE OF 218.77 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 11) N 74°42'49" W A DISTANCE OF 348.05 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) N 42°34'53" W A DISTANCE OF 207.72 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 13) N 54°01'20" W A DISTANCE OF 140.37 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 14) N 75°48'19" W A DISTANCE OF 118.98 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
- 15) S 85°30'32" W A DISTANCE OF 105.35 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF THE SOUTHERN TERMINUS OF THE AFOREMENTIONED APPARENT RIGHT-OF-WAY OF COUNTY ROAD 163, AT THE SOUTHWEST CORNER OF THE 271.214 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) N 39°39'54" W A DISTANCE OF 321.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) N 42°52'21" W A DISTANCE OF 276.61 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 18) N 27° 16'46" W A DISTANCE OF 237.70 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°48'41" E, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, A DISTANCE OF 2,383.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 190.991 ACRES OF LAND, MORE OR LESS.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FRM #2946

**GRAY**
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION			

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

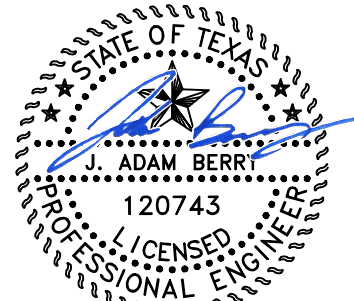
PROJECT NO: 1636-11731

DESIGNED BY: BAE

DRAWN BY: BAE

CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.



07/29/2024

\\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CAD\BEE\BPREL\11731-C-PREL-BASE.DWG DATE: 7/18/2024 9:09:32 AM BY: WELLY

PARCEL TABLE			PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE	BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 1	7,478	SF	BLOCK AA LOT 21	7,500	SF
BLOCK AA LOT 2	6,060	SF	BLOCK AA LOT 22	7,500	SF
BLOCK AA LOT 3	6,060	SF	BLOCK AA LOT 23	7,497	SF
BLOCK AA LOT 4	6,060	SF	BLOCK AA LOT 24	7,330	SF
BLOCK AA LOT 5	6,060	SF	BLOCK AA LOT 25	7,730	SF
BLOCK AA LOT 6	6,060	SF	BLOCK AA LOT 26	7,926	SF
BLOCK AA LOT 7	6,061	SF	BLOCK AA LOT 27	7,926	SF
BLOCK AA LOT 8	6,061	SF	BLOCK AA LOT 28	7,926	SF
BLOCK AA LOT 9	6,061	SF	BLOCK AA LOT 29	7,757	SF
BLOCK AA LOT 10	6,061	SF	BLOCK AA LOT 30	7,000	SF
BLOCK AA LOT 11	6,062	SF	BLOCK AA LOT 31	7,000	SF
BLOCK AA LOT 12	6,125	SF	BLOCK AA LOT 32	7,000	SF
BLOCK AA LOT 13	6,377	SF	BLOCK AA LOT 33	7,000	SF
BLOCK AA LOT 14	6,726	SF	BLOCK AA LOT 34	7,000	SF
BLOCK AA LOT 15	6,253	SF	BLOCK AA LOT 35	7,000	SF
BLOCK AA LOT 16	10,820	SF	BLOCK AA LOT 36	7,000	SF
BLOCK AA LOT 17	13,896	SF	BLOCK AA LOT 37	7,000	SF
BLOCK AA LOT 18	1,691,528	OPEN SPACE/ DRAINAGE EASEMENT	BLOCK AA LOT 38	7,000	SF
BLOCK AA LOT 19	5,764		BLOCK AA LOT 39	7,000	SF
BLOCK AA LOT 20	7,113	SF	BLOCK AA LOT 40	7,082	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 18	5,352	SF
BLOCK CC LOT 19	27,210	OPEN SPACE
BLOCK CC LOT 20	8,136	SF
BLOCK CC LOT 21	7,319	SF
BLOCK CC LOT 22	4,695	SF
BLOCK CC LOT 23	4,695	SF
BLOCK CC LOT 24	4,696	SF
BLOCK CC LOT 25	4,696	SF
BLOCK CC LOT 26	4,696	SF
BLOCK CC LOT 27	4,696	SF
BLOCK CC LOT 28	4,696	SF
BLOCK CC LOT 29	4,697	SF
BLOCK CC LOT 30	4,697	SF
BLOCK CC LOT 31	4,697	SF
BLOCK CC LOT 32	4,697	SF
BLOCK CC LOT 33	4,697	SF
BLOCK CC LOT 34	4,698	SF
BLOCK CC LOT 35	4,698	SF
BLOCK CC LOT 36	4,698	SF
BLOCK CC LOT 37	4,698	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 38	4,698	SF
BLOCK CC LOT 39	4,699	SF
BLOCK CC LOT 40	4,699	SF
BLOCK CC LOT 41	4,699	SF
BLOCK CC LOT 42	4,699	SF
BLOCK CC LOT 43	4,699	SF
BLOCK CC LOT 44	4,700	SF
BLOCK CC LOT 45	6,290	SF
BLOCK DD LOT 1	8,569	SF
BLOCK DD LOT 2	5,267	SF
BLOCK DD LOT 3	5,267	SF
BLOCK DD LOT 4	5,267	SF
BLOCK DD LOT 5	5,267	SF
BLOCK DD LOT 6	5,653	SF
BLOCK DD LOT 7	5,906	SF
BLOCK DD LOT 8	5,546	SF
BLOCK DD LOT 9	5,417	SF
BLOCK DD LOT 10	5,308	SF
BLOCK DD LOT 11	5,174	SF
BLOCK DD LOT 12	4,704	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 41	5,800	SF
BLOCK AA LOT 42	5,800	SF
BLOCK AA LOT 43	5,800	SF
BLOCK AA LOT 44	5,887	SF
BLOCK AA LOT 45	6,160	SF
BLOCK AA LOT 46	6,618	SF
BLOCK AA LOT 47	6,597	SF
BLOCK AA LOT 48	6,741	SF
BLOCK AA LOT 49	6,885	SF
BLOCK AA LOT 50	7,029	SF
BLOCK AA LOT 51	7,153	SF
BLOCK AA LOT 52	6,093	SF
BLOCK AA LOT 53	9,648	SF
BLOCK AA LOT 54	9,280	SF
BLOCK AA LOT 55	7,099	SF
BLOCK AA LOT 56	7,232	SF
BLOCK AA LOT 57	8,678	SF
BLOCK AA LOT 58	9,105	SF
BLOCK AA LOT 59	10,563	SF
BLOCK AA LOT 60	9,949	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 13	4,703	SF
BLOCK DD LOT 14	4,702	SF
BLOCK DD LOT 15	4,701	SF
BLOCK DD LOT 16	5,827	SF
BLOCK DD LOT 17	5,826	SF
BLOCK DD LOT 18	4,699	SF
BLOCK DD LOT 19	4,698	SF
BLOCK DD LOT 20	4,697	SF
BLOCK DD LOT 21	4,696	SF
BLOCK DD LOT 22	4,696	SF
BLOCK DD LOT 23	4,753	SF
BLOCK DD LOT 24	4,974	SF
BLOCK DD LOT 25	5,674	SF
BLOCK DD LOT 26	6,640	SF
BLOCK DD LOT 27	6,688	SF
BLOCK DD LOT 28	5,999	SF
BLOCK DD LOT 29	5,341	SF
BLOCK DD LOT 30	5,267	SF
BLOCK DD LOT 31	5,267	SF
BLOCK DD LOT 32	5,267	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 61	8,063	SF
BLOCK AA LOT 62	7,022	SF
BLOCK AA LOT 63	6,344	SF
BLOCK AA LOT 64	5,754	SF
BLOCK AA LOT 65	6,000	SF
BLOCK AA LOT 66	6,000	SF
BLOCK AA LOT 67	5,550	SF
BLOCK AA LOT 68	4,800	SF
BLOCK AA LOT 69	4,800	SF
BLOCK AA LOT 70	4,879	SF
BLOCK AA LOT 71	5,313	SF
BLOCK AA LOT 72	5,630	SF
BLOCK AA LOT 73	6,231	SF
BLOCK AA LOT 74	6,036	SF
BLOCK AA LOT 75	5,458	SF
BLOCK AA LOT 76	5,164	SF
BLOCK AA LOT 77	4,742	SF
BLOCK AA LOT 78	4,700	SF
BLOCK AA LOT 79	4,700	SF
BLOCK AA LOT 80	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 33	5,267	SF
BLOCK DD LOT 34	8,167	SF
BLOCK DD LOT 1	6,535	SF
BLOCK EE LOT 2	5,267	SF
BLOCK EE LOT 3	5,396	SF
BLOCK EE LOT 4	5,588	SF
BLOCK EE LOT 5	5,482	SF
BLOCK EE LOT 6	5,332	SF
BLOCK DD LOT 7	5,257	SF
BLOCK EE LOT 8	5,240	SF
BLOCK EE LOT 9	5,164	SF
BLOCK EE LOT 10	5,127	SF
BLOCK EE LOT 11	7,288	SF
BLOCK EE LOT 12	8,149	SF
BLOCK EE LOT 13	4,810	SF
BLOCK DD LOT 14	5,052	SF
BLOCK EE LOT 15	5,367	SF
BLOCK EE LOT 16	6,195	SF
BLOCK EE LOT 17	7,002	SF
BLOCK EE LOT 18	7,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 81	4,700	SF
BLOCK AA LOT 82	4,700	SF
BLOCK AA LOT 83	4,700	SF
BLOCK AA LOT 84	4,700	SF
BLOCK AA LOT 85	4,700	SF
BLOCK AA LOT 86	4,700	SF
BLOCK AA LOT 87	4,700	SF
BLOCK AA LOT 88	6,003	SF
BLOCK BB LOT 1	7,477	SF
BLOCK BB LOT 2	6,059	SF
BLOCK BB LOT 3	6,059	SF
BLOCK BB LOT 4	6,059	SF
BLOCK BB LOT 5	6,113	SF
BLOCK BB LOT 6	7,076	SF
BLOCK BB LOT 7	7,487	SF
BLOCK BB LOT 8	8,339	SF
BLOCK BB LOT 9	9,365	SF
BLOCK BB LOT 10	8,288	SF
BLOCK BB LOT 11	7,255	SF
BLOCK BB LOT 12	6,685	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK EE LOT 19	6,190	SF
BLOCK EE LOT 20	5,577	SF
BLOCK EE LOT 21	5,360	SF
BLOCK EE LOT 22	5,267	SF
BLOCK EE LOT 23	5,267	SF
BLOCK EE LOT 24	6,535	SF
BLOCK FF LOT 1	6,552	SF
BLOCK FF LOT 2	5,400	SF
BLOCK FF LOT 3	5,400	SF
BLOCK FF LOT 4	5,400	SF
BLOCK FF LOT 5	6,375	SF
BLOCK FF LOT 6	6,921	SF
BLOCK FF LOT 7	7,040	SF
BLOCK FF LOT 8	8,049	SF
BLOCK FF LOT 9	5,384	SF
BLOCK FF LOT 10	6,379	SF
BLOCK FF LOT 11	7,596	SF
BLOCK FF LOT 12	5,098	SF
BLOCK FF LOT 13	8,587	SF
BLOCK FF LOT 14	5,417	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 13	9,066	SF
BLOCK BB LOT 14	10,367	SF
BLOCK BB LOT 15	9,155	SF
BLOCK BB LOT 16	19,211	SF
BLOCK BB LOT 17	16,347	SF
BLOCK BB LOT 18	11,290	SF
BLOCK BB LOT 19	7,210	SF
BLOCK BB LOT 20	5,875	SF
BLOCK BB LOT 21	5,875	SF
BLOCK BB LOT 22	5,875	SF
BLOCK BB LOT 23	5,875	SF
BLOCK BB LOT 24	5,875	SF
BLOCK BB LOT 25	5,875	SF
BLOCK BB LOT 26	5,875	SF
BLOCK BB LOT 27	4,079	GREENLINK
BLOCK BB LOT 28	5,875	SF
BLOCK BB LOT 29	5,875	SF
BLOCK BB LOT 30	5,875	SF
BLOCK BB LOT 31	5,875	SF
BLOCK BB LOT 32	5,875	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK FF LOT 15	5,299	SF
BLOCK FF LOT 16	6,099	SF
BLOCK FF LOT 17	5,354	SF
BLOCK GG LOT 1	7,005	SF
BLOCK GG LOT 2	5,875	SF
BLOCK GG LOT 3	5,875	SF
BLOCK GG LOT 4	5,875	SF
BLOCK GG LOT 5	5,875	SF
BLOCK GG LOT 6	5,875	SF
BLOCK GG LOT 7	5,875	SF
BLOCK GG LOT 8	5,875	SF
BLOCK GG LOT 9	5,875	SF
BLOCK GG LOT 10	7,586	SF
BLOCK GG LOT 11	6,920	SF
BLOCK GG LOT 12	5,805	SF
BLOCK GG LOT 13	5,808	SF
BLOCK GG LOT 14	5,809	SF
BLOCK GG LOT 15	5,807	SF
BLOCK GG LOT 16	5,804	SF
BLOCK GG LOT 17	5,802	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 33	5,875	SF
BLOCK BB LOT 34	5,875	SF
BLOCK BB LOT 35	7,002	SF
BLOCK BB LOT 36	107,754	OPEN SPACE/ DRAINAGE
BLOCK BB LOT 37	6,743	SF
BLOCK BB LOT 38	5,814	SF
BLOCK BB LOT 39	5,820	SF
BLOCK BB LOT 40	5,825	SF
BLOCK BB LOT 41	5,831	SF
BLOCK BB LOT 42	5,837	SF
BLOCK BB LOT 43	5,843	SF
BLOCK BB LOT 44	5,848	SF
BLOCK BB LOT 45	4,086	GREENLINK
BLOCK BB LOT 46	5,858	SF
BLOCK BB LOT 47	5,864	SF
BLOCK BB LOT 48	5,870	SF
BLOCK BB LOT 49	5,875	SF
BLOCK BB LOT 50	5,881	SF
BLOCK BB LOT 51	5,887	SF
BLOCK BB LOT 52	5,893	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK GG LOT 18	5,800	SF
BLOCK GG LOT 19	5,798	SF
BLOCK GG LOT 20	7,297	SF
BLOCK GG LOT 21	52,195	OPEN SPACE
BLOCK HH LOT 1	5,952	SF
BLOCK HH LOT 2	5,863	SF
BLOCK HH LOT 3	6,695	SF
BLOCK HH LOT 4	6,943	SF
BLOCK HH LOT 5	7,506	SF
BLOCK HH LOT 6	7,306	SF
BLOCK HH LOT 7	6,171	SF
BLOCK HH LOT 8	6,237	SF
BLOCK HH LOT 9	6,584	SF
BLOCK HH LOT 10	6,373	SF
BLOCK HH LOT 11	6,440	SF
BLOCK HH LOT 12	6,506	SF
BLOCK HH LOT 13	6,572	SF
BLOCK HH LOT 14	6,638	SF
BLOCK HH LOT 15	6,704	SF
BLOCK HH LOT 16	6,771	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 53	5,898	SF
BLOCK BB LOT 54	5,904	SF
BLOCK BB LOT 55	10,874	SF
BLOCK CC LOT 1	21,572	OPEN SPACE
BLOCK CC LOT 2	6,598	SF
BLOCK CC LOT 3	4,961	SF
BLOCK CC LOT 4	5,648	SF
BLOCK CC LOT 5	6,154	SF
BLOCK CC LOT 6	7,071	SF
BLOCK CC LOT 7	7,588	SF
BLOCK CC LOT 8	7,177	SF
BLOCK CC LOT 9	7,187	SF
BLOCK CC LOT 10	7,654	SF
BLOCK CC LOT 11	8,627	SF
BLOCK CC LOT 12	10,063	SF
BLOCK CC LOT 13	11,646	SF
BLOCK CC LOT 14	5,491	SF
BLOCK CC LOT 15	4,658	SF
BLOCK CC LOT 16	4,884	SF
BLOCK CC LOT 17	5,111	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK HH LOT 17	6,837	SF
BLOCK HH LOT 18	22,826	OPEN SPACE
BLOCK HH LOT 19	5,804	SF
BLOCK HH LOT 20	5,898	SF
BLOCK HH LOT 21	5,993	SF
BLOCK HH LOT 22	6,087	SF
BLOCK HH LOT 23	6,182	SF
BLOCK HH LOT 24	6,276	SF
BLOCK HH LOT 25	6,400	SF
BLOCK HH LOT 26	5,583	SF
BLOCK HH LOT 27	4,480	SF
BLOCK HH LOT 28	4,480	SF
BLOCK HH LOT 29	4,485	SF
BLOCK HH LOT 30	5,181	SF
BLOCK HH LOT 31	4,640	SF
BLOCK HH LOT 32	4,640	SF
BLOCK HH LOT 33	4,640	SF
BLOCK HH LOT 34	5,752	SF
BLOCK HH LOT 35	8,682	SF
BLOCK HH LOT 36	8,588	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK HH LOT 37	8,493	SF
BLOCK HH LOT 38	8,399	SF
BLOCK HH LOT 39	8,304	SF
BLOCK HH LOT 40	8,178	SF
BLOCK HH LOT 41	6,613	SF
BLOCK HH LOT 42	6,493	SF
BLOCK HH LOT 43	6,370	SF
BLOCK HH LOT 44	6,247	SF
BLOCK HH LOT 45	6,125	SF
BLOCK HH LOT 46	6,002	SF
BLOCK HH LOT 47	5,879	SF
BLOCK HH LOT 48	5,756	SF
BLOCK HH LOT 49	5,634	SF
BLOCK HH LOT 50	5,511	SF
BLOCK HH LOT 51	5,388	SF
BLOCK HH LOT 52	6,393	SF
BLOCK II LOT 1	6,887	SF
BLOCK II LOT 2	4,699	SF
BLOCK II LOT 3	4,701	SF
BLOCK II LOT 4	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK II LOT 5	4,700	SF
BLOCK II LOT 6	4,700	SF
BLOCK II LOT 7	4,700	SF
BLOCK II LOT 8	4,700	SF
BLOCK II LOT 9	4,700	SF
BLOCK II LOT 10	4,699	SF
BLOCK II LOT 11	1,763	GREENLINK
BLOCK II LOT 12	4,700	SF
BLOCK II LOT 13	4,700	SF
BLOCK II LOT 14	4,700	SF
BLOCK II LOT 15	4,700	SF
BLOCK II LOT 16	4,700	SF
BLOCK II LOT 17	4,700	SF
BLOCK II LOT 18	4,700	SF
BLOCK II LOT 19	4,700	SF
BLOCK II LOT 20	7,002	SF
BLOCK J LOT 39	5,516	SF
BLOCK J LOT 40	5,779	SF
BLOCK J LOT 41	6,070	SF
BLOCK J LOT 42	6,546	SF

\\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CADD\SHEETS\PREL\11731-C-PREL-BASE.DWG DATE: 7/18/2024 9:09:39 AM BY: WELLY

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 9	5,040	SF
BLOCK Q LOT 10	5,040	SF
BLOCK Q LOT 11	5,455	SF
BLOCK Q LOT 12	6,388	SF
BLOCK Q LOT 13	6,526	SF
BLOCK Q LOT 14	7,646	SF
BLOCK Q LOT 15	9,479	SF
BLOCK Q LOT 16	12,403	SF
BLOCK Q LOT 17	7,564	SF
BLOCK Q LOT 18	6,560	SF
BLOCK Q LOT 19	6,369	SF
BLOCK Q LOT 20	6,360	SF
BLOCK Q LOT 21	8,579	SF
BLOCK Q LOT 22	13,282	SF
BLOCK Q LOT 23	20,002	SF
BLOCK Q LOT 24	11,594	SF
BLOCK Q LOT 25	6,809	SF
BLOCK Q LOT 26	6,803	SF
BLOCK Q LOT 27	7,208	SF
BLOCK Q LOT 28	8,601	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Y LOT 10	6,052	SF
BLOCK Y LOT 11	5,680	SF
BLOCK Y LOT 12	5,680	SF
BLOCK Y LOT 13	5,680	SF
BLOCK Y LOT 14	5,680	SF
BLOCK Y LOT 15	5,680	SF
BLOCK Y LOT 16	5,680	SF
BLOCK Y LOT 17	7,004	SF
BLOCK Z LOT 1	7,750	SF
BLOCK Z LOT 2	5,746	SF
BLOCK Z LOT 3	5,777	SF
BLOCK Z LOT 4	5,782	SF
BLOCK Z LOT 5	5,782	SF
BLOCK Z LOT 6	5,782	SF
BLOCK Z LOT 7	5,782	SF
BLOCK Z LOT 8	5,782	SF
BLOCK Z LOT 9	5,782	SF
BLOCK Z LOT 10	5,783	SF
BLOCK Z LOT 11	5,783	SF
BLOCK Z LOT 12	5,783	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 29	6,670	SF
BLOCK Q LOT 30	4,682	SF
BLOCK Q LOT 31	4,686	SF
BLOCK Q LOT 32	4,699	SF
BLOCK Q LOT 33	4,742	SF
BLOCK Q LOT 34	4,672	SF
BLOCK Q LOT 35	4,713	SF
BLOCK Q LOT 36	5,052	SF
BLOCK Q LOT 37	5,300	SF
BLOCK Q LOT 38	5,925	SF
BLOCK Q LOT 39	6,690	SF
BLOCK Q LOT 40	7,132	SF
BLOCK Q LOT 41	13,339	SF
BLOCK R LOT 7	11,820	SF
BLOCK R LOT 8	7,359	SF
BLOCK R LOT 9	4,840	SF
BLOCK R LOT 10	4,840	SF
BLOCK R LOT 11	4,669	SF
BLOCK S LOT 13	4,800	SF
BLOCK S LOT 14	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK S LOT 15	4,800	SF
BLOCK S LOT 16	5,952	SF
BLOCK S LOT 17	5,902	SF
BLOCK S LOT 18	4,760	SF
BLOCK S LOT 19	4,760	SF
BLOCK S LOT 20	4,760	SF
BLOCK S LOT 21	4,760	SF
BLOCK S LOT 22	4,760	SF
BLOCK S LOT 23	4,760	SF
BLOCK S LOT 24	4,760	SF
BLOCK S LOT 25	4,760	SF
BLOCK S LOT 26	4,760	SF
BLOCK S LOT 27	4,760	SF
BLOCK S LOT 28	4,760	SF
BLOCK S LOT 29	4,760	SF
BLOCK S LOT 30	4,760	SF
BLOCK S LOT 31	4,760	SF
BLOCK S LOT 32	1,737	OPEN SPACE
BLOCK T LOT 13	1,737	OPEN SPACE
BLOCK T LOT 14	4,760	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK T LOT 15	4,760	SF
BLOCK T LOT 16	4,760	SF
BLOCK T LOT 17	4,760	SF
BLOCK T LOT 18	4,760	SF
BLOCK T LOT 19	4,760	SF
BLOCK T LOT 20	4,751	SF
BLOCK T LOT 21	8,320	SF
BLOCK U LOT 5	5,168	SF
BLOCK U LOT 6	5,434	SF
BLOCK U LOT 7	5,441	SF
BLOCK U LOT 8	5,455	SF
BLOCK U LOT 9	5,415	SF
BLOCK U LOT 10	4,832	GREENLINK
BLOCK U LOT 11	5,257	SF
BLOCK U LOT 12	5,000	SF
BLOCK U LOT 13	4,720	SF
BLOCK U LOT 14	4,720	SF
BLOCK U LOT 15	4,720	SF
BLOCK U LOT 16	4,720	SF
BLOCK U LOT 17	4,720	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK U LOT 18	4,720	SF
BLOCK U LOT 19	4,720	SF
BLOCK U LOT 20	3,443	OPEN SPACE
BLOCK U LOT 21	4,720	SF
BLOCK U LOT 22	4,720	SF
BLOCK U LOT 23	4,720	SF
BLOCK U LOT 24	4,720	SF
BLOCK U LOT 25	4,720	SF
BLOCK U LOT 26	4,720	SF
BLOCK U LOT 27	5,010	SF
BLOCK U LOT 28	7,421	SF
BLOCK U LOT 29	7,567	SF
BLOCK U LOT 30	5,509	SF
BLOCK U LOT 31	5,465	SF
BLOCK W LOT 1	8,438	SF
BLOCK W LOT 2	4,800	SF
BLOCK W LOT 3	4,800	SF
BLOCK W LOT 4	4,800	SF
BLOCK W LOT 5	4,800	SF
BLOCK W LOT 6	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK W LOT 7	4,800	SF
BLOCK W LOT 8	4,800	SF
BLOCK W LOT 9	4,800	SF
BLOCK W LOT 10	4,800	SF
BLOCK W LOT 11	4,800	SF
BLOCK W LOT 12	5,952	SF
BLOCK W LOT 13	6,257	SF
BLOCK W LOT 14	4,806	SF
BLOCK W LOT 15	4,901	SF
BLOCK W LOT 16	4,920	SF
BLOCK W LOT 17	4,920	SF
BLOCK W LOT 18	4,920	SF
BLOCK W LOT 19	4,920	SF
BLOCK W LOT 20	4,920	SF
BLOCK W LOT 21	4,920	SF
BLOCK W LOT 22	4,920	SF
BLOCK W LOT 23	6,300	SF
BLOCK W LOT 24	6,374	SF
BLOCK W LOT 25	5,779	SF
BLOCK W LOT 26	6,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 1	5,852	SF
BLOCK X LOT 2	4,720	SF
BLOCK X LOT 3	4,720	SF
BLOCK X LOT 4	4,720	SF
BLOCK X LOT 5	4,720	SF
BLOCK X LOT 6	4,720	SF
BLOCK X LOT 7	4,720	SF
BLOCK X LOT 8	4,720	SF
BLOCK X LOT 9	4,720	SF
BLOCK X LOT 10	4,720	SF
BLOCK X LOT 11	4,720	SF
BLOCK X LOT 12	4,720	SF
BLOCK X LOT 13	4,720	SF
BLOCK X LOT 14	4,720	SF
BLOCK X LOT 15	4,720	SF
BLOCK X LOT 16	3,443	OPEN SPACE
BLOCK X LOT 17	4,720	SF
BLOCK X LOT 18	4,720	SF
BLOCK X LOT 19	4,720	SF
BLOCK X LOT 20	4,720	SF

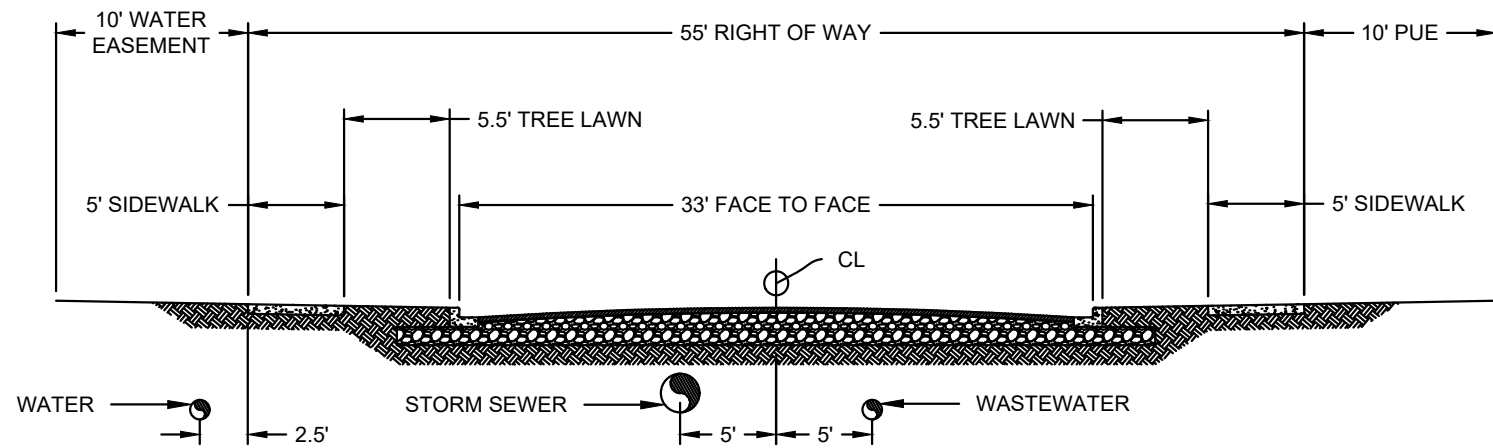
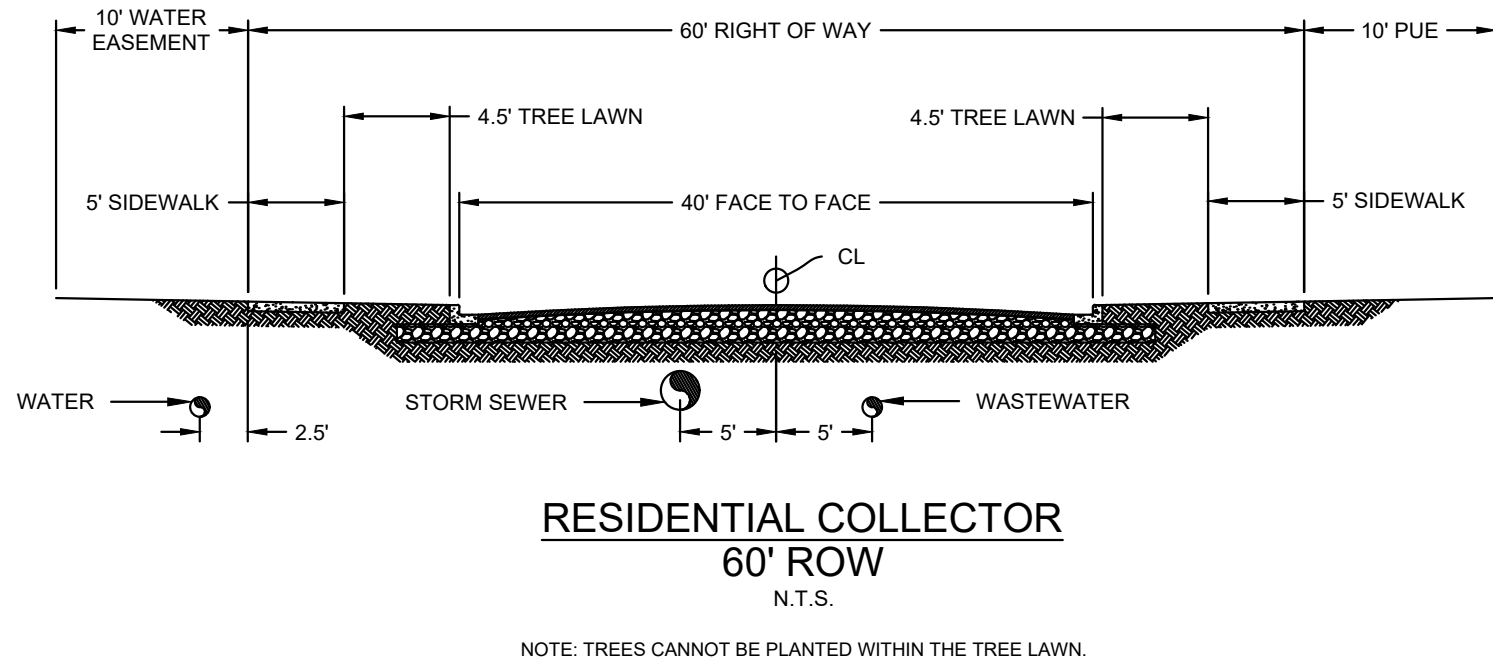
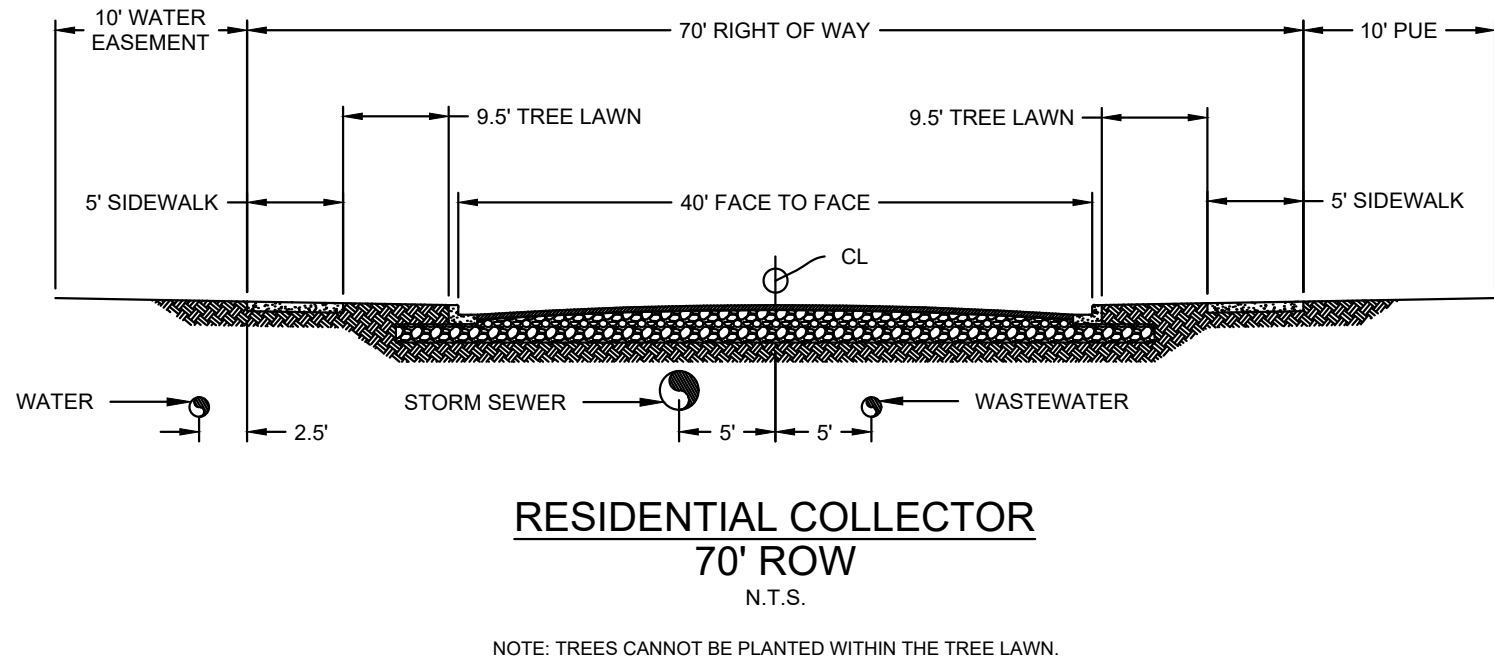
PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 21	4,720	SF
BLOCK X LOT 22	4,720	SF
BLOCK X LOT 23	4,720	SF
BLOCK X LOT 24	4,720	SF
BLOCK X LOT 25	4,720	SF
BLOCK X LOT 26	4,720	SF
BLOCK X LOT 27	4,720	SF
BLOCK X LOT 28	4,720	SF
BLOCK X LOT 29	4,720	SF
BLOCK X LOT 30	4,720	SF
BLOCK X LOT 31	5,852	SF
BLOCK Y LOT 1	27,829	OPEN SPACE/ DRAINAGE ESMT
BLOCK Y LOT 2	17,505	SF
BLOCK Y LOT 3	9,272	SF
BLOCK Y LOT 4	9,236	SF
BLOCK Y LOT 5	9,960	SF
BLOCK Y LOT 6	8,538	SF
BLOCK Y LOT 7	7,533	SF
BLOCK Y LOT 8	6,860	SF
BLOCK Y LOT 9	6,468	SF

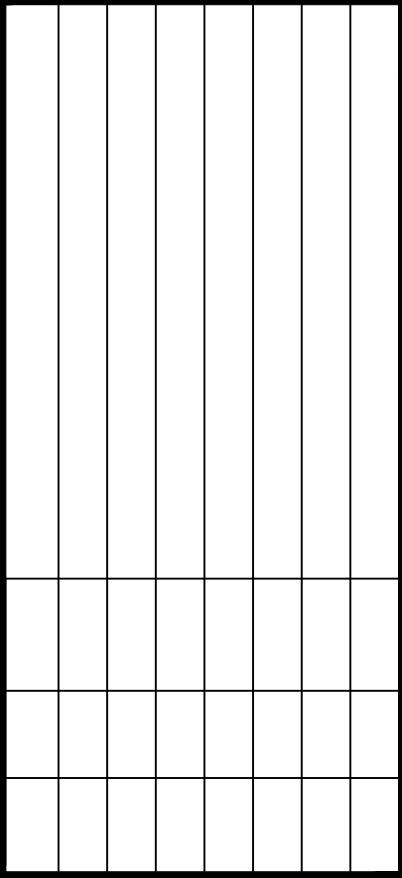
PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Z LOT 13	5,783	SF
BLOCK Z LOT 14	5,783	SF
BLOCK Z LOT 15	5,783	SF
BLOCK Z LOT 16	5,783	SF
BLOCK Z LOT 17	5,784	SF
BLOCK Z LOT 18	5,784	SF
BLOCK Z LOT 19	5,784	SF
BLOCK Z LOT 20	5,784	SF
BLOCK Z LOT 21	5,784	SF
BLOCK Z LOT 22	5,784	SF
BLOCK Z LOT 23	3,920	OPEN SPACE

TOTAL SITE = 188.93 AC

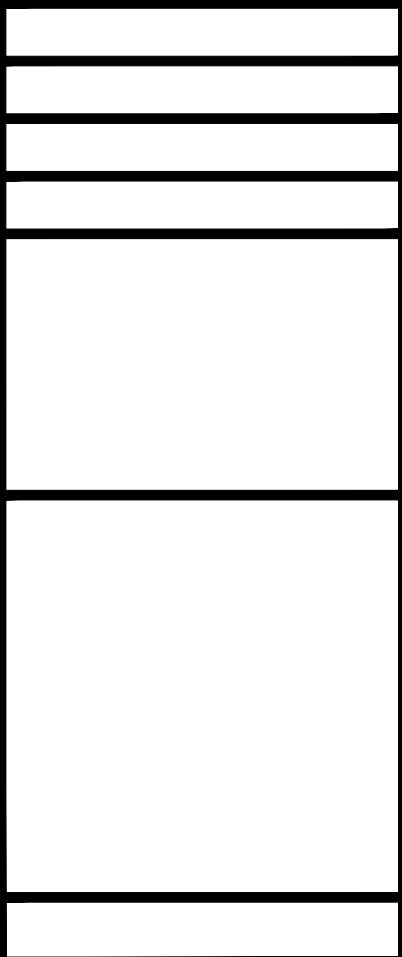
LOT TYPE	# LOTS	PERCENTAGE
40' FRONT	536	79.88%
50' FRONT	116	17.29%
GREENLINK	5	0.75%
OPEN SPACE	11	1.64%
OPEN SPACE/DRAINAGE	3	0.45%
TOTAL	671	100.0%

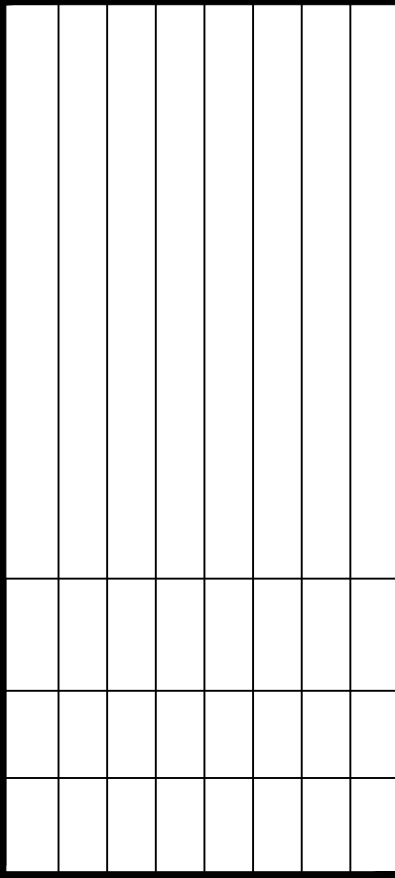
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET TYPE	STREET OWNERSHIP	STREET LENGTH
WINDROW RUN	70'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	956'
WINDROW RUN	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,003'
HERITAGE MILL BOULEVARD	70'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	1,256'
HIGHLAND GLEN DRIVE	64'	39' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	145'
KERF ROAD	60'	40' F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	710'
KERF ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,685'
PASTURE HILL LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,809'
SPOKEWOOD LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,213'
PINE RIVER DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	698'
TWIN CORRAL ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,475'
TIMBER LAKE DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,947'
DEADFALL DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	3,414'
TIBERIAS STREET	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	446'
NEW MILL DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	518'
FIREBOX LANE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	450'
SUNLIGHT LAKE BOULEVARD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	145'
KIT CARSON COVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	216'
GREAT NORTHERN DRIVE	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	388'
DRAFT ROAD	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	587'
NOTCH WAY	55'	33' F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,192'
SOUTHEAST LOOP	CONTROLLED ACCESS FACILITY - CONSTRUCTION BY WILLIAMSON COUNTY AND/OR OTHER GOVERNMENTAL AGENCY							





BLOCK LENGTH EXHIBIT





1000000





July 17, 2024

BGE Inc
Adam Berry
101 W. Louis Henna Boulevard #400
Austin, TX 78728
aberry@bgeinc.com - communication provided via email

**RE: Heritage Mill South Revised Preliminary Plat, Hutto, TX 78634
Preliminary Plat Review – Heritage Mill South Revised Preliminary Plat – Update #6 Comment Report to
Submittal (received 6-18-24)
Project No.: 2002-PLAT**

Mr. Berry,

Upon review of the above referenced final plat Update #6 submitted on June 18, 2024, the following comments are required to be resolved.

Please provide **Update #7** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in digital formats only. If the plat contains more than one sheet, please combine all sheets into one document file.

Planning Review – John Byrum, Planning Manager (512) 759-5974 – john.byrum@huttotx.gov

1. See attached markup.

Engineering Review – Sydnee Best, Plan Review Engineer (512) 759-5960 – sydnee.best@huttotx.gov

2. See attached markups.

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

3. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

#2002-PLAT Heritage Mill South Revised Preliminary Plat - U

7/17/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Eric Woods (ewoods@huttofirerescue.org)
Matt Rector (matt.rector@huttotx.gov)

Documents

HeritageMillSouthPrelim-U6-HM2DrainEx(6-18-24).pdf
HeritageMillSouthPrelim-U6-ComResp(6-18-24).pdf
HeritageMillSouthPrelim-U6-Prelim(6-18-24).pdf

\\projects\1636 - BROOK HOLLOW\1731 - HERITAGE MILL SECTION 2\FROM OTHERS\24-0508 - HML PRELIM FILES\LD01_CADD\05 EXHIBITS\HERITAGE MILL SOUTH - HUTTO DRAINAGE STUDY - PROPOSED CONOTON EXHIBIT.DWG
DATE: 06/11/2024 BY: JAB/BAE



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	TIME OF CONCENTRATION
	FEMA 100-YR FLOODPLAIN
	FEMA 500-YR FLOODPLAIN
	DRAINAGE DIVIDE
	FLOW ARROW
	AREA NAME
	DRAINAGE AREA

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FRM #2946

GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

PROPOSED HYDROLOGY

PROJECT NO: 1636-11731

DESIGNED BY: BAE

DRAWN BY: BAE

CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

06/11/2024

SHEET 2 OF 2

Page 19 of 41

HERITAGE MILL SOUTH SUBDIVISION

PRELIMINARY PLAT AMENDMENT

CITY OF HUTTO ETJ
WILLIAMSON COUNTY, TEXAS

SUBMITTAL DATE: 10/12/2022

SHEET NUMBER	SHEET TITLE
1	OVERALL PRELIMINARY PLAT
2	PRELIMINARY PLAT (SHEET 1 OF 2)
3	PRELIMINARY PLAT (SHEET 2 OF 2)
4	METES AND BOUNDS DESCRIPTION
5	PRELIMINARY LOT AND STREET TABLES (SHEET 1 OF 2)
6	PRELIMINARY LOT AND STREET TABLES (SHEET 2 OF 2)

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

No Exceptions Taken
Denied, Revise and Resubmit.

07/11/2024

Reviewed by Ashley
Bailey
Development Services
Department

SCALE: 1" = 200'
GRAPHIC SCALE IN FEET

LEGEND	
---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	FEMA 100-YEAR FLOODPLAIN
---	FEMA 500-YEAR FLOODPLAIN
---	NOAA ATLAS 14 EXISTING FLOODPLAIN
---	NOAA ATLAS 14 PROPOSED FLOODPLAIN
---	ROAD CENTERLINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED PUE
28	PROPOSED LOT NUMBER

- 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 BE IN ACCORDANCE WITH WILLIAMSON COUNTY SUBDIVISION REGULATIONS APPENDIX F2, REFERENCE LOT SETBACK DETAIL ON SHEET 5.
 - 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.
 - 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.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SEWER LINES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
 - 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 FOR FRONT AND REAR YARDS AND 5 FEET FOR SIDE YARDS.
 - FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED EXISTING PONDS, PROPOSED EXISTING CHANNELS OR EXISTING 100-YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OF 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS HIGHER.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
GAS: ATMOS
ELECTRIC: ONCOR
 - AMENITY OPEN SPACE, AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
 - THE WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - PARKING IS REQUIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 32 FEET WIDE. IF THE STREETS ARE LESS THAN 32 FEET IN WIDTH FIRE SIGNAGE IS REQUIRED. (2018BFC APPENDIX D SEC. 0103.6.10103.6.2). IN ANY EVENT THE PAVEMENT WIDTH SHALL BE NO LESS THAN WILLIAMSON COUNTY STANDARDS.
 - ALL OPEN SPACE LOTS TO BE PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT. A PORTION OF THIS TRACT IS ENCRUMBED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 484910202F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO WILLIAMSON COUNTY STANDARDS OR CITY OF HUTTO UNIFIED DEVELOPMENT CODE WHERE WILLIAMSON COUNTY STANDARDS ARE SILENT.
 - ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM THE CITY OF HUTTO'S DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH. THIS DEVELOPMENT WILL PARTICIPATE IN THE CITY OF HUTTO'S REGIONAL STORMWATER MANAGEMENT PROGRAM.
 - THIS SUBDIVISION IS SUBJECT TO A CONSENT AGREEMENT, DATED FEBRUARY 25, 2021, PASSED IN CITY RESOLUTION NO. R-2021-046, RECORDED IN DOCUMENT NO. 2021046865.
 - NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOOD PLAN DEVELOPMENT PERMIT BY THE CITY OF HUTTO.
 - ALL SUBDIVISIONS SHALL BE NON-ANNEXED TO THE CITY OF HUTTO.
 - SINGLE FAMILY DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 163 OR SOUTHEAST LOOP, THE ADJACENT COUNTY ROADS.
 - ALL SUBDIVISIONS SHALL BE NON-ANNEXED TO THE CITY OF HUTTO.
 - THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
 - LOTS WITH LESS THAN 50' OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
 - WILLIAMSON COUNTY NO LONGER OWNS OR MAINTAINS CR 163, CR 163 WAS ANNEXED INTO CITY OF HUTTO WITH THE ADJACENT BROOKLANDS DEVELOPMENT AND IS OWNED AND MAINTAINED BY CITY OF HUTTO. ADDITIONAL CR 163 ROW PROPOSED WITH THIS DEVELOPMENT SHALL BE TO THE CITY OF HUTTO.
 - SOUTHEAST LOOP IS NOT PROPOSED TO BE CONSTRUCTED AS PART OF THIS PRELIMINARY PLAT. IT IS ANTICIPATED THAT CONSTRUCTION OF SOUTHEAST LOOP WILL BE COMPLETED IN THE FUTURE BY WILLIAMSON COUNTY AND/OR ANOTHER GOVERNMENT ENTITY, BUT NOT BY THE OWNER OR DEVELOPER OF THIS SUBDIVISION.
 - A PORTION OF THIS TRACT IS ENCRUMBED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. 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 BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

Lot description has been revised to specify "Open Space/Drainage Easement" Entire lot will be drainage easement and dedicated by plat.

Provide easement to cover the ultimate floodplain



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

SUSANNA BOYER, P&Z CHAIR

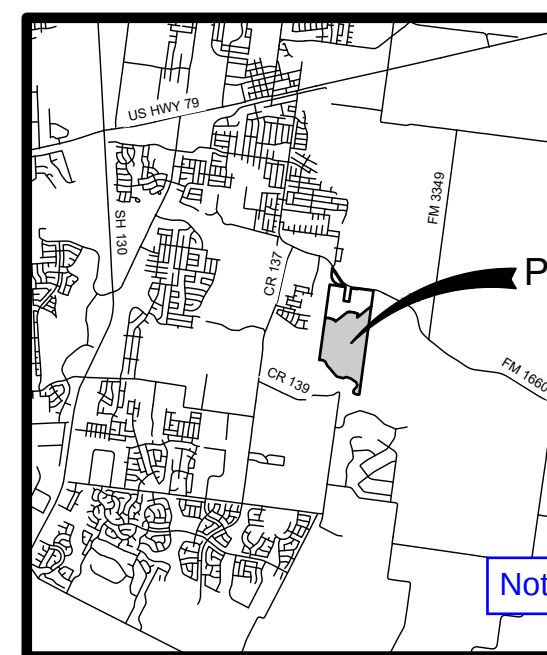
ASHLEY BAILEY, AICP,
DEVELOPMENT SERVICES DIRECTOR

ENGINEER:
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY., SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371
FAX (512) 454-9933

DEVELOPER:
CLAYTON PROPERTIES GROUP INC
DBA BROHN HOMES
6700 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78730
PHONE: 512-334-6775

OWNER:
S&H HUTTO INVESTMENTS LLC,
4408 SPICEWOOD SPRINGS RD
AUSTIN, TX 78759

SURVEYOR:
BGE INC.
101 WEST LOUIS HENNA BLVD
SUITE 1000
AUSTIN, TX 78744



Add note:
Driveways shall be permitted no closer than 30 feet to a corner on local streets. In instances where the driveway is less than 50' from the corner to the center of the driveway, no parking shall be permitted within 30' of the corner.

Notes have been added

Add a note from the consent agreement:

Section 3.08 Utility Plan Review and Inspection Fee. The Developer will pay to the City a utility plan review and inspection fee in the amount of One Thousand and No/100 Dollars (\$1,000) per single-family residential lot, multifamily lot and commercial lot (expressly excluding all drainage, open space, parkland or other common area lots) within the Project, which fee will be paid at the time of final plat recordation as to all single-family residential lots, multifamily lots and commercial lots to be platted by such final plat.

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Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPCLS FRW #2946

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ENGINEERING

NO. BY DATE REVISION DESCRIPTION

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

OVERALL PRELIMINARY PLAT

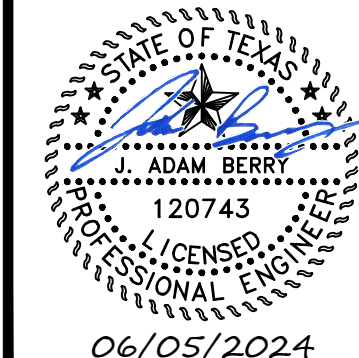
PROJECT NO: 1636-11731

DESIGNED BY: BAE

DRAWN BY: BAE

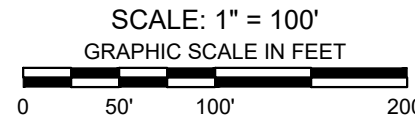
CHECKED BY: JAB

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RESPONSIBLE ENGINEER
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TEXAS ENGINEERING
PRACTICE ACT.



SHEET 1 OF 6

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LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- NOAA ATLAS 14 EXISTING FLOODPLAIN
- NOAA ATLAS 14 PROPOSED FLOODPLAIN
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED PUE
- PROPOSED LOT NUMBER
- BUILDING SETBACK
- ANTICIPATED PHASE BOUNDARIES

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GRAY
ENGINEERING

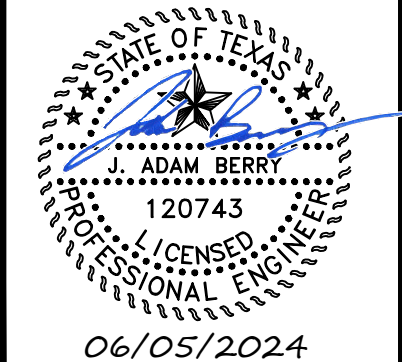
NO.	BY	DATE	REVISION DESCRIPTION

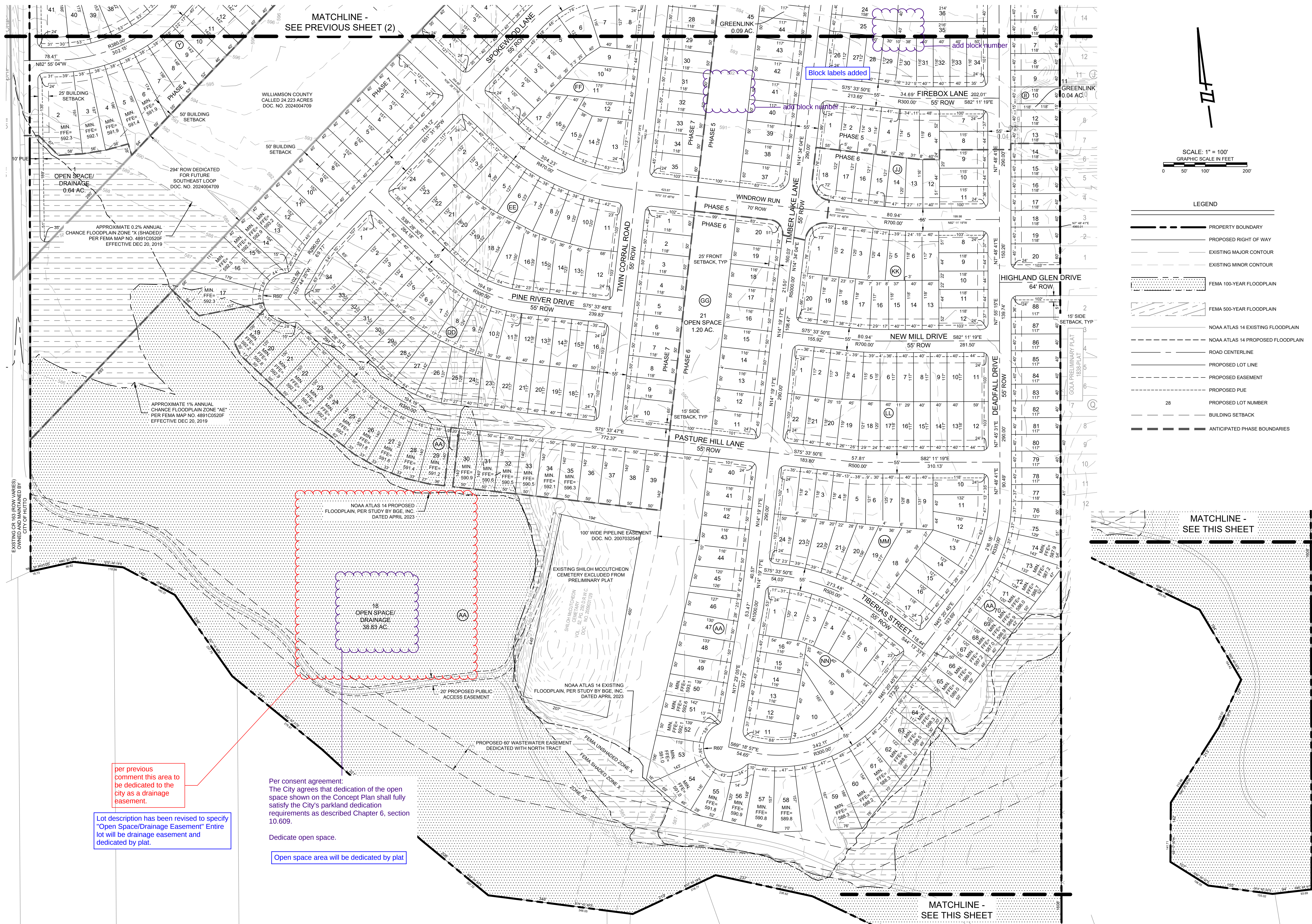
HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

PRELIMINARY PLAT
(SHEET 1 OF 2)

PROJECT NO: 1636-11731
DESIGNED BY: BAE
DRAWN BY: BAE
CHECKED BY: JAB

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PRACTICE ACT.





per previous comment this area to be dedicated to the city as a drainage easement.

Lot description has been revised to specify "Open Space/Drainage Easement" Entire lot will be drainage easement and dedicated by plat.

Per consent agreement:
The City agrees that dedication of the open space shown on the Concept Plan shall fully satisfy the City's parkland dedication requirements as described Chapter 6, section 10.609.

Dedicate open space.

Open space area will be dedicated by plat

- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - FEMA 100-YEAR FLOODPLAIN
 - FEMA 500-YEAR FLOODPLAIN
 - NOAA ATLAS 14 EXISTING FLOODPLAIN
 - NOAA ATLAS 14 PROPOSED FLOODPLAIN
 - ROAD CENTERLINE
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 - PROPOSED LOT NUMBER
 - BUILDING SETBACK
 - ANTICIPATED PHASE BOUNDARIES

H:\PROJECTS\1636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2040SHEETS\PRELIM\1731-C-PREL-BASE.DWG DATE: 6/5/2024 1:37:57 PM BY: MSULLIVAN

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 190.991 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, AND THE WILLIAM GATLAN SURVEY NUMBER 23, ABSTRACT 271, BOTH OF WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC. IN DOCUMENT NUMBER 2021007407 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 190.991 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE AT A BROKEN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND ON THE EAST LINE OF A CALLED 15.01 ACRE TRACT OF LAND CONVEYED UNTO THE HUTTO INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NUMBER 2006015406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE NORTH TERMINUS OF COUNTY ROAD 163 (APPARENT R.O.W. ~ VARIES), NO DEED OF RECORD FOUND, AT A SOUTHWEST CORNER OF F.M. 1660 (R.O.W. ~ VARIES), AS DESCRIBED IN VOLUME 384, PAGE 608 AND VOLUME 386, PAGE 411, BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NUMBERS 2016064873, 2016064874, 2016064888, 2016075808, AND 2016096242, ALL OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THENCE, S 82°35'02" E, OVER AND ACROSS THE RIGHT-OF-WAY OF SAID COUNTY ROAD 163, A DISTANCE OF 42.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE NORTHEAST CORNER OF THE NORTH TERMINUS OF SAID COUNTY ROAD 163, AT THE NORTHWESTERLY CORNER OF SAID 271.214 ACRE TRACT; THENCE, S 07°48'41" W, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND SAID APPARENT RIGHT-OF-WAY, A DISTANCE OF 1,853.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHEASTERLY DIRECTION, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 271.214 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

- 1) S 82° 11' 19" E, A DISTANCE OF 17.81 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) S 82° 04' 39" E, A DISTANCE OF 126.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) N 07° 55' 21" E, A DISTANCE OF 3.51 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 82° 19' 38" E, A DISTANCE OF 204.93 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) S 48° 28' 30" E, A DISTANCE OF 103.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 6) N 51° 31' 30" E, A DISTANCE OF 53.06 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 7) S 38° 28' 31" E, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 8) N 51° 31' 29" E, A DISTANCE OF 880.87 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) S 82° 30' 23" E, A DISTANCE OF 115.42 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 10) CURVING TO THE LEFT, WITH A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 38.56 FEET, A CENTRAL ANGLE OF 08° 06' 25", A CHORD BEARING OF N 17° 40' 40" E, AND A CHORD DISTANCE OF 38.53 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 11) S 76° 22' 33" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) S 78° 00' 21" E, A DISTANCE OF 120.58 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 13) N 13° 27' 58" E, A DISTANCE OF 8.07 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 14) S 79° 02' 23" E, A DISTANCE OF 120.91 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 15) S 10° 04' 57" W, A DISTANCE OF 20.56 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) S 78° 40' 15" E, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) S 77° 07' 06" E, A DISTANCE OF 131.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 18) S 12° 32' 49" W, A DISTANCE OF 223.83 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 19) THENCE N 50° 45' 35" E A DISTANCE OF 676.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 20) N 52° 27' 05" E, A DISTANCE OF 328.16 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE COMMON LINE OF THE 271.214 ACRE TRACT AND A CALLED 61.40 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED UNTO STARLIGHT HOMES TEXAS, LLC, IN DOCUMENT NUMBER 2021074553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

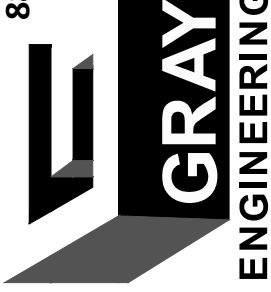
THENCE, S 07°48'41" W, COINCIDENT WITH SAID COMMON LINE, PASSING AT A DISTANCE OF 4,965.93 FEET TO A 2-INCH IRON PIPE FOUND ON LINE, AND CONTINUING ON FOR A TOTAL DISTANCE OF 4,965.01 FEET TO A CALCULATED POINT IN THE CENTER OF BRUSHY CREEK ON THE NORTH LINE OF LOT 132, THE LOOKOUT AT BRUSHY CREEK SUBDIVISION AS RECORDED IN CABINET Q, SLIDES 288-298 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE COMMON CORNER OF THE 271.214 ACRE TRACT AND THE 61.40 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE MEANDERS OF THE CENTERLINE OF BRUSHY CREEK, COINCIDENT WITH THE COMMON LINE OF THE 175 ACRE TRACT AND LOTS 132, 133, & 134, SAID THE LOOKOUT AT BRUSHY CREEK, AN AREA OF UNCLEAR TITLE (OLD APPARENT R.O.W.), A CALLED 23.4488 ACRE TRACT OF LAND CONVEYED UNTO RAMSWAROOP R. BODDU AKIA RAMSWAROOP BODDU AND SPOUSE RESMI SURENDRAN IN DOCUMENT NUMBER 2008062891 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 12.2254 ACRE TRACT OF LAND CONVEYED UNTO KELLEY R. BUCHANAN AND SAMMY D. BUCHANAN IN DOCUMENT NUMBER 2011071580 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A CALLED 10.296 ACRE TRACT OF LAND CONVEYED UNTO ROBERT G. VITEK AND WIFE VICKIE V. VITEK IN VOLUME 812, PAGE 282 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) N 88°44'41" W A DISTANCE OF 93.69 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) N 74°40'50" W A DISTANCE OF 155.02 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 3) N 50°00'02" W A DISTANCE OF 106.55 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 4) N 08°17'00" E A DISTANCE OF 141.71 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 5) N 40°26'55" E A DISTANCE OF 212.66 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT FOR CORNER;
- 6) N 33°05'26" E A DISTANCE OF 126.52 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 7) N 22°46'03" W A DISTANCE OF 194.42 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 8) N 56°30'03" W A DISTANCE OF 365.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 9) N 69°48'10" W A DISTANCE OF 236.62 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 10) S 72°50'18" W A DISTANCE OF 218.77 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 11) N 74°42'49" W A DISTANCE OF 348.05 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 12) N 42°34'53" W A DISTANCE OF 207.72 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 13) N 54°01'20" W A DISTANCE OF 140.37 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 14) N 75°48'19" W A DISTANCE OF 118.98 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; AND
- 15) S 85°30'32" W A DISTANCE OF 105.35 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF THE SOUTHERN TERMINUS OF THE AFOREMENTIONED APPARENT RIGHT-OF-WAY OF COUNTY ROAD 163, AT THE SOUTHWEST CORNER OF THE 271.214 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) N 39°39'54" W A DISTANCE OF 321.50 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 17) N 42°52'21" W A DISTANCE OF 276.61 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 18) N 27° 16'46" W A DISTANCE OF 237.70 FEET TO A CALCULATED POINT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°48'41" E, COINCIDENT WITH THE COMMON LINE OF THE 271.214 ACRE TRACT AND THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, A DISTANCE OF 2,383.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 190.991 ACRES OF LAND, MORE OR LESS.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FRW #2946

**GRAY**
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

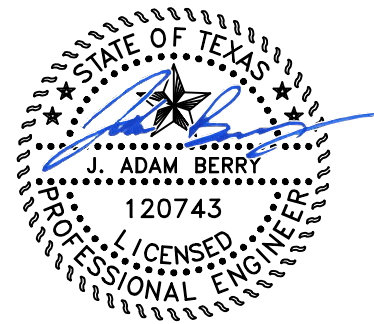
PROJECT NO: 1636-11731

DESIGNED BY: BAE

DRAWN BY: BAE

CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.


06/05/2024

SHEET 4 OF 6

HYPROJECTS\636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CAD\SHEETS\PREL\11731-CPREL-BASE.DWG DATE: 6/5/2024 1:38:01 PM BY: MSULLIVAN

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 1	7,478	SF
BLOCK AA LOT 2	6,060	SF
BLOCK AA LOT 3	6,060	SF
BLOCK AA LOT 4	6,060	SF
BLOCK AA LOT 5	6,060	SF
BLOCK AA LOT 6	6,060	SF
BLOCK AA LOT 7	6,061	SF
BLOCK AA LOT 8	6,061	SF
BLOCK AA LOT 9	6,061	SF
BLOCK AA LOT 10	6,061	SF
BLOCK AA LOT 11	6,062	SF
BLOCK AA LOT 12	6,125	SF
BLOCK AA LOT 13	6,377	SF
BLOCK AA LOT 14	6,726	SF
BLOCK AA LOT 15	6,253	SF
BLOCK AA LOT 16	10,820	SF
BLOCK AA LOT 17	13,896	SF
BLOCK AA LOT 18	1,691,528	OPEN SPACE/ DRAINAGE
BLOCK AA LOT 19	5,764	SF
BLOCK AA LOT 20	7,113	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 18	5,352	SF
BLOCK CC LOT 19	27,210	OPEN SPACE
BLOCK CC LOT 20	8,136	SF
BLOCK CC LOT 21	7,319	SF
BLOCK CC LOT 22	4,695	SF
BLOCK CC LOT 23	4,695	SF
BLOCK CC LOT 24	4,696	SF
BLOCK CC LOT 25	4,696	SF
BLOCK CC LOT 26	4,696	SF
BLOCK CC LOT 27	4,696	SF
BLOCK CC LOT 28	4,696	SF
BLOCK CC LOT 29	4,697	SF
BLOCK CC LOT 30	4,697	SF
BLOCK CC LOT 31	4,697	SF
BLOCK CC LOT 32	4,697	SF
BLOCK CC LOT 33	4,697	SF
BLOCK CC LOT 34	4,698	SF
BLOCK CC LOT 35	4,698	SF
BLOCK CC LOT 36	4,698	SF
BLOCK CC LOT 37	4,698	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK HH LOT 37	8,493	SF
BLOCK HH LOT 38	8,399	SF
BLOCK HH LOT 39	8,304	SF
BLOCK HH LOT 40	8,178	SF
BLOCK HH LOT 41	6,613	SF
BLOCK HH LOT 42	6,493	SF
BLOCK HH LOT 43	6,370	SF
BLOCK HH LOT 44	6,247	SF
BLOCK HH LOT 45	6,125	SF
BLOCK HH LOT 46	6,002	SF
BLOCK HH LOT 47	5,879	SF
BLOCK HH LOT 48	5,756	SF
BLOCK HH LOT 49	5,634	SF
BLOCK HH LOT 50	5,511	SF
BLOCK HH LOT 51	5,388	SF
BLOCK HH LOT 52	6,393	SF
BLOCK II LOT 1	6,887	SF
BLOCK II LOT 2	4,699	SF
BLOCK II LOT 3	4,701	SF
BLOCK II LOT 4	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 21	7,500	SF
BLOCK AA LOT 22	7,500	SF
BLOCK AA LOT 23	7,497	SF
BLOCK AA LOT 24	7,330	SF
BLOCK AA LOT 25	7,730	SF
BLOCK AA LOT 26	7,926	SF
BLOCK AA LOT 27	7,926	SF
BLOCK AA LOT 28	7,926	SF
BLOCK AA LOT 29	7,757	SF
BLOCK AA LOT 30	7,000	SF
BLOCK AA LOT 31	7,000	SF
BLOCK AA LOT 32	7,000	SF
BLOCK AA LOT 33	7,000	SF
BLOCK AA LOT 34	7,000	SF
BLOCK AA LOT 35	7,000	SF
BLOCK AA LOT 36	7,000	SF
BLOCK AA LOT 37	7,000	SF
BLOCK AA LOT 38	7,000	SF
BLOCK AA LOT 39	7,000	SF
BLOCK AA LOT 40	7,082	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK CC LOT 38	4,698	SF
BLOCK CC LOT 39	4,699	SF
BLOCK CC LOT 40	4,699	SF
BLOCK CC LOT 41	4,699	SF
BLOCK CC LOT 42	4,699	SF
BLOCK CC LOT 43	4,699	SF
BLOCK CC LOT 44	4,700	SF
BLOCK CC LOT 45	6,290	SF
BLOCK DD LOT 1	8,569	SF
BLOCK DD LOT 2	5,267	SF
BLOCK DD LOT 3	5,267	SF
BLOCK DD LOT 4	5,267	SF
BLOCK DD LOT 5	5,267	SF
BLOCK DD LOT 6	5,653	SF
BLOCK DD LOT 7	5,906	SF
BLOCK DD LOT 8	5,546	SF
BLOCK DD LOT 9	5,417	SF
BLOCK DD LOT 10	5,308	SF
BLOCK DD LOT 11	5,174	SF
BLOCK DD LOT 12	4,704	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK II LOT 5	4,700	SF
BLOCK II LOT 6	4,700	SF
BLOCK II LOT 7	4,700	SF
BLOCK II LOT 8	4,700	SF
BLOCK II LOT 9	4,700	SF
BLOCK II LOT 10	4,699	SF
BLOCK II LOT 11	1,763	GREENLINK
BLOCK II LOT 12	4,700	SF
BLOCK II LOT 13	4,700	SF
BLOCK II LOT 14	4,700	SF
BLOCK II LOT 15	4,700	SF
BLOCK II LOT 16	4,700	SF
BLOCK II LOT 17	4,700	SF
BLOCK II LOT 18	4,700	SF
BLOCK II LOT 19	4,700	SF
BLOCK II LOT 20	7,002	SF
BLOCK J LOT 39	5,516	SF
BLOCK J LOT 40	5,779	SF
BLOCK J LOT 41	6,070	SF
BLOCK J LOT 42	6,546	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 41	5,800	SF
BLOCK AA LOT 42	5,800	SF
BLOCK AA LOT 43	5,800	SF
BLOCK AA LOT 44	5,887	SF
BLOCK AA LOT 45	6,160	SF
BLOCK AA LOT 46	6,618	SF
BLOCK AA LOT 47	6,597	SF
BLOCK AA LOT 48	6,741	SF
BLOCK AA LOT 49	6,885	SF
BLOCK AA LOT 50	7,029	SF
BLOCK AA LOT 51	7,153	SF
BLOCK AA LOT 52	6,093	SF
BLOCK AA LOT 53	9,648	SF
BLOCK AA LOT 54	9,280	SF
BLOCK AA LOT 55	7,099	SF
BLOCK AA LOT 56	7,232	SF
BLOCK AA LOT 57	8,678	SF
BLOCK AA LOT 58	9,105	SF
BLOCK AA LOT 59	10,563	SF
BLOCK AA LOT 60	9,949	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 13	4,703	SF
BLOCK DD LOT 14	4,702	SF
BLOCK DD LOT 15	4,701	SF
BLOCK DD LOT 16	5,827	SF
BLOCK DD LOT 17	5,826	SF
BLOCK DD LOT 18	4,699	SF
BLOCK DD LOT 19	4,698	SF
BLOCK DD LOT 20	4,697	SF
BLOCK DD LOT 21	4,696	SF
BLOCK DD LOT 22	4,696	SF
BLOCK DD LOT 23	4,753	SF
BLOCK DD LOT 24	4,974	SF
BLOCK DD LOT 25	5,674	SF
BLOCK DD LOT 26	6,640	SF
BLOCK DD LOT 27	6,688	SF
BLOCK DD LOT 28	5,999	SF
BLOCK DD LOT 29	5,341	SF
BLOCK DD LOT 30	5,267	SF
BLOCK DD LOT 31	5,267	SF
BLOCK DD LOT 32	5,267	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK J LOT 43	7,226	SF
BLOCK J LOT 44	7,763	SF
BLOCK J LOT 45	7,189	SF
BLOCK J LOT 46	2,340	GREENLINK
BLOCK J LOT 47	8,376	SF
BLOCK J LOT 48	6,316	SF
BLOCK J LOT 49	5,808	SF
BLOCK J LOT 50	5,786	SF
BLOCK J LOT 51	5,786	SF
BLOCK J LOT 52	5,785	SF
BLOCK J LOT 53	5,785	SF
BLOCK J LOT 54	5,785	SF
BLOCK J LOT 55	5,785	SF
BLOCK J LOT 56	3,802	OPEN SPACE
BLOCK J LOT 57	27,341	OPEN SPACE
BLOCK JJ LOT 1	6,203	SF
BLOCK JJ LOT 2	5,077	SF
BLOCK JJ LOT 3	5,195	SF
BLOCK JJ LOT 4	5,253	SF
BLOCK JJ LOT 5	5,914	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 61	8,063	SF
BLOCK AA LOT 62	7,022	SF
BLOCK AA LOT 63	6,344	SF
BLOCK AA LOT 64	5,754	SF
BLOCK AA LOT 65	6,000	SF
BLOCK AA LOT 66	6,000	SF
BLOCK AA LOT 67	5,550	SF
BLOCK AA LOT 68	4,800	SF
BLOCK AA LOT 69	4,800	SF
BLOCK AA LOT 70	4,879	SF
BLOCK AA LOT 71	5,313	SF
BLOCK AA LOT 72	5,630	SF
BLOCK AA LOT 73	6,231	SF
BLOCK AA LOT 74	6,036	SF
BLOCK AA LOT 75	5,458	SF
BLOCK AA LOT 76	5,164	SF
BLOCK AA LOT 77	4,742	SF
BLOCK AA LOT 78	4,700	SF
BLOCK AA LOT 79	4,700	SF
BLOCK AA LOT 80	4,700	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK DD LOT 33	5,267	SF
BLOCK DD LOT 34	8,167	SF
BLOCK DD LOT 1	6,535	SF
BLOCK EE LOT 2	5,267	SF
BLOCK EE LOT 3	5,396	SF
BLOCK EE LOT 4	5,588	SF
BLOCK EE LOT 5	5,482	SF
BLOCK EE LOT 6	5,332	SF
BLOCK DD LOT 7	5,257	SF
BLOCK EE LOT 8	5,240	SF
BLOCK EE LOT 9	5,164	SF
BLOCK EE LOT 10	5,127	SF
BLOCK EE LOT 11	7,288	SF
BLOCK EE LOT 12	8,149	SF
BLOCK EE LOT 13	4,810	SF
BLOCK EE LOT 14	5,052	SF
BLOCK EE LOT 15	5,367	SF
BLOCK EE LOT 16	6,195	SF
BLOCK EE LOT 17	7,002	SF
BLOCK EE LOT 18	7,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK JJ LOT 6	5,719	SF
BLOCK JJ LOT 7	5,900	SF
BLOCK JJ LOT 8	5,082	SF
BLOCK JJ LOT 9	5,082	SF
BLOCK JJ LOT 10	5,082	SF
BLOCK JJ LOT 11	5,900	SF
BLOCK JJ LOT 12	4,619	SF
BLOCK JJ LOT 13	4,880	SF
BLOCK JJ LOT 14	5,120	SF
BLOCK JJ LOT 15	4,882	SF
BLOCK JJ LOT 16	4,857	SF
BLOCK JJ LOT 17	4,860	SF
BLOCK JJ LOT 18	6,801	SF
BLOCK KK LOT 1	8,040	SF
BLOCK KK LOT 2	5,614	SF
BLOCK KK LOT 3	5,614	SF
BLOCK KK LOT 4	5,044	SF
BLOCK KK LOT 5	4,985	SF
BLOCK KK LOT 6	4,838	SF
BLOCK KK LOT 7	4,703	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK AA LOT 81	4,700	SF
BLOCK AA LOT 82	4,700	SF
BLOCK AA LOT 83	4,700	SF
BLOCK AA LOT 84	4,700	SF
BLOCK AA LOT 85	4,700	SF
BLOCK AA LOT 86	4,700	SF
BLOCK AA LOT 87	4,700	SF
BLOCK AA LOT 88	6,003	SF
BLOCK BB LOT 1	7,477	SF
BLOCK BB LOT 2	6,059	SF
BLOCK BB LOT 3	6,059	SF
BLOCK BB LOT 4	6,059	SF
BLOCK BB LOT 5	6,113	SF
BLOCK BB LOT 6	7,076	SF
BLOCK BB LOT 7	7,487	SF
BLOCK BB LOT 8	8,339	SF
BLOCK BB LOT 9	9,365	SF
BLOCK BB LOT 10	8,288	SF
BLOCK BB LOT 11	7,255	SF
BLOCK BB LOT 12	6,685	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK EE LOT 19	6,190	SF
BLOCK EE LOT 20	5,577	SF
BLOCK EE LOT 21	5,360	SF
BLOCK EE LOT 22	5,267	SF
BLOCK EE LOT 23	5,267	SF
BLOCK EE LOT 24	6,535	SF
BLOCK FF LOT 1	6,552	SF
BLOCK FF LOT 2	5,400	SF
BLOCK EE LOT 3	5,400	SF
BLOCK FF LOT 4	5,400	SF
BLOCK FF LOT 5	6,375	SF
BLOCK FF LOT 6	6,921	SF
BLOCK FF LOT 7	7,040	SF
BLOCK FF LOT 8	8,049	SF
BLOCK FF LOT 9	5,384	SF
BLOCK FF LOT 10	6,379	SF
BLOCK FF LOT 11	7,596	SF
BLOCK FF LOT 12	5,098	SF
BLOCK FF LOT 13	8,587	SF
BLOCK FF LOT 14	5,417	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK KK LOT 8	6,012	SF
BLOCK KK LOT 9	5,177	SF
BLOCK KK LOT 10	5,177	SF
BLOCK KK LOT 11	5,177	SF
BLOCK KK LOT 12	6,012	SF
BLOCK KK LOT 13	4,703	SF
BLOCK KK LOT 14	4,701	SF
BLOCK KK LOT 15	4,696	SF
BLOCK KK LOT 16	4,989	SF
BLOCK KK LOT 17	5,042	SF
BLOCK KK LOT 18	4,722	SF
BLOCK KK LOT 19	4,701	SF
BLOCK KK LOT 20	5,926	SF
BLOCK LL LOT 1	5,881	SF
BLOCK LL LOT 2	4,701	SF
BLOCK LL LOT 3	4,693	SF
BLOCK LL LOT 4	4,859	SF
BLOCK LL LOT 5	4,845	SF
BLOCK LL LOT 6	4,644	SF
BLOCK LL LOT 7	4,697	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 13	9,096	SF
BLOCK BB LOT 16	19,211	SF
BLOCK BB LOT 17	16,347	SF
BLOCK BB LOT 18	11,290	SF
BLOCK BB LOT 19	7,210	SF
BLOCK BB LOT 20	5,875	SF
BLOCK BB LOT 21	5,875	SF
BLOCK BB LOT 22	5,875	SF
BLOCK BB LOT 23	5,875	SF
BLOCK BB LOT 24	5,875	SF
BLOCK BB LOT 25	5,875	SF
BLOCK BB LOT 26	5,875	SF
BLOCK BB LOT 27	4,079	GREENLINK
BLOCK BB LOT 28	5,875	SF
BLOCK BB LOT 29	5,875	SF
BLOCK BB LOT 30	5,875	SF
BLOCK BB LOT 31	5,875	SF
BLOCK BB LOT 32	5,875	SF

A block length exhibit has been included with this submittal update. Per the consent agreement no block lengths exceed 1500'

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK BB LOT 33	5,875	SF
BLOCK BB LOT 34	5,875	SF
BLOCK BB LOT 35	7,002	SF
BLOCK BB LOT 36	107,685	OPEN SPACE/ DRAINAGE
BLOCK BB LOT 37	6,743	SF
BLOCK BB LOT 38	5,814	SF
BLOCK BB LOT 39	5,820	SF
BLOCK BB LOT 40	5,825	SF
BLOCK BB LOT 41	5,831	SF
BLOCK BB LOT 42	5,837	SF
BLOCK BB LOT 43	5,843	SF
BLOCK BB LOT 44	5,848	SF
BLOCK BB LOT 45	4,086	GREENLINK
BLOCK BB LOT 46	5,858	SF
BLOCK BB LOT 47	5,864	SF
BLOCK BB LOT 48	5,870	SF
BLOCK BB LOT 49	5,875	SF
BLOCK BB LOT 50	5,881	SF
BLOCK BB LOT 51	5,887	SF
BLOCK BB LOT 52	5,893	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK GG LOT 18	5,800	SF
BLOCK GG LOT 19	5,798	SF
BLOCK GG LOT 20	7,297	SF
BLOCK GG LOT 21	52,195	OPEN SPACE
BLOCK HH LOT 1	5,952	SF
BLOCK HH LOT 2	5,863	SF
BLOCK HH LOT 3	6,695	SF
BLOCK HH LOT 4	6,943	SF
BLOCK HH LOT 5	7,506	SF
BLOCK HH LOT 6	7,306	SF
BLOCK HH LOT 7	6,171	SF
BLOCK HH LOT 8	6,237	SF
BLOCK HH LOT 9	6,584	SF
BLOCK HH LOT 10	6,373	SF
BLOCK HH LOT 11	6,440	SF
BLOCK HH LOT 12	6,506	SF
BLOCK HH LOT 13	6,572	SF
BLOCK HH LOT 14	6,638	SF
BLOCK HH LOT 15	6,704	SF
BLOCK HH LOT 16	6,771	SF

HYPROJECTS\636 - BROWN HOMES\11731 - HERITAGE MILL SECTION\2\CADD\SHEETS\PRELIM\1731-CPREL-BASE.DWG DATE: 6/5/2024 1:38:17 PM BY: MSULLIVAN

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 9	5,040	SF
BLOCK Q LOT 10	5,040	SF
BLOCK Q LOT 11	5,455	SF
BLOCK Q LOT 12	6,388	SF
BLOCK Q LOT 13	6,526	SF
BLOCK Q LOT 14	7,646	SF
BLOCK Q LOT 15	9,479	SF
BLOCK Q LOT 16	12,403	SF
BLOCK Q LOT 17	7,564	SF
BLOCK Q LOT 18	6,560	SF
BLOCK Q LOT 19	6,369	SF
BLOCK Q LOT 20	6,360	SF
BLOCK Q LOT 21	8,579	SF
BLOCK Q LOT 22	13,282	SF
BLOCK Q LOT 23	20,002	SF
BLOCK Q LOT 24	11,594	SF
BLOCK Q LOT 25	6,809	SF
BLOCK Q LOT 26	6,803	SF
BLOCK Q LOT 27	7,208	SF
BLOCK Q LOT 28	8,601	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Y LOT 10	6,052	SF
BLOCK Y LOT 11	5,680	SF
BLOCK Y LOT 12	5,680	SF
BLOCK Y LOT 13	5,680	SF
BLOCK Y LOT 14	5,680	SF
BLOCK Y LOT 15	5,680	SF
BLOCK Y LOT 16	5,680	SF
BLOCK Y LOT 17	7,004	SF
BLOCK Z LOT 1	7,750	SF
BLOCK Z LOT 2	5,746	SF
BLOCK Z LOT 3	5,777	SF
BLOCK Z LOT 4	5,782	SF
BLOCK Z LOT 5	5,782	SF
BLOCK Z LOT 6	5,782	SF
BLOCK Z LOT 7	5,782	SF
BLOCK Z LOT 8	5,782	SF
BLOCK Z LOT 9	5,782	SF
BLOCK Z LOT 10	5,783	SF
BLOCK Z LOT 11	5,783	SF
BLOCK Z LOT 12	5,783	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Q LOT 29	6,670	SF
BLOCK Q LOT 30	4,682	SF
BLOCK Q LOT 31	4,686	SF
BLOCK Q LOT 32	4,699	SF
BLOCK Q LOT 33	4,742	SF
BLOCK Q LOT 34	4,672	SF
BLOCK Q LOT 35	4,713	SF
BLOCK Q LOT 36	5,052	SF
BLOCK Q LOT 37	5,300	SF
BLOCK Q LOT 38	5,925	SF
BLOCK Q LOT 39	6,690	SF
BLOCK Q LOT 40	7,132	SF
BLOCK Q LOT 41	13,339	SF
BLOCK R LOT 7	11,820	SF
BLOCK R LOT 8	7,359	SF
BLOCK R LOT 9	4,640	SF
BLOCK R LOT 10	4,640	SF
BLOCK R LOT 11	4,669	SF
BLOCK S LOT 13	4,800	SF
BLOCK S LOT 14	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK S LOT 15	4,800	SF
BLOCK S LOT 16	5,952	SF
BLOCK S LOT 17	5,902	SF
BLOCK S LOT 18	4,760	SF
BLOCK S LOT 19	4,760	SF
BLOCK S LOT 20	4,760	SF
BLOCK S LOT 21	4,760	SF
BLOCK S LOT 22	4,760	SF
BLOCK S LOT 23	4,760	SF
BLOCK S LOT 24	4,760	SF
BLOCK S LOT 25	4,760	SF
BLOCK S LOT 26	4,760	SF
BLOCK S LOT 27	4,760	SF
BLOCK S LOT 28	4,760	SF
BLOCK S LOT 29	4,760	SF
BLOCK S LOT 30	4,760	SF
BLOCK S LOT 31	4,760	SF
BLOCK S LOT 32	1,737	OPEN SPACE
BLOCK T LOT 13	1,737	OPEN SPACE
BLOCK T LOT 14	4,760	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK T LOT 15	4,760	SF
BLOCK T LOT 16	4,760	SF
BLOCK T LOT 17	4,760	SF
BLOCK T LOT 18	4,760	SF
BLOCK T LOT 19	4,760	SF
BLOCK T LOT 20	4,751	SF
BLOCK T LOT 21	8,320	SF
BLOCK U LOT 5	5,168	SF
BLOCK U LOT 6	5,434	SF
BLOCK U LOT 7	5,441	SF
BLOCK U LOT 8	5,455	SF
BLOCK U LOT 9	5,415	SF
BLOCK U LOT 10	4,832	GREENLINK
BLOCK U LOT 11	5,257	SF
BLOCK U LOT 12	5,000	SF
BLOCK U LOT 13	4,720	SF
BLOCK U LOT 14	4,720	SF
BLOCK U LOT 15	4,720	SF
BLOCK U LOT 16	4,720	SF
BLOCK U LOT 17	4,720	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK U LOT 18	4,720	SF
BLOCK U LOT 19	4,720	SF
BLOCK U LOT 20	3,443	OPEN SPACE
BLOCK U LOT 21	4,720	SF
BLOCK U LOT 22	4,720	SF
BLOCK U LOT 23	4,720	SF
BLOCK U LOT 24	4,720	SF
BLOCK U LOT 25	4,720	SF
BLOCK U LOT 26	4,720	SF
BLOCK U LOT 27	5,010	SF
BLOCK U LOT 28	7,421	SF
BLOCK U LOT 29	7,567	SF
BLOCK U LOT 30	5,509	SF
BLOCK U LOT 31	5,465	SF
BLOCK W LOT 1	8,438	SF
BLOCK W LOT 2	4,800	SF
BLOCK W LOT 3	4,800	SF
BLOCK W LOT 4	4,800	SF
BLOCK W LOT 5	4,800	SF
BLOCK W LOT 6	4,800	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK W LOT 7	4,800	SF
BLOCK W LOT 8	4,800	SF
BLOCK W LOT 9	4,800	SF
BLOCK W LOT 10	4,800	SF
BLOCK W LOT 11	4,800	SF
BLOCK W LOT 12	5,952	SF
BLOCK W LOT 13	6,257	SF
BLOCK W LOT 14	4,806	SF
BLOCK W LOT 15	4,901	SF
BLOCK W LOT 16	4,920	SF
BLOCK W LOT 17	4,920	SF
BLOCK W LOT 18	4,920	SF
BLOCK W LOT 19	4,920	SF
BLOCK W LOT 20	4,920	SF
BLOCK W LOT 21	4,920	SF
BLOCK W LOT 22	4,920	SF
BLOCK W LOT 23	6,300	SF
BLOCK W LOT 24	6,374	SF
BLOCK W LOT 25	5,779	SF
BLOCK W LOT 26	6,024	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 1	5,852	SF
BLOCK X LOT 2	4,720	SF
BLOCK X LOT 3	4,720	SF
BLOCK X LOT 4	4,720	SF
BLOCK X LOT 5	4,720	SF
BLOCK X LOT 6	4,720	SF
BLOCK X LOT 7	4,720	SF
BLOCK X LOT 8	4,720	SF
BLOCK X LOT 9	4,720	SF
BLOCK X LOT 10	4,720	SF
BLOCK X LOT 11	4,720	SF
BLOCK X LOT 12	4,720	SF
BLOCK X LOT 13	4,720	SF
BLOCK X LOT 14	4,720	SF
BLOCK X LOT 15	4,720	SF
BLOCK X LOT 16	3,443	OPEN SPACE
BLOCK X LOT 17	4,720	SF
BLOCK X LOT 18	4,720	SF
BLOCK X LOT 19	4,720	SF
BLOCK X LOT 20	4,720	SF

PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK X LOT 21	4,720	SF
BLOCK X LOT 22	4,720	SF
BLOCK X LOT 23	4,720	SF
BLOCK X LOT 24	4,720	SF
BLOCK X LOT 25	4,720	SF
BLOCK X LOT 26	4,720	SF
BLOCK X LOT 27	4,720	SF
BLOCK X LOT 28	4,720	SF
BLOCK X LOT 29	4,720	SF
BLOCK X LOT 30	4,720	SF
BLOCK X LOT 31	5,852	SF
BLOCK Y LOT 1	27,829	OPEN SPACE/ DRAINAGE
BLOCK Y LOT 2	17,505	SF
BLOCK Y LOT 3	9,272	SF
BLOCK Y LOT 4	9,236	SF
BLOCK Y LOT 5	9,960	SF
BLOCK Y LOT 6	8,538	SF
BLOCK Y LOT 7	7,533	SF
BLOCK Y LOT 8	6,860	SF
BLOCK Y LOT 9	6,468	SF

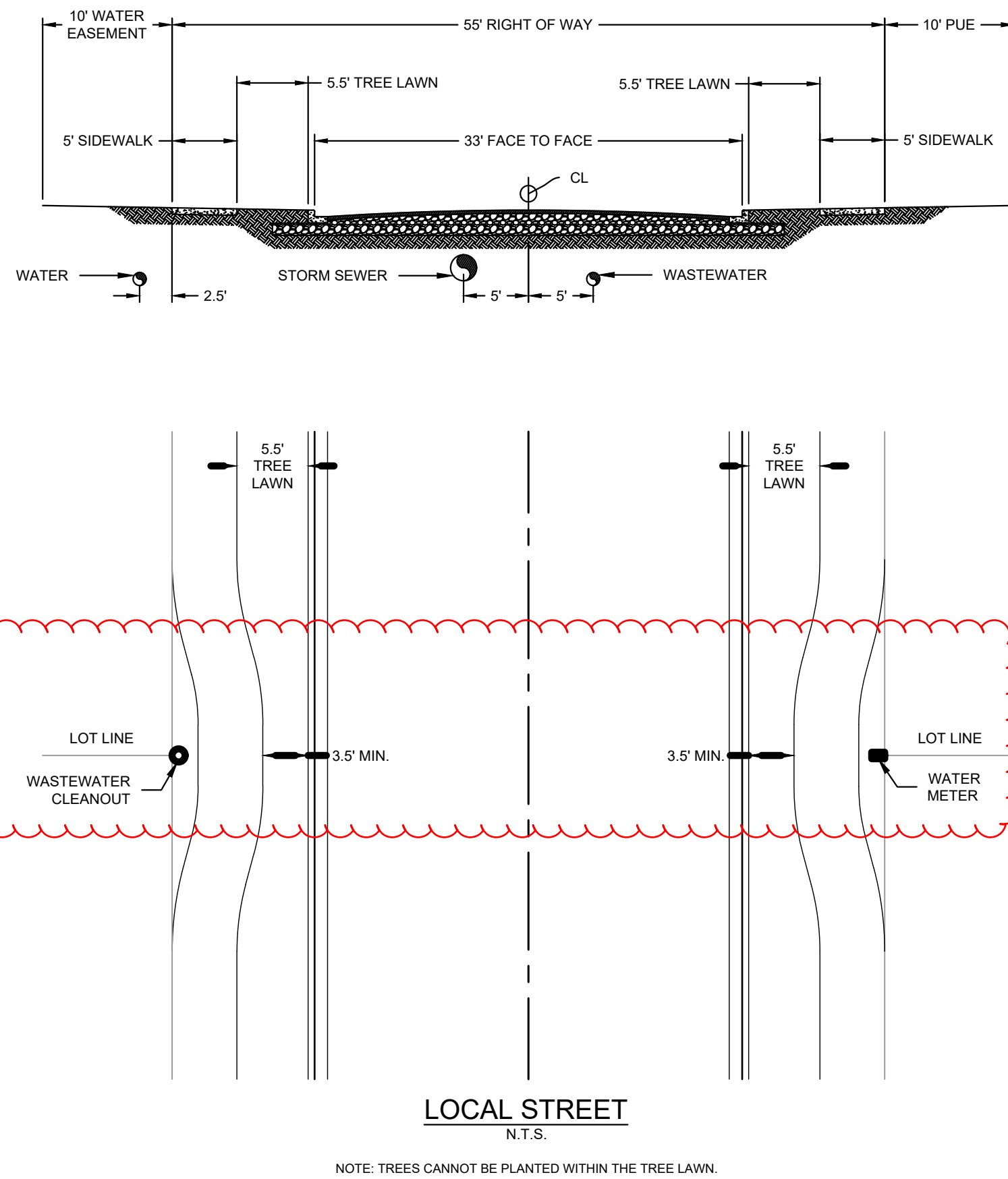
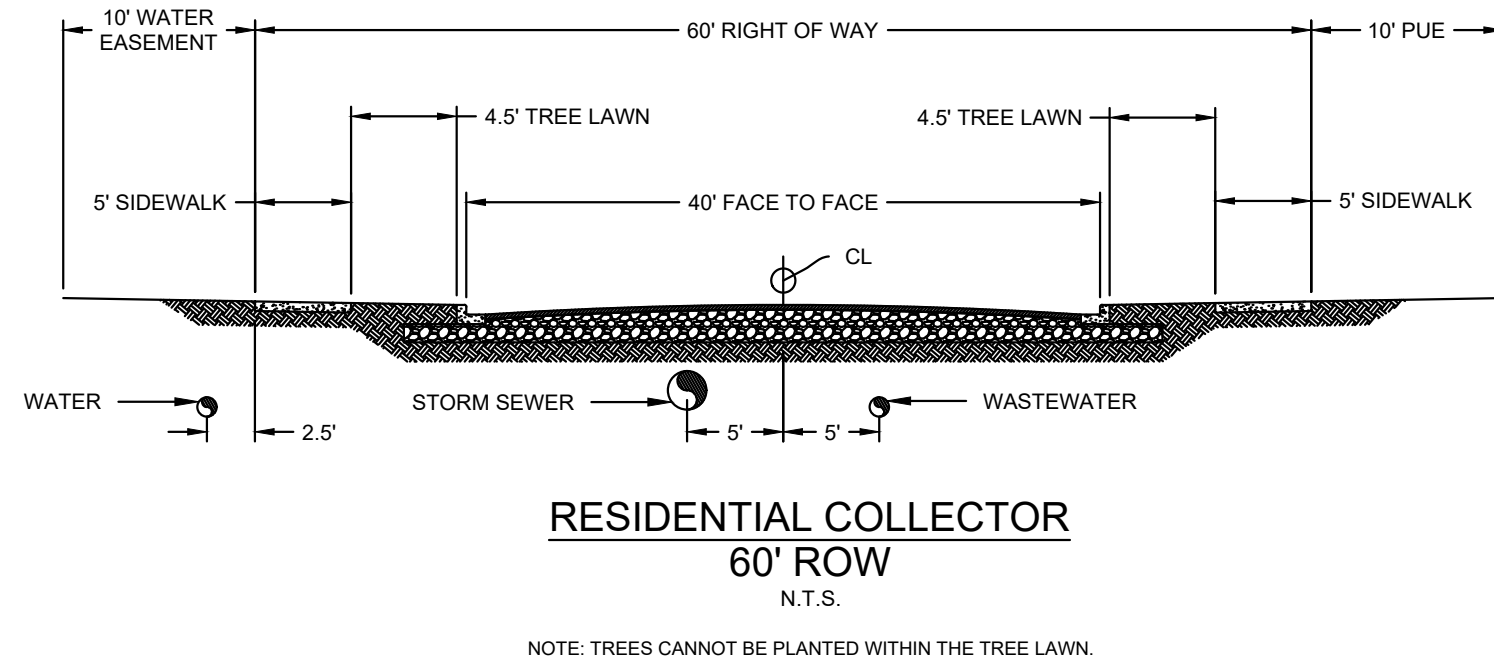
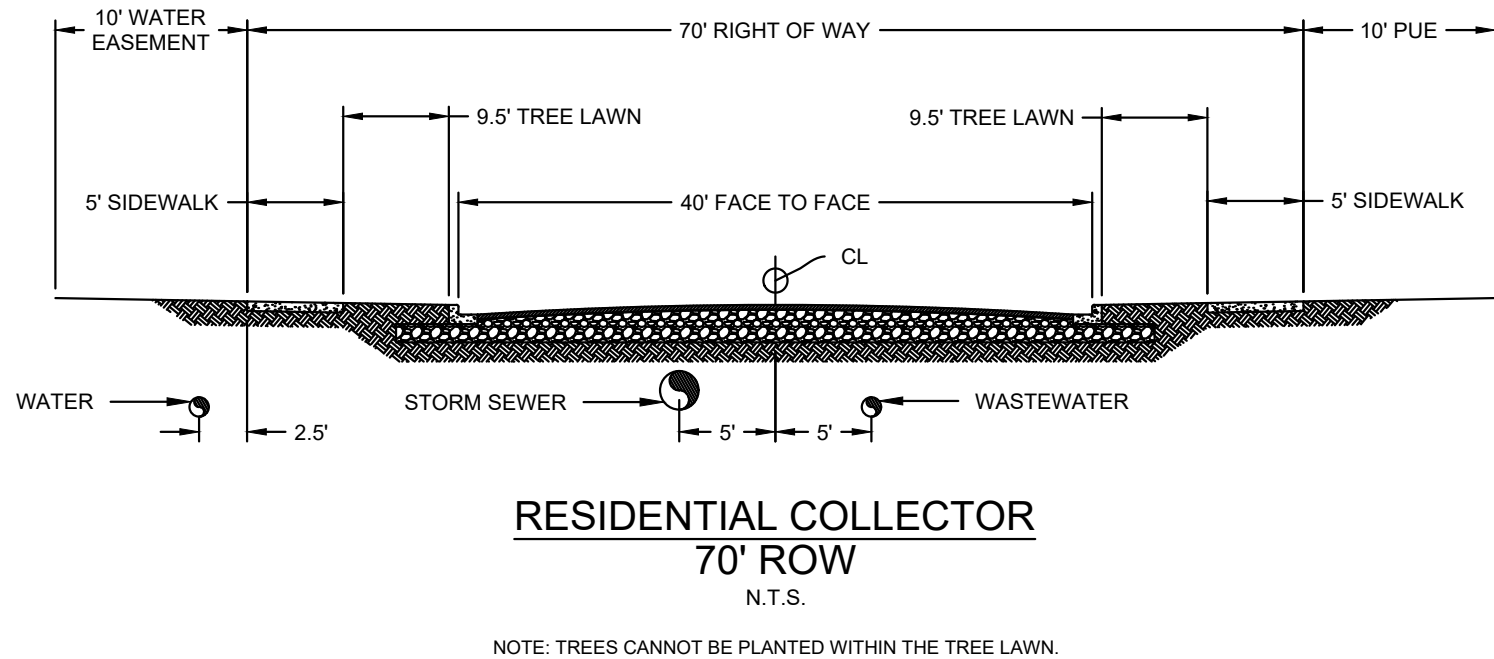
PARCEL TABLE		
BLOCK & LOT	AREA (SF)	LAND USE
BLOCK Z LOT 13	5,783	SF
BLOCK Z LOT 14	5,783	SF
BLOCK Z LOT 15	5,783	SF
BLOCK Z LOT 16	5,783	SF
BLOCK Z LOT 17	5,784	SF
BLOCK Z LOT 18	5,784	SF
BLOCK Z LOT 19	5,784	SF
BLOCK Z LOT 20	5,784	SF
BLOCK Z LOT 21	5,784	SF
BLOCK Z LOT 22	5,784	SF
BLOCK Z LOT 23	3,920	OPEN SPACE

TOTAL SITE = 188.93 AC

LOT TYPE	# LOTS	PERCENTAGE
40' FRONT	536	79.88%
50' FRONT	116	17.29%
GREENLINK	5	0.75%
OPEN SPACE	11	1.64%
OPEN SPACE/DRAINAGE	3	0.45%
TOTAL	671	100.0%

STREET NAME	ROW	WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET TYPE	STREET OWNERSHIP	STREET LENGTH
WINDROW RUN	70'	40'	F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	956'
WINDROW RUN	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,003'
HERITAGE MILL BOULEVARD	70'	40'	F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	1,256'
HIGHLAND GLEN DRIVE	64'	39'	F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	145'
KERF ROAD	60'	40'	F-F	35	C&G	COLLECTOR	URBAN	PUBLIC	710'
KERF ROAD	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,685'
PASTURE HILL LANE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,809'
SPOKEWOOD LANE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,213'
PINE RIVER DRIVE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	698'
TWIN CORRAL ROAD	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,475'
TIMBER LAKE DRIVE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	2,947'
DEADFALL DRIVE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	3,414'
TIBERIAS STREET	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	446'
NEW MILL DRIVE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	518'
FIREBOX LANE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	450'
SUNLIGHT LAKE BOULEVARD	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	145'
KIT CARSON COVE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	216'
GREAT NORTHERN DRIVE	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	388'
DRAFT ROAD	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	587'
NOTCH WAY	55'	33'	F-F	25	C&G	LOCAL	URBAN	PUBLIC	1,192'
SOUTHEAST LOOP									

CONTROLLED ACCESS FACILITY - CONSTRUCTION BY WILLIAMSON COUNTY AND/OR OTHER GOVERNMENTAL AGENCY



NO. BY DATE REVISION DESCRIPTION

HERITAGE MILL SOUTH
PRELIMINARY PLAT AMENDMENT
HUTTO ETJ & WILLIAMSON
COUNTY, TEXAS

PRELIMINARY LOT AND STREET
TABLES (SHEET 2 OF 2)

PROJECT NO: 1636-11731
DESIGNED BY: BAE
DRAWN BY: BAE
CHECKED BY: JAB

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

STATE OF TEXAS
J. ADAM BERRY
120743
PROFESSIONAL ENGINEER
06/05/2024

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible recommendation to City Council for the zoning change request for the properties known as 2277 and 2315 Limmer Loop, 2.0 acres each lot, more or less, of land, located on the north side of Limmer Loop, west of Ed Schmidt Blvd., from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district.
Meeting: Tuesday, September 3, 2024
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The two tracts are approximately 2.0 acres each comprised out of the Maldonado Subdivision, Block 1, Lots 2 and 3. The plat was approved as an ETJ Plat in 2007 with annexation occurring in 2012. Upon annexation, the properties were zoned Single Family (SF-1), as was the practice at that time. The properties are currently vacant and no development is planned for the tracts currently.

The B-2 (General Commercial) district allows for a wide range of retail uses, offices, personal and business services. The designation is in conformance with the Future Land Use Map and the adjacent parcels along fronting onto Limmer Loop. Share access will be required with any development along Limmer Loop and will be determined at site planning to ensure any driveways maximize efficiency and meet the spacing requirements in the Unified Development Code.

Adjacent Zoning and Uses:

WEST: B-2 (General Commercial), Undeveloped, proposed hotel

NORTH: Extraterritorial Jurisdiction with Development Agreement (ETJ with DA), Undeveloped

EAST: SF-1 (Single Family), Undeveloped

SOUTH: Limmer Loop ROW and LI (Light Industrial), Undeveloped

With the scope of work, that there are no development plans for the property and no current buyer, and the only purpose of this rezoning is to allow a proposed hotel on an adjacent lot to reduce a bufferyard, the SER and TIA applications have been postponed until the next phase of development (plat or subsequent application).

SUMMARY OF REQUEST:

The applicant is proposing to rezone the sites at 2277 and 2315 Limmer Loop from SF-1 (Single Family) to B-2 (General Commercial). The B-2 zoning district is a setting for the development of a wide range of retail uses, offices and personal and business services. The applicant has indicated that this is in preparation for the future and there is no development planned at this time.

The permitted uses table is included as an attachment to show the uses that are currently allowed

AGENDA ITEM REPORT

5.3.



and the uses that would be allowed should the rezoning be approved.

The Future Land Use Map has designated the site and the surrounding area as Employment Center, which is intended for light manufacturing, office parks, and supportive retail. The goal of the Employment Center is to create a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial.

STAFF REVIEW:

Staff sent out notices to 41 adjacent property owners within a 600' buffer and to date staff has received zero responses.

The zoning change request is in compliance with the Future Land Use Map, therefore staff recommends approval of the proposed zoning change from SF-1 to B-2.

FISCAL NOTES:

None with this item.

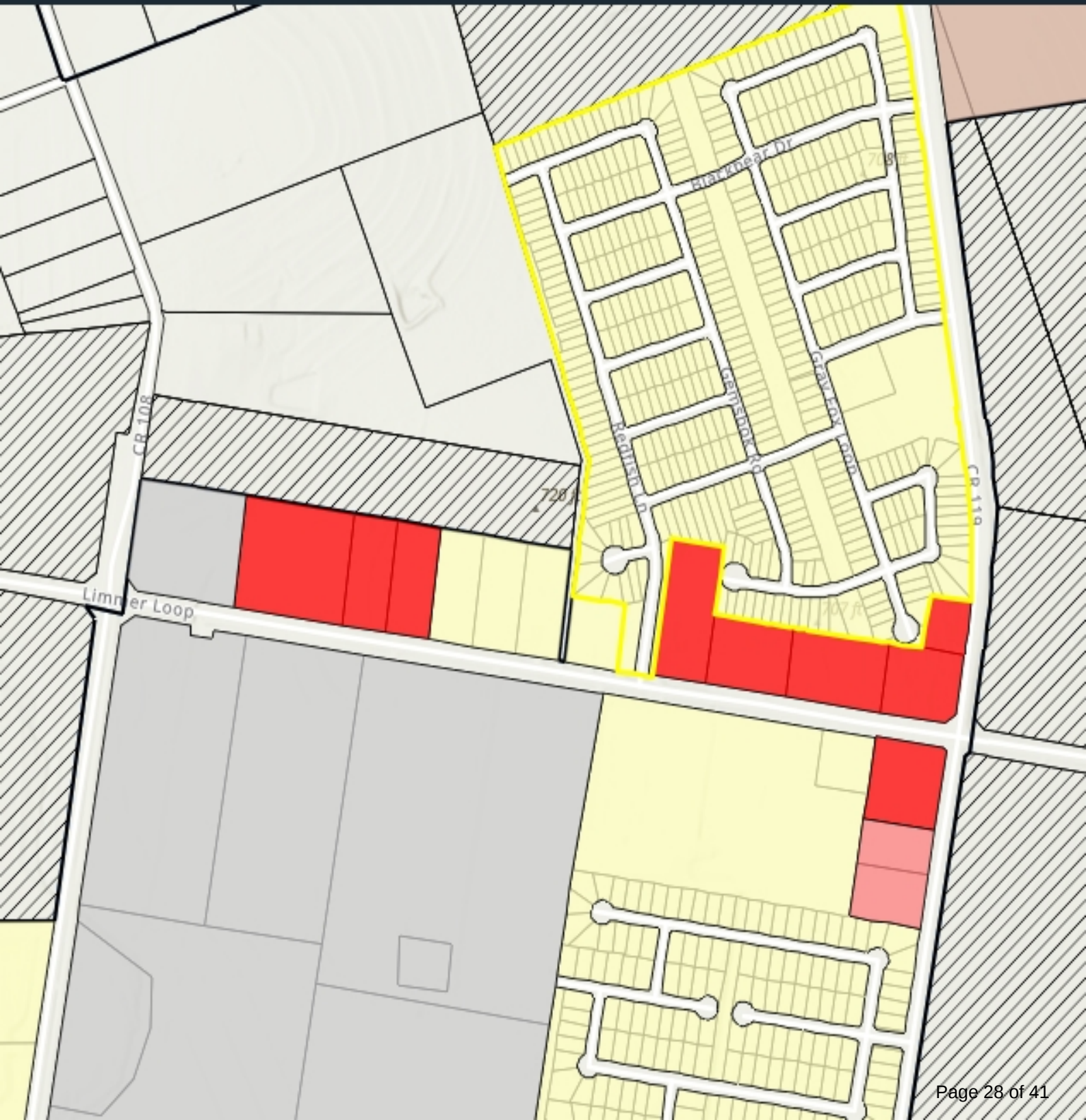
POLICY IMPLICATIONS:

None with this item.

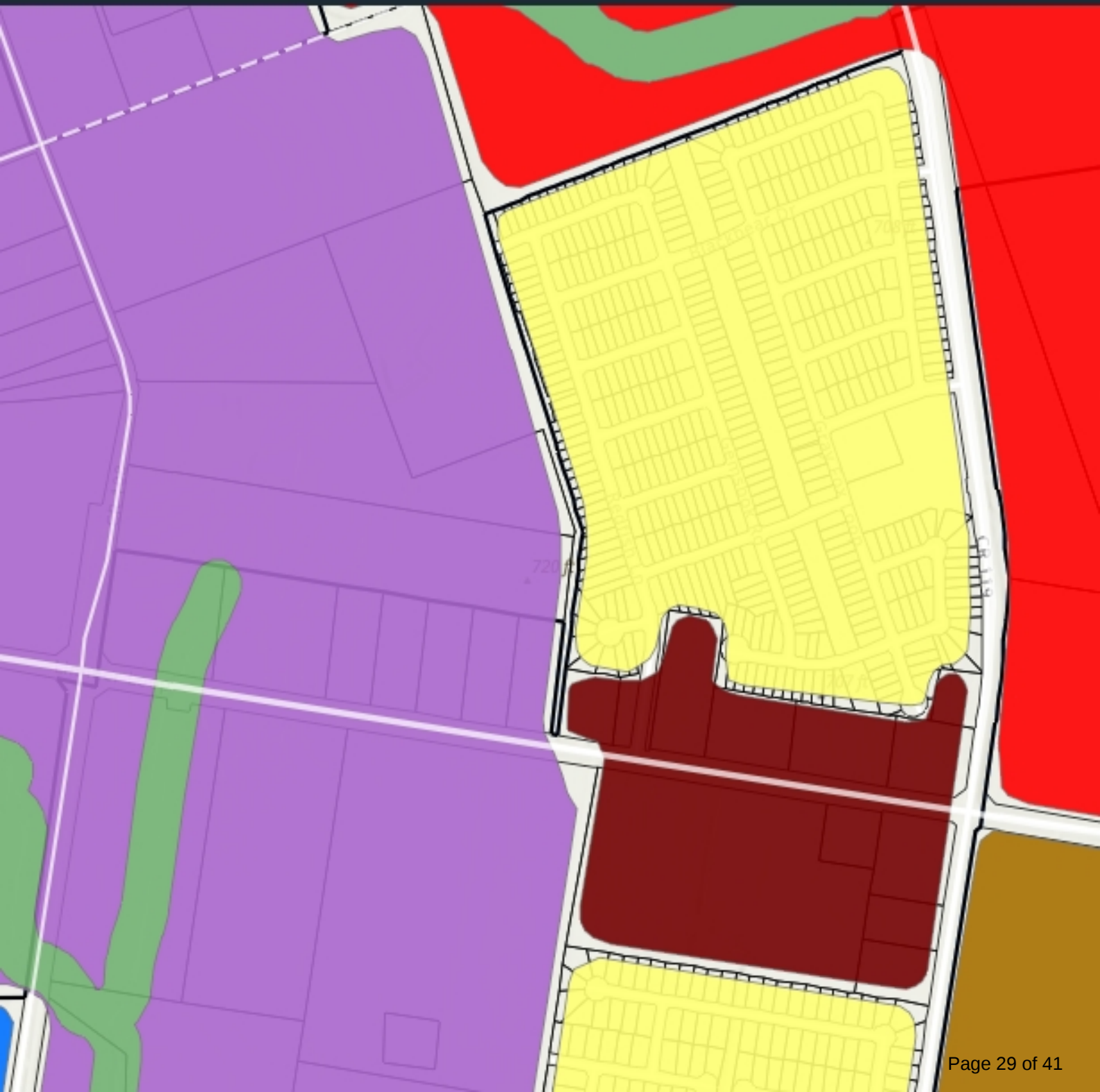
ATTACHMENTS:

1. Zoning Map
2. FLUM
3. 03 LOI 240701 Maldonado ReZone
4. 02 Parkland Fee In Lieu
5. Allowed Uses Chart 2024
6. 05b 2007064760-1 Plat

HuttoView



HuttoView





July 8, 2024

City of Hutto – Development Services Department
500 West Live Oak
Hutto, Texas 78634

Re: 2277 and 2315 Limmer Loop
Re-Zoning Application
Letter of Intent

To Whom it May Concern,

Please accept this letter of intent for the re-zoning request for the Maldonado Subdivision located at 2277 and 2315 Limmer Loop in Hutto, Texas. These lots can be seen in the Williamson County Central Appraisal District Map as parcel number R492745 and R492744.

The requested zoning for this property is General Commercial (B-2). Currently this vacant, uncleared property is zoned as Single Family (SF-1). The purpose of the re-zoning request is to allow the highest and best use of the property in it's current state. As of this letter, there is no buyer or planned development on the property.

The above-mentioned parcel is within the corporate jurisdiction of the City of Hutto. Per a pre-development meeting with City of Hutto Development Services staff on June 13, 2024 it is hereby requested that the **Traffic Impact Analysis** be deferred to the time of site development. Because we are unsure of what will be constructed on the property, the traffic can not be determined to a reasonable level. In addition, **parkland will not be dedicated** to the City and the fee-in-lieu will be submitted at the time of site development.

In review of the [Hutto SOAR 2040 plan](#), this parcel is within the 5-year growth projections and within the Employment Center of the Future Land Use map. This land use category applies to business centers with easy access to major roadways (in this case, Limmer Loop) and the area includes a mixture of retail, office, industrial and other nonresidential development types. This type of re-zoning can and will allow this property to meet several needs that Hutto Residents currently look elsewhere to provide which may include healthcare services, large employers or specialized services to support the industrial uses currently in construction nearby. The transportation plan within Hutto SOAR indicates that Limmer Loop is planned to be a minor arterial at this parcel of land.

This parcel of land is located within the Jonah SUD water service CCN and within the City of Hutto Wastewater service CCN. The letter of serviceability was requested from Jonah and it was denied on the basis of requiring a specific LUE count. Because this zoning is prior to any development activity and is sought to align with the current surrounding areas, a specific Living Unit Equivalent



(LUE) can not be calculated. Please defer this requirement to site development when a complete suitability report and assessment can be made from Jonah. The Public Utility Commission website was used to verify the CCN.

If you have any questions or concerns, please feel free to contact me by phone or email at 512.350.6228 or hpe@hendersonpe.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Henderson', is positioned above the printed name.

Jennifer Henderson, P.E.
President & CEO
Henderson Professional Engineers

JH/



Mayor
Mike Snyder

Mayor Pro Tem
Peter Gordon

Council Members
Brian Thompson, Place 1
Dan Thornton, Place 2
Randal Clark, Place 3
Peter Gordon, Place 4
Evan Porterfield, Place 5
Amberley Kolar, Place 6

City Manager
James Earp

Maureen Rooker
Re/Max Vision
409 West Front Street Suite 110
Hutto TX 78634

To whom it may concern,

Subject: Parkland Fee-in-Lieu for Property at 2273-2315 Limmer Loop

Per the Hutto Fee Schedule, Section A1.004 Development Fees, the parkland fee-in-lieu of land dedication fees for nonresidential properties is as follows:

- Nonresidential: \$975.00 (minimum)
- \$975.00 per acre for 3 or more acres

Based on our analysis, the property located at 2273-2315 Limmer Loop will be 4 acres on non-residential. Therefore, the parkland fees owed for this property amount to \$3,900.00.

Please note that this amount due is only for nonresidential purposes. Any dwellings on this property will be required to pay an additional fee of \$2,300 per dwelling.

Per our parkland dedication ordinance, all fees are due in accordance with Section 10.609.8.1. Parkland Dedication or Fee in Lieu and Parkland Development Fees are required before plat recording.

Please ensure that this fee is paid in accordance with the city's requirements. If you have any questions or need further clarification, do not hesitate to contact me at 512-759-5967 or jeffrey.white@huttotx.gov.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff White'.

Jeff White
Director of Parks and Recreation
Hutto Parks and Recreation Department

- Development that does not turn its back on arterial streets, but instead focuses on taming the street edge with element such as slip roads, landscaping and pedestrian-oriented features.

10.303.16.2 Applicability

These standards apply to all applications for development approval in the Gateway Overlay District as designated in Attachment A to Ordinance 07-006-00 (incorporated by reference), except as expressly exempted.

10.303.16.3 Exemptions

These standards do not apply to the following:

- Change in use of an existing structure or expansion of an existing use that is lawfully permitted by the underlying zoning district.
- Use or development for which only a single-family residential building permit or certificate of occupancy is required.
- Single household dwelling on a lot recorded on or before the effective date of this overlay district.
- Rehabilitation of an existing building or structure that does not change the use or enlarge the building or structure.
- Permit or approval where a complete application was filed with the city before the effective date of this overlay district.
- Development sites less than ten (10) acres.

10.303.16.4 Annexation

After the effective date of this ordinance [ordinance adopted April 16, 2007], annexation and initial zoning of land in the area shown in Attachment A attached to Ordinance 07-006-00 (incorporated by reference) will be subject to the Gateway Overlay District.

10.303.16.5 Additional requirement

- All land developed in the Gateway Overlay District must explicitly incorporate the design principles stated in Section 10.303.16.1 either through a Planned Unit Development zoning or through a voluntary compliance to the standards and procedures in the FBC zoning district, unless specifically exempted.
- Adult oriented uses, travel plazas, truck stops, junkyards, and vehicle major repair facilities are expressly prohibited within the Gateway Overlay District.

10.304 Permitted uses

10.304.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	No

10.304.2 General standards

10.304.2.1 Indoor location

All uses must be performed entirely inside a permanent structure conforming to this code and other applicable standards, unless otherwise stated.

10.304.2.2 Principal uses

Only one principal use is permitted on a lot, unless otherwise stated. This restriction does not apply to commercial and industrial centers and buildings planned for multiple users, such as shopping and commercial centers, office buildings, flex space buildings, or mixed use developments.

10.304.2.3 PUD uses

Permitted uses in the PUD district must conform to the approved PUD development plan.

10.304.3 Permitted use table abbreviations

	Context
P	Permitted use permitted by right, subject to performance standards for the use.
C	Permitted use: permitted by right, subject to conditions for the use in that zoning district.
S	Use considered subject to specific use permit review.
-	Not a permitted use.

10.304.4 Agricultural uses

Agricultural uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)											
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A	
Agricultural use	C	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	

10.304.5 Residential uses

Residential uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Assisted living facility	-	-	-	S	-	-	-	-	-	-	-	-	-	S	S	-	-	S	-	-	-
Boarding and rooming house	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	S	-	-	-
Dwelling: live-work	-	-	-	S	-	S	-	-	-	-	-	-	-	P	P	S	P	P	P	P	P
Dwelling: accessory unit	S	S	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	-	-
Dwelling: manufactured	C	C	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling: multiple household	-	-	-	P	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P
Dwelling: single household attached (townhouse)	-	-	P	P	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P
Dwelling: single household detached	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	-	-
Dwelling: single household village	-	P	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Dwelling: single household zero lot line	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-	-
Dwelling: two to four household	-	-	P	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-
Group home	C	C	C	C	C	-	-	-	-	-	C	C	C	C	-	C	C	C	-	-	-
Halfway house	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-

Independent living facility	-	-	-	P	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	S
Manufactured home park	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing home	-	-	-	S	-	S	P	-	-	-	-	-	-	-	S	-	-	-	-	S	S

10.304.6 Commercial and retail uses

Commercial and retail uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Adult oriented use	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Bakery: retail	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	P	P	P	P	P
Bank	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
Campground, recreational vehicle park	-	-	-	-	-	-	-	-	-	S	P	P	-	-	-	-	-	-	-	-	-
Car wash	-	-	-	-	-	-	S	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Club/lodge facility	-	-	-	-	-	C	P	-	-	-	-	-	-	-	P	-	-	P	P	P	P
Convenience store	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	S	P	P	P
Convenience store: with gasoline sales	-	-	-	-	-	S	P	-	-	-	-	-	-	-	S	-	-	-	-	-	S
Day care: child (1-6 children)	P	P	P	P	P	C	P	-	-	-	-	P	P	P	P	P	P	P	P	P	P
Day care: child (greater than 6 children)	S	S	S	S	S	C	P	-	-	-	-	-	S	C	C	-	-	C	C	C	P
Day care: adult (1-4 persons)	S	S	S	-	-	C	P	-	-	-	-	S	S	S	-	S	S	S	-	-	-
Day care: adult (greater than 4 persons)	-	-	-	-	-	C	P	-	-	-	-	-	-	-	S	-	-	-	-	S	S
Day care: pet	-	-	-	-	-	S	P	P	-	S	-	-	-	-	S	-	-	-	-	-	S
Day labor agency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Entertainment facility, theater	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	-	-	-	P	P	P
Farm product sales	C	C	C	C	C	C	C	-	-	-	C	C	C	C	C	C	C	C	C	C	C
Food catering	-	-	-	-	-	C	P	P	-	-	-	-	-	P	P	-	-	P	P	P	P
Funeral home	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Gas station	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Grocery store	-	-	-	-	-	S	P	-	-	-	-	-	-	-	P	-	-	S	P	P	P
Indoor recreation facility	-	-	-	-	-	S	P	S	-	-	-	-	-	-	S	-	-	-	-	S	P
Instructional facility	-	-	-	-	-	C	P	S	-	-	-	-	-	-	P	-	-	-	P	P	P
Kennel	S	-	-	-	-	-	-	S	-	S	-	-	-	-	-	-	-	-	-	-	S
Large item sales and rental: class 1	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-	S
Large item sales and rental: class 2	-	-	-	-	-	-	S	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Large item sales and rental: class 3	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-
Lodging establishment	-	-	-	-	-	S	P	-	-	S	-	-	-	-	P	-	-	-	P	P	P
Lodging establishment: bed and breakfast	S	S	S	S	-	C	P	-	-	S	-	S	S	S	S	S	S	P	P	P	P
Manufactured home sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Commercial and retail uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Nightclub	-	-	-	-	-	-	P	-	-	-	-	-	-	-	S	-	-	-	S	S	S
Office: medical	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	S	P	P	P
Office: special medical	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office: professional	-	-	-	-	-	C	P	S	-	-	-	-	-	P	P	-	-	P	P	P	P
Outdoor recreation facility	-	-	-	-	-	-	S	-	-	P	-	-	S	S	-	-	-	-	-	-	-
Personal and business service shop	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
Print shop	-	-	-	-	-	C	P	P	P	-	-	-	-	P	P	-	-	P	P	P	P
Restaurant, bar	-	-	-	-	-	C	P	-	-	S	-	-	-	S	P	-	-	S	C	P	S
Retail store (no more than 5,000 sq. ft.)	-	-	-	-	-	C	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
Retail store (greater than 5,000 sq. ft.)	-	-	-	-	-	S	P	-	-	-	-	-	-	-	P	-	-	-	P	P	P
Special services	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Travel plaza, truck stop	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle auction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Veterinary clinic	-	-	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P

10.304.7 Industrial uses

Industrial uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Data Center	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-
General industrial use	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-
Heavy industrial use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Light industrial use	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	S
Research laboratory	-	-	-	-	-	-	-	P	P	-	-	-	-	-	S	-	-	-	-	S	S
Self-storage facility	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	S
Trade use	-	-	-	-	-	C	C	P	P	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle minor repair facility	-	-	-	-	-	S	C	C	P	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle major repair facility	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle storage facility	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse and distribution facility	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	S

10.304.8 Institutional and civic uses

Institutional and civic uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Amenity center	C	C	C	C	C	C	C	-	-	C	C	C	C	C	P	-	-	P	P	P	P
Aquatic facility	P	P	P	P	P	C	P	P	P	P	P	P	P	P	S	-	-	-	-	S	P
Athletic facility	S	S	S	S	S	C	P	P	P	P	S	S	S	S	S	-	-	-	-	-	P
Cemetery	S	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-
Community facility	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	-	-	P	P	P	P
Golf course	S	S	S	S	S	-	-	-	-	S	-	S	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park and ride lot (as principal use)	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S
Place of worship or assembly	C	C	C	C	C	P	P	C	C	C	P	P	P	P	P	P	P	P	P	P	P
Public utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School: no more than 5 students	-	P	P	P	P	P	P	-	-	-	-	-	-	P	P	-	-	P	P	P	P
School: at least 6 students	-	S	S	S	S	S	S	-	-	-	-	-	S	S	P	-	-	S	S	P	P

10.304.9 Temporary uses

Temporary uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Construction equipment storage lot	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Construction field office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Garage sale	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Mobile Food Vendor						C	C	C	C	C	C	C	C	C	C	-	-	C	C	C	C
Model home / lot sales	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Portable storage container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

10.304.10 Accessory uses

Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the character of the surrounding area. Accessory uses and structures must be built and used only for purposes that are secondary and normal to the principal use of the property and must be placed on the same lot with the principal use.

Accessory uses	Zoning district										Transect zones (for FBC Form Based Code and OT Old Town zoning districts)										
	SF-R	SF-1	SF-2	MF	MH	B-1	B-2	LI	I	REC	T-1	T-2	T-3	T-4	T-5	OT-3	OT-4R	OT-4T	OT-5H	OT-5C	SD-A
Antenna, radio hobbyist (no more than max hgt in district)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Antenna, radio hobbyist (greater than max hgt in district)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Antenna, non-residential use: no more than 15 ft. above roofline	-	-	-	-	-	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	C
Antenna, non-residential use: other	-	-	-	-	-	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S
Wireless facility: attached	S	S	S	S	S	P	P	P	P	P	S	S	S	S	S	S	S	S	S	P	P
Wireless facility: concealed	S	S	S	S	S	P	P	P	P	P	S	S	S	S	P	S	S	S	S	P	P
Wireless facility: freestanding	-	-	-	-	-	-	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S
Donation drop-off box	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S
Drive through facility	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Home occupation	P	P	P	P	P	-	-	-	-	-	-	P	P	P	-	P	P	P	-	-	-
Residential accessory structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Satellite dish	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Swimming pool	P	P	P	P	P	P	P	S	-	P	P	P	P	P	P	P	P	P	P	P	P
Vending machine (outdoor)	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	-	-	-	-	P	P
Free-standing cisterns	S	S	S	S	S	P	P	P	P	P	S	S	S	S	P	S	S	S	P	P	P
Wind energy system	S	S	S	S	S	S	S	P	P	S	S	S	S	S	S	S	S	S	S	S	P

10.304.11 Applicability and Enforcement**10.304.11.1 Excluded uses**

If a use is not expressly permitted in a zoning district, it is prohibited. Uses prohibited in all zoning districts are not necessarily limited to uses described in this code as prohibited.

10.304.11.2 New and undefined uses

As commerce and technology evolve, new types of land uses will develop and forms of land use not anticipated may seek locations in the city. To provide for contingencies, Development Services staff will consider the appropriateness of an undefined use in a certain zoning district. Approval criteria include:

- Impacts of the use, including externalities and use of public services and infrastructure,
- The use is similar in nature and impact to a use listed and defined as a permitted use in that zoning district or PUD.
- The use is not similar in nature and impact to a use defined and listed as a prohibited use in that



PLAT MAP RECORDING SHEET

**DEDICATOR: MALDONADO 164, LTD
ROBERTO MALDONADO, PRESIDENT**

SUBDIVISION NAME: MALDONADO SUBDIVISION, FINAL PLAT

PLAT RECORDED IN: CABINET DD, SLIDES 256 AND 257

**PROPERTY IS DESCRIBED AS: A 10.00 ACRE PARCEL OUT OF THE
MARTIN STROUSE SURVEY, ABSTRACT
NUMBER 587, OF WILLIAMSON COUNTY.**

**Reference: 2005092148
VOLUME 861, PAGE 673**

HAND TO: CITY OF HUTTO; YVETTE GLOVER, (512)759-5964

INSTRUMENT DATE: JUNE 11, 2007

FILE DATE: AUGUST 1, 2007

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

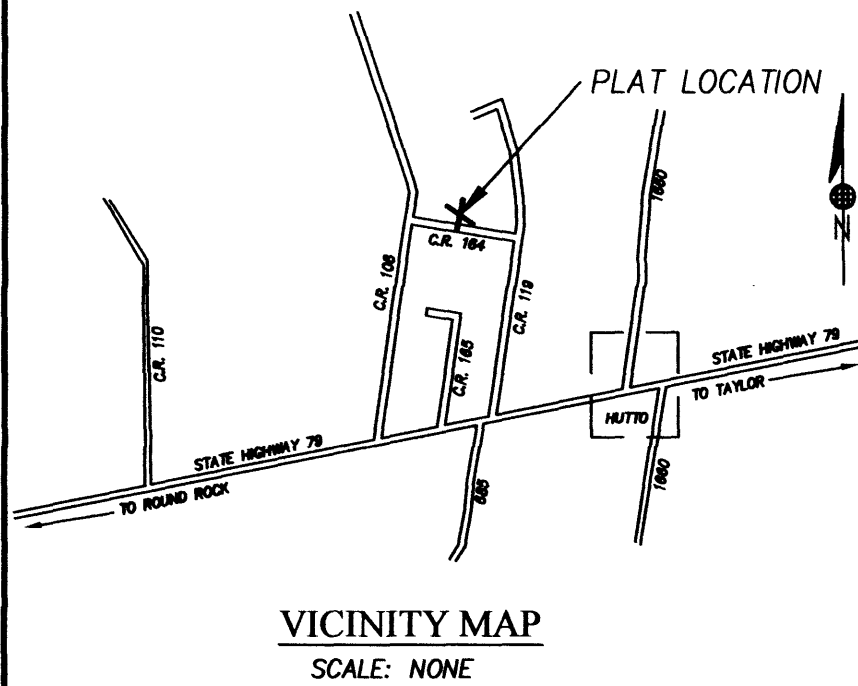
OFFICIAL PUBLIC RECORDS 2007064760

Nancy E. Rister

08/01/2007 08:39 AM

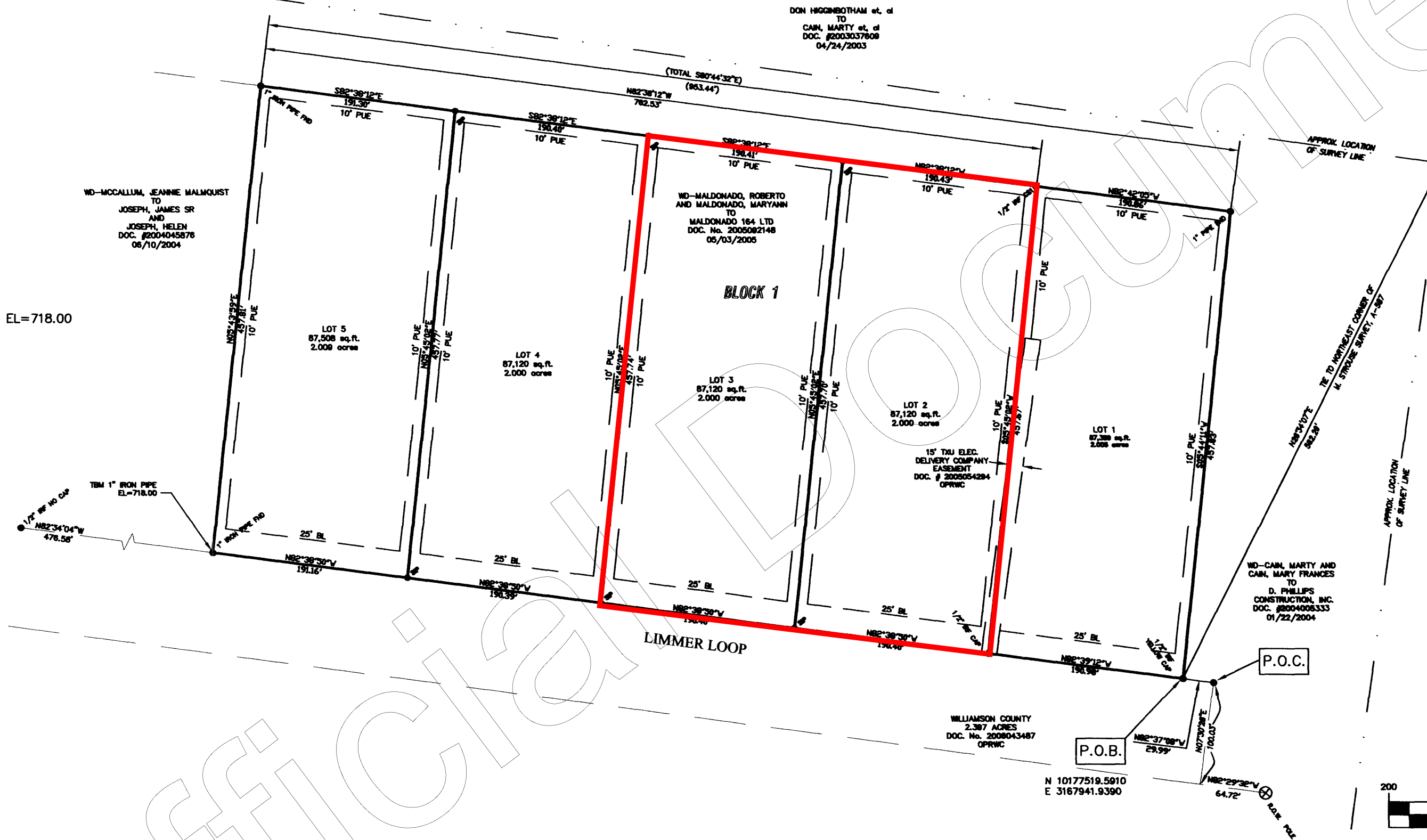
WEHLING \$111.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FINAL PLAT
MALDONADO SUBDIVISION
WILLIAMSON COUNTY, TEXAS

OWNERS: MALDONADO 164, LTD.
ROBERTO MALDONADO-PRESIDENT
365 LUMBER LOOP
HUTTO, TEXAS 78634
512-784-6132 (w)
512-759-6911 (h)
ACREAGE: 10.000 TOTAL
SURVEY: M. STROUSE SURVEY, A-587
SURVEYOR: BRYAN TECHNICAL SERVICES, INC.
PHONE: 512-352-9090
FAX: 512-352-9091
ENGINEER: DENNIS HILL
HILL ENGINEERING P.L.L.C.
204 C.R. 102
GEORGETOWN, TX 78626
PHONE - 512-948-5276
E-MAIL: dennis.w.hill@verizon.net

NUMBER OF BLOCKS: ONE
NUMBER OF LOTS: FIVE
LINEAR FEET OF NEW STREET: N/A
SUBMITTAL DATE:
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
BENCHMARK DESCRIPTION AND ELEVATION: 1" IRON PIPE EL=718.00



NOTES:

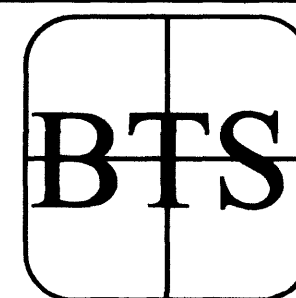
1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM WITH CITY OF HUTTO ZONING REQUIREMENTS.
3. A 10' P.U.E. IS DEDICATED ON ALL REAR LOT LINES.
4. A 10' P.U.E. IS DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
5. A P.U.E. TEN FEET WIDE ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO JONAH WATER SUPPLY CORPORATION SUD RESOURCES AND WASTEWATER UTILITIES TO BE APPROVED BY WILLIAMSON COUNTY HEALTH DISTRICT.
7. THE BASIS OF BEARING OF THE SURVEY IS GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.
8. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO COMMERCIAL USAGE.
9. ALL LOTS WILL UTILIZE INDIVIDUAL ONSITE WASTE WATER SEPTIC SYSTEMS.
10. IN ACCORDANCE WITH SECTION B10.1 OF WILLIAMSON COUNTY'S SUBDIVISION REGULATIONS, STORMWATER MANAGEMENT FACILITIES FOR 2, 10, AND 100-YEAR FLOOD EVENTS IS REQUIRED FOR EACH NON-RESIDENT LOT SHOWN HEREON.

AN EXCEPTION TO THIS REQUIREMENT MAY BE GRANTED IF IT CAN BE SHOWN THAT DOWNSTREAM PROPERTY IS NOT ADVERSELY AFFECTED BY RUNOFF FROM THE ACCUMULATIVE DEVELOPMENT ACTIVITIES WITHIN THIS SUBDIVISION.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1 ON NEW DEVELOPMENT THAT WOULD INVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

11. ALL LOTS ARE LIMITED TO ONE DRIVEWAY TO BE CONSTRUCTED TO WILLIAMSON COUNTY STANDARDS.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.



BRYAN TECHNICAL SERVICES,
INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
surveying@austin.rr.com

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 100'	
DATE: MAY 22, 2007	
JOB NUMBER	SHEET
06-491	1 OF 2

FINAL PLAT
MALDONADO SUBDIVISION
WILLIAMSON COUNTY, TEXASSTATE OF TEXAS
COUNTY OF WILLIAMSON

10.000 ACRES

All that certain tract or parcel of land in Williamson County, Texas, out of the MARTIN STROUSE SURVEY, ABSTRACT NO. 587 and being a portion of tract described in a special Warranty Deed, granted to Robert Peterson Estate, Dated December 9, 1981, and recorded in Volume 861, Page 673 of Deed Records Williamson County, Texas and being all of that tract described as 10.00 acres in a Warranty Deed granted to Maldonado 164, LTD., a Texas Limited Partnership, dated May 3, 2005, and recorded as Document No. 2005092148, Official Public Records, Williamson County, Texas, and further described by metes and bounds as follows; subject tract being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on August 2, 2006; subject tract more fully described as follows:

COMMENCING at a 1/2" iron rod with yellow plastic cap found in the north line of COUNTY ROAD 134 and the southwest corner of tract described as 16.20 acres in a Warranty Deed granted to D. Phillips Construction, Inc. dated January 15, 2004 and records as Document No. 2004005333 in said Official Records for the Southeast corner of this tract' a 1/2" iron pin found for the Southeast corner of Peterson Estate tract bears South 82°37'08" East 29.99 feet.

BEGINNING at an 1/2" iron pin found (capped) found in the north line of County Road 164 and the southwest corner of tract described as "10.00 acres" in a Warranty Deed granted to Maldonado 164, LTD., THENCE North 82°39'12" West, a distance of 190.98 feet to an 1/2" found iron rod (yellow cap);

THENCE North 82°38'50" West, a distance of 190.40 feet to an iron rod set;

THENCE North 82°38'50" West, a distance of 190.40 feet to an iron rod set;

THENCE North 82°38'50" West, a distance of 190.40 feet to an iron rod set;

THENCE North 82°38'50" West, a distance of 191.19 feet to a 1" found iron pin, same being the South East corner being of tract described as "10.00 acres";

THENCE North 05°43'59" East, a distance of 457.81 feet to a 1" found iron rod, same being for the Southeast line tract described as tract "5.00 acres" in a Warranty Deed granted to James Joseph, Sr. Document No. 2004045876 ORWC;

THENCE South 82°38'12" East, a distance of 191.33 feet to an iron pin set, same being South line of said tract described as "15.00 acres" in Warranty Deed granted to Don Higginbotham Document No. 2003037609;

THENCE South 82°38'12" East, a distance of 190.40 feet to an iron rod set;

THENCE South 82°38'12" East, a distance of 190.40 feet to an iron rod set;

THENCE South 82°38'12" East, a distance of 190.40 feet to a 1/2" iron rod found;

THENCE North 82°42'05" East, a distance of 190.86 feet with the South line of said Don Higginbotham tract on the North line of this tract to a 1" found iron rod; in the West line of said D. Phillips Construction, Inc. tract for the Northeast corner of said "10.00 acre" tract;

THENCE South 05°44'11" West, a distance of 457.83 feet with the west line of said D. Phillips Construction, Inc. tract and the east line of this tract to POINT OF BEGINNING and containing 10.00 acres of land.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, adjoiner information, visible utilities and roadways. Bearings and coordinates shown hereon based on the Texas State Plane Coordinate System (central zone) NAD 83/93 adjustment.

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, THAT MALDONADO SUBDIVISION, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED, AND SAID PLAT AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Dan A. Gattis 7-11-07
DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE RECORDED STREET NAMES AND ADDRESSES.

Shannon A. Sells 6/15/07
WILLIAMSON COUNTY ADDRESSING COORDINATOR

APPROVAL
CITY OF HUTTO
THIS PLAT WAS APPROVED FOR RECORDING BY THE CITY COUNCIL ON THE 4th DAY OF JUNE 2007.

Wayne L. Love 7/2/07 Debbie Chelf 7-2-07
MAYOR KENNETH L. LOVE DATE CITY SECRETARY
DEBBIE CHELF

DEDICATION

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I ROBERTO MALDONADO, PRESIDENT OF THE MALDONADO 164 LTD, THE OWNER OF 10.000 ACRES SITUATED IN WILLIAMSON COUNTY, AS RECORDED IN DOCUMENT NO. 2005092148, DATED MAY 3, 2005, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, DO HEREBY SUBDIVIDE SAID 10.000 ACRE TRACT AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

Roberto Maldonado 6-11-07
ROBERTO MALDONADO - PRESIDENT
365 LUMMER LOOP
HUTTO, TEXAS 78634

I, ROBERTO MALDONADO ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNER NOT THE COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATER SHED ORDINANCES.

Roberto Maldonado 6-11-07
ROBERTO MALDONADO
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF JUNE, 2007,
BY _____

Jerry Cano
NOTARY PUBLIC, STATE OF TEXAS

JERRY CANO
PRINTED NAME
MY COMMISSION EXPIRES: MARCH 2, 2011

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS 12 DAY OF AUGUST, 2007, A.D., AT 8:39 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COURT IN CABINET DT, SLIDE(S) 256 AND 257. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

BY: DEPUTY

Nancy Rister
NANCY RISTER
CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL A ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGE THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

CITY JURISDICTION:
THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS 2nd DAY OF July 2007.

Joan Hardy
JOAN HARDY, AICP
PLANNING MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF HUTTO

THIS SUBDIVISION IS LOCATED WITHIN THE SUBJ. OF JONAH
THIS 15th DAY OF June 2007.

Bryan
GENERAL MANAGER
JONAH SPECIAL UTILITY DISTRICT

COMMISSIONERS COURT

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON THE SUBSEQUENT DEVELOPMENT.

IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THIS SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

SURVEYOR'S CERTIFICATION

I, BRUCE L. BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THIS PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

B. L. Bryan 6-11-07
BRUCE L. BRYAN
R.P.L.S. NO. 4249
STATE OF TEXAS

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0244 C EFFECTIVE DATE SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY, TEXAS.

I, DENNIS W. HILL, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

Dennis W. Hill 6-12-07
DENNIS W. HILL
REGISTERED PROFESSIONAL ENGINEER NO. 84679
STATE OF TEXAS

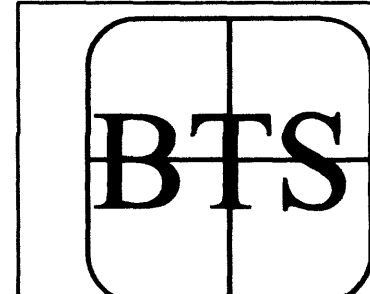
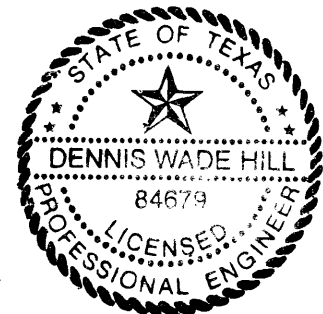
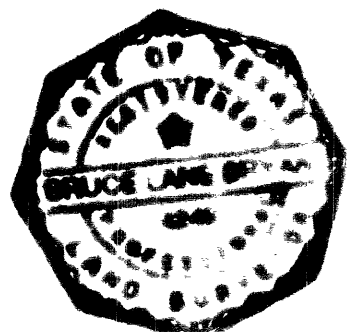
HEALTH DEPARTMENT APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLATS AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER PLAN REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Paulo Pinto 6/15/07
PAULO PINTO
DIRECTOR OF ENVIRONMENTAL SERVICES
WILLIAMSON COUNTY & CITIES HEALTH DISTRICT

CERTIFICATE OF COMPLIANCE

NO STRUCTURE OF LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.



BRYAN TECHNICAL SERVICES,
INC.
P. O. BOX 1371
TAYLOR, TEXAS 76574
512-352-9090
512-352-9091 (Fax)
surveying@austin.rr.com

DRAWN BY: JC	CHECKED BY: BLB
SCALE: NONE	
DATE: MAY 22, 2007	
JOB NUMBER	SHEET
06-491	2 OF 2