



# City of Hutto

## Agenda

**Planning and Zoning Commission**  
**Tuesday, October 8, 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](http://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](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on October 8, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

**4. AGENDA ITEMS**

- 4.1. Consideration and possible action on the meeting minutes from the special called Planning and Zoning Commission meeting held on September 24, 2024.
- 4.2. Conduct a public hearing and consider possible action on the proposed Shops at Hanson's Corner Addition Replat of Lot 3B-2, 4.055 acres, more or less, of land, creating two commercial lots, located on Ed Schmidt Boulevard within the Hanson's Corner development.
- 4.3. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 140 S FM 1660, to allow a funeral home in the SD-A (Special District) zoning district.
- 4.4. Conduct a public hearing and consider possible action on the proposed Co-Op District Lot 9 Replat, 4.81 acres, more or less, of land, one lot, located on Exchange Boulevard at West Live Oak Street.

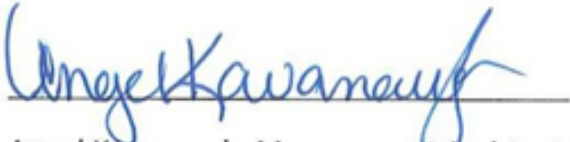
**5. DEVELOPMENT SERVICES DIRECTOR REPORT**

**6. ADJOURNMENT**

**7. CERTIFICATION**

I certify that this notice of the October 8, 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 October 4, 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](mailto:City.Secretary@huttox.gov) or call (512) 759-4033 for assistance.

# AGENDA ITEM REPORT

## 4.1.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on the meeting minutes from the special called Planning and Zoning Commission meeting held on September 24, 2024.  
**Meeting:** Tuesday, October 8, 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 9.24.2024



# City of Hutto

## Minutes

### Planning and Zoning Commission

Tuesday, September 24, 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**

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Cheryl Stewart, Tony Wertz, Jim Morris and Hazel Sherrod. Not in attendance were Susana Boyer and Bryan Lee

**3. PUBLIC COMMENT**

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to [comments@huttotx.gov](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on September 24, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

**4. AGENDA ITEMS**

4.1. Discussion and possible action on the Unified Development Code update.

Opened meeting in the council chambers then moved to Conference room West.

Discussion continues on UDC

**5. DEVELOPMENT SERVICES DIRECTOR REPORT**

**6. ADJOURNMENT**

Meeting adjourned at 9:40 PM.

**7. CERTIFICATION**

I certify that this notice of the September 24, 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 September 20, 2024 before 5:00 P.M.

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Planning and Zoning Commission Chair

# AGENDA ITEM REPORT

## 4.2.



**To:** Planning and Zoning Commission  
**Subject:** Conduct a public hearing and consider possible action on the proposed Shops at Hanson's Corner Addition Replat of Lot 3B-2, 4.055 acres, more or less, of land, creating two commercial lots, located on Ed Schmidt Boulevard within the Hanson's Corner development.  
**Meeting:** Tuesday, October 8, 2024  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

The proposal consists of a replat of Lot 3B-2 in the Shops at Hanson's Corner Addition. The proposed replat will consist of two commercial lots. The 4.055 acre lot will be divided into two lots, with the southern lot being a 0.85 acre tract and the northern lot being 3.205 acres. The 0.85 acre tract will be developed by Panera.

### Adjacent Zoning and Uses:

WEST: B-2 (General Commercial), Dairy Queen

NORTH: B-2 (General Commercial), Undeveloped

EAST: Planned Unit Development (PUD), Home Depot

SOUTH: B-2 (General Commercial), Hanson's Corner multi-tenant retail

Section 10.403.3 (Lot dimensions and area) requires a minimum lot area of 43,560 square feet or 1 acre within the B-2 zoning district. The Zoning Board of Adjustment approved the variance request to allow the proposed 0.85 acre lot to be permitted below the 1 acre lot requirement.

### SUMMARY OF REQUEST:

The purpose of this replat application is to split Lot 3B-2 of Block 2 in the Shops at Hanson's Corner Addition into two lots in order to develop a Panera on the new 0.85 acre Lot 3C-2.

### STAFF REVIEW:

Property owners within 200' of the subject property were noticed in accordance with the public hearing requirements of the Unified Development Code. To date, staff has received zero responses.

Per HB3167, plats can be approved, approved with conditions or denied. Staff has reviewed the replat 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 Shops at Hanson's Corner Addition Replat of Lot 3B-2 as presented.

# AGENDA ITEM REPORT

## 4.2.

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### FISCAL NOTES:

None with this item.

### POLICY IMPLICATIONS:

None with this item.

### ATTACHMENTS:

1. Panera\_Hutto\_Replat\_Newspaper\_Map
2. SHCLot3B-2BlkAReplat-U2-Plat(10-1-24)

# Panera Hutto Replat



ED-SCHMIDT-BLVD

R629012

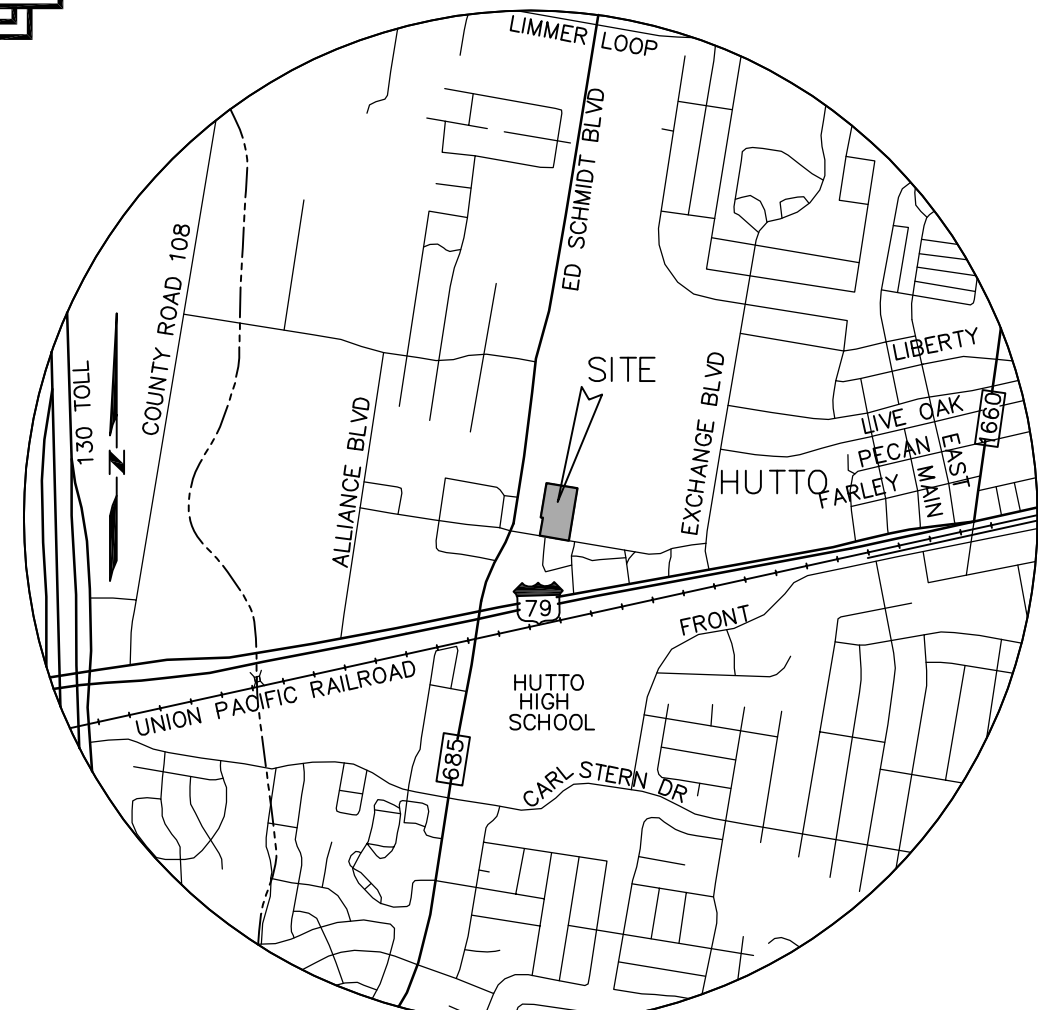
79

0 250 500 1,000

Feet

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

REPLAT OF LOT 3B-2, BLOCK A  
SHOPS AT HANSON'S CORNER ADDITION



VICINITY MAP  
(1" = 2000')

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

ACREAGE: 4.055 ACRES

PATENT SURVEY: NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

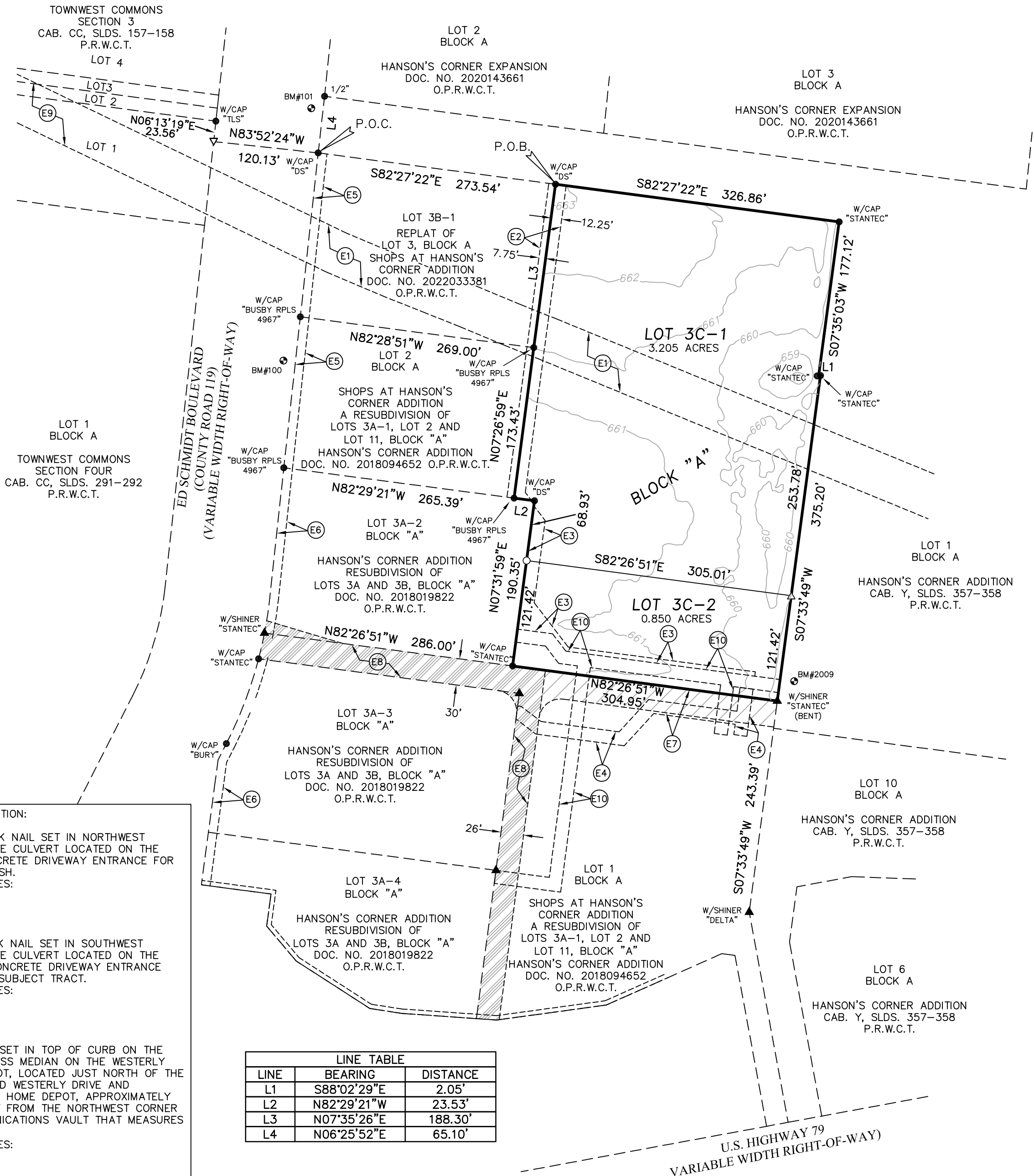
LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: AUGUST 05, 2024

DATE OF PLANNING & ZONING COMMISSION REVIEW: OCTOBER 08, 2024

ENGINEER: CATALYST DESIGN GROUP  
5100 TENNESSEE AVE.  
NASHVILLE, TN 37209

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



BENCHMARK INFORMATION:

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

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

BM #2009: PK NAIL SET IN TOP OF CURB ON THE SOUTH NOSE OF GRASS MEDIAN ON THE WESTERLY DRIVE OF HOME DEPOT, LOCATED JUST NORTH OF THE INTERSECTION OF SAID WESTERLY DRIVE AND SOUTHERLY DRIVE OF HOME DEPOT, APPROXIMATELY 9.5 FEET NORTHWEST FROM THE NORTHWEST CORNER OF A METAL COMMUNICATIONS VAULT THAT MEASURES 2.5' X 3.0'.  
SURFACE COORDINATES:  
N=10173041.82  
E=3169986.71  
ELEVATION=658.76'

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

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

\*TOPOGRAPHIC CONTOURS SHOWN ARE SOURCED FROM WILLIAMSON COUNTY LIDAR DATA

LEGEND

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

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S88°02'29"E | 2.05'    |
| L2         | N82°29'21"W | 23.53'   |
| L3         | N07°35'26"E | 188.30'  |
| L4         | N06°25'52"E | 65.10'   |

| LOT TABLE         |       |             |
|-------------------|-------|-------------|
| LOT/BLOCK         | ACRES | USE         |
| LOT 3C-1, BLOCK A | 3.205 | DEVELOPMENT |
| LOT 3C-2, BLOCK A | 0.850 | DEVELOPMENT |

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

REPLAT OF LOT 3B-2, BLOCK A  
SHOPS AT HANSON'S CORNER ADDITION

METES AND BOUNDS DESCRIPTION

FOR A 4.055 ACRE TRACT OF LAND SITUATED IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF THE CALLED 35.413 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., RECORDED IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 3B-2, BLOCK "A", REPLAT OF LOT 3, BLOCK A, SHOPS AT HANSON'S CORNER ADDITION, RECORDED IN DOCUMENT NO. 2022033381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 4.055 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, S 82°27'22"E with the north boundary line of said Lot 3B-1, Block "A", Replat of Lot 3, Block "A", common with the boundary line of said Lot 1, Block "A", Hanson's Corner Addition, for a distance of 273.54 feet to a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northeast corner of said Lot 3B-1, Block "A" and the northwest corner of said Lot 3B-2, Block "A", for the northwest corner and POINT OF BEGINNING hereof,

THENCE, S 82°27'22"E with the north boundary line of said Lot 3B-2, Block "A", common with the boundary line of said Lot 1, Block "A", Hanson's Corner Addition, for a distance of 326.86 feet to an iron rod found with cap marked "Stantec" monumenting the northeast corner of said Lot 3B-2, Block "A", and an interior ell corner of said Lot 1, Block "A", Hanson's Corner Addition, for the northeast corner hereof;

THENCE, with the east boundary line of said Lot 3B-2, Block "A", common with the boundary line of said Lot 1, Block "A", Hanson's Corner Addition, the following three (3) courses and distances:

1. S 07°35'03"W for a distance of 177.12 feet to an iron rod found with cap marked "Stantec";
2. S 88°02'29"E for a distance of 2.05 feet to an iron rod found with cap marked "Stantec";
3. S 07°33'49"W for a distance of 375.20 feet to a PK nail found with shiner marked "Stantec" (bent) monumenting the southeast corner of said Lot 3B-2, Block "A" and the northeast corner of Lot 1, Block "A", Shops at Hanson's Corner Addition, a Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition, recorded in Document No. 2018094652 of the Official Public Records of Williamson County, Texas, for the southeast corner hereof, from which a PK nail found with shiner marked "Delta" monumenting an angle point on the east boundary line of said Lot 1, Block "A", Shops at Hanson's Corner Addition and the westerly boundary line of Lot 10, Block "A", of said Hanson's Corner Addition, bears S 07°33'49"W for a distance of 243.39 feet;

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

THENCE, N 07°31'59"E with the west boundary line of said Lot 3B-2, Block "A", and the east boundary line of said Lot 3A-2, Block "A", for a distance of 190.35 feet to a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northeast corner of said Lot 3A-2, Block "A", same being an interior ell corner of said Lot 3B-2, Block "A", for an interior ell corner hereof;

THENCE, N 82°29'21"W with the north boundary line of said Lot 3A-2, Block "A" and said west boundary line of Lot 3B-2, Block "A", for a distance of 23.53 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the southeast corner of Lot 2, Block "A" of said Shops at Hanson's Corner Addition a Resubdivision of Lots 3A-1, Lot 2 and Lot 11, Block "A", Hanson's Corner Addition, and an exterior ell corner of said Lot 3B-2, Block "A", for an exterior ell corner hereof, from which an iron rod found with cap marked "Busby RPLS 4967, monumenting the southwest corner of said Lot 2, Block "A", Shops at Hanson's Corner Addition and the northwest corner of said Lot 3A-2, Block "A", same being on said east right-of-way line of Ed Schmidt Boulevard, bears N 82°29'21"W for a distance of 265.39 feet;

THENCE, N 07°26'59"E with the east boundary line of said Lot 2, Block "A", Shops at Hanson's Corner Addition, said west boundary line of Lot 3B-2, Block "A", for a distance of 173.43 feet to an iron rod found with cap marked "Busby RPLS 4967" monumenting the northeast corner of said Lot 2, Block "A", Shops at Hanson's Corner Addition, the southeast corner of said Lot 3B-1, Block "A", for an angle point hereof, from which an iron rod found with cap marked "Busby RPLS 4967" monumenting the northwest corner of said Lot 2, Block "A", Shops at Hanson's Corner Addition and the southwest corner of said Lot 3B-1, Block "A", same being on said east right-of-way line of Ed Schmidt Boulevard, bears N 82°28'51"W for a distance of 269.00 feet;

THENCE, N 07°35'26"E with said west boundary line of Lot 3B-2, Block "A" and the east boundary line of said Lot 3B-1, Block "A", for a distance of 188.30 feet to the POINT OF BEGINNING hereof and containing 4.055 acres of land more or less.

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

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS AS AMENDED.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
5. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
6. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: CITY OF HUTTO  
WASTEWATER: CITY OF HUTTO  
ELECTRIC: ONCOR  
GAS (NATURAL GAS): ATMOS
11. NO PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
14. THE MAXIMUM IMPERVIOUS COVERAGE FOR HANSON'S CORNER IS 80%.
15. ON-SITE STORMWATER DETENTION FACILITIES WERE PROVIDED WITH THE HANSON'S CORNER SITE PLAN TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
16. LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANT REGARDING UNIFIED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037415.
17. ACCESS TO HWY 79 AND ED SCHMIDT BOULEVARD FOR THIS PROJECT IS RESTRICTED TO THE TWO LOCATIONS ON HWY 79 AS APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, THE FOUR LOCATIONS APPROVED BY WILLIAMSON COUNTY FOR CR 119, AND THE 30 FOOT ACCESS EASEMENT EAST OF THE SUBJECT TRACT RECORDED IN DOCUMENT NUMBER 2003121754 OF WILLIAMSON COUNTY, TEXAS.
18. INGRESS AND EGRESS EASEMENTS BY VEHICULAR AND PEDESTRIAN TRAFFIC, FROM EACH LOT TO EVERY OTHER LOT IN THIS PLAT AND ACROSS HANSON'S CORNER ADDITION, DOCUMENT NUMBER 2004037416 ARE GRANTED BY THE RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION DATED APRIL 22, 2004, DOCUMENT NUMBER 2004031099.
19. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE REPLAT OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, RECORDED IN DOCUMENT NO. 2022033381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
20. THIS SUBDIVISION IS ZONED GENERAL COMMERCIAL (B-2).
21. ON JUNE 25, 2024, THE ZONING BOARD OF ADJUSTMENT APPROVED THE VARIANCE REQUEST FOR LOT 3C-2 TO HAVE A REDUCTION IN THE REQUIRED MINIMUM LOT SIZE FOR A COMMERCIAL LOT.



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900

REPLAT OF LOT 3B-2, BLOCK A  
SHOPS AT HANSON'S CORNER ADDITION

OWNER'S CERTIFICATION:

STATE OF TEXAS {  
COUNTY OF \_\_\_\_\_ { KNOWN ALL MEN BY THESE PRESENTS

THAT HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THE REMNANT PORTION OF THE CALLED 35.413 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF LOT 3B-2, REPLAT OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, RECORDED IN DOCUMENT NO. 2022033381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID LOT 3B-2, BLOCK "A", REPLAT OF LOT 3, BLOCK "A" SHOPS AT HANSON'S CORNER ADDITION, AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 3B-2, BLOCK "A", SHOPS AT HANSON'S CORNER ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

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

STATE OF TEXAS {  
COUNTY OF \_\_\_\_\_ { KNOWN ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

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

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON APRIL 5, 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 3RD DAY OF SEPTEMBER, 2024.

\_\_\_\_\_  
SHANE SHAFER, R.P.L.S.  
TEXAS REGISTRATION NO. 5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628  
T.B.P.E.L.S. NO. 10006900  
(512) 931-3100



ENGINEER'S CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, THIS 3RD DAY OF SEPTEMBER, 2024.

\_\_\_\_\_  
JACK PARKER  
LICENSE NO. 127532  
CATALYST DESIGN GROUP  
5100 TENNESSEE AVE.  
NASHVILLE, TN 37209  
615-622-7200



PLANNING AND ZONING COMMISSION CHAIR:

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

\_\_\_\_\_  
BRYAN LEE  
PLANNING AND ZONING COMMISSION CHAIR

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

COUNTY CLERK CERTIFICATION:

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. \_\_\_\_\_, T

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

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

BY: \_\_\_\_\_, DEPUTY

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

# AGENDA ITEM REPORT

## 4.3.



**To:** Planning and Zoning Commission  
**Subject:** Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 140 S FM 1660, to allow a funeral home in the SD-A (Special District) zoning district.  
**Meeting:** Tuesday, October 8, 2024  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

The property is approximately 2.07 acres located southeast of the intersection of Austin Avenue and FM1660S. The property was included as part of the 1911 Hutto Incorporation Plat and then later formally platted as part of the Cherry 1660 Subdivision in 2007. The lot has frontage along FM1660 South, just south of the intersection of Austin Avenue and FM1660S. The property is surrounded by existing commercial development, with FM1660S right-of-way and existing residential to the west.

### SUMMARY OF REQUEST:

The property is currently zoned Special District - Arterial (SD-A), which consists of lower intensity commercial (Retail, Office, light industrial) located in low-density auto-oriented buildings. There is some parking permitted between the building and the public right-of-way with limited pedestrian activity. This zoning is consistent with the Future Land Use Map designation of Downtown Transition.

The code defines funeral homes as a "building used for preparing the deceased for burial or cremation, displaying the deceased and/or related ceremonies or services related, including cremation and the storage of caskets, funeral urns, funeral vehicles and other funeral supplies" and is required to gain Specific Use Permit approval in the SD-A District. However, the UDC does not provide any performance standards for the use. The applicant has indicated the site will not have cremation services.

### STAFF REVIEW:

Staff sent out notices to 88 property owners within 600' and to date staff has received two responses, one in favor and one in opposition to the request.

Staff recommends approval of the Specific Use Permit as presented with the following conditions being added to the request:

1. Hours of operation
2. Overflow parking locations and/or limitation on size of rooms/timing of events

### FISCAL NOTES:

# AGENDA ITEM REPORT

## 4.3.



None at this time.

### **POLICY IMPLICATIONS:**

None at this time.

### **ATTACHMENTS:**

1. 140\_FM\_1660\_South\_SCI\_Hutto\_SUP\_Newspaper\_Map
2. Letter of Intent
3. Plat
4. SitePlan
5. SUP Application
6. Anna Rocha - FAVOR
7. Heather Turley - OBJECT

# 140 FM 1660 South - SCI Hutto - SUP



N



E-FRONT-ST

E-AUSTIN-AVE

R493533

EVANS-ST

FM  
1660

0 250 500 1,000

Feet

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

September 13, 2024

Ashley Bailey, AICP  
Director of Development Services  
City of Hutto  
500 West Live Oak St.  
Hutto, TX 78634

**Via Electronic Submittal**

**Re: Application for Specific Use Permit; 2.07 acres located at 140 FM 1660, Hutto, TX 78634; WCAD parcels R493533, (the “Property”)**

Dear Ms. Bailey:

As representatives of the owner of the above stated Property we respectfully submit the attached application for a Specific Use Permit (“SUP”). The Property is located southeast of E Austin Ave and FM 1660, addressed as 140 FM 1660 Hutto, TX 78634 (see Location Map attached). The Property is currently zoned Special District (SD-A). The purpose of the SUP is to permit a funeral home use. Per UDC Sec 10.307.16, a funeral home use requires a SUP in the SD-A zoning district. Please see attached Concept Plan for reference of the proposed layout of the site.

The UDC outlines approval criteria in Sec. 10.203.21.3. Below, the approval criteria is show and how the development meets the criteria is listed.

**1. The proposed use conforms to this code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.**

The proposed use conforms to the UDC, and it will comply with all applicable standards, including the Historic District Overlay standards found in UDC Section 10.703. The proposed use is consistent with the Comprehensive Plan as the site is designated Downtown Transition. The Plan states that this designation is intended for a mix of uses, and it will act as a transition from the more intense uses along US 79 to the neighborhoods to the south and west.

**2. The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.**

The proposed use is compatible with existing and permitted uses in the surrounding area. It will not adversely affect property near the site as the properties to the north, south, and east are used as commercial properties. The single-family homes to the east are separated from the site by FM 1660, which acts as a natural buffer. Funeral homes are a less intense commercial use, which do not generate much noise or traffic. The proposed use will create a as a smooth land use transition from the more intense uses along US 79 to the east to the residential uses to the south and west.

**3. The site is a legal building lot.**

This site is a legal building lot. It was platted as Lot 1 Block A of the Cherry 1660 Subdivision recorded on September 7, 2007 as Document No. 2007077057 in the Plat Records of Williamson County.

If you have any questions or comments regarding this request, please contact me at 512-617-8504.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



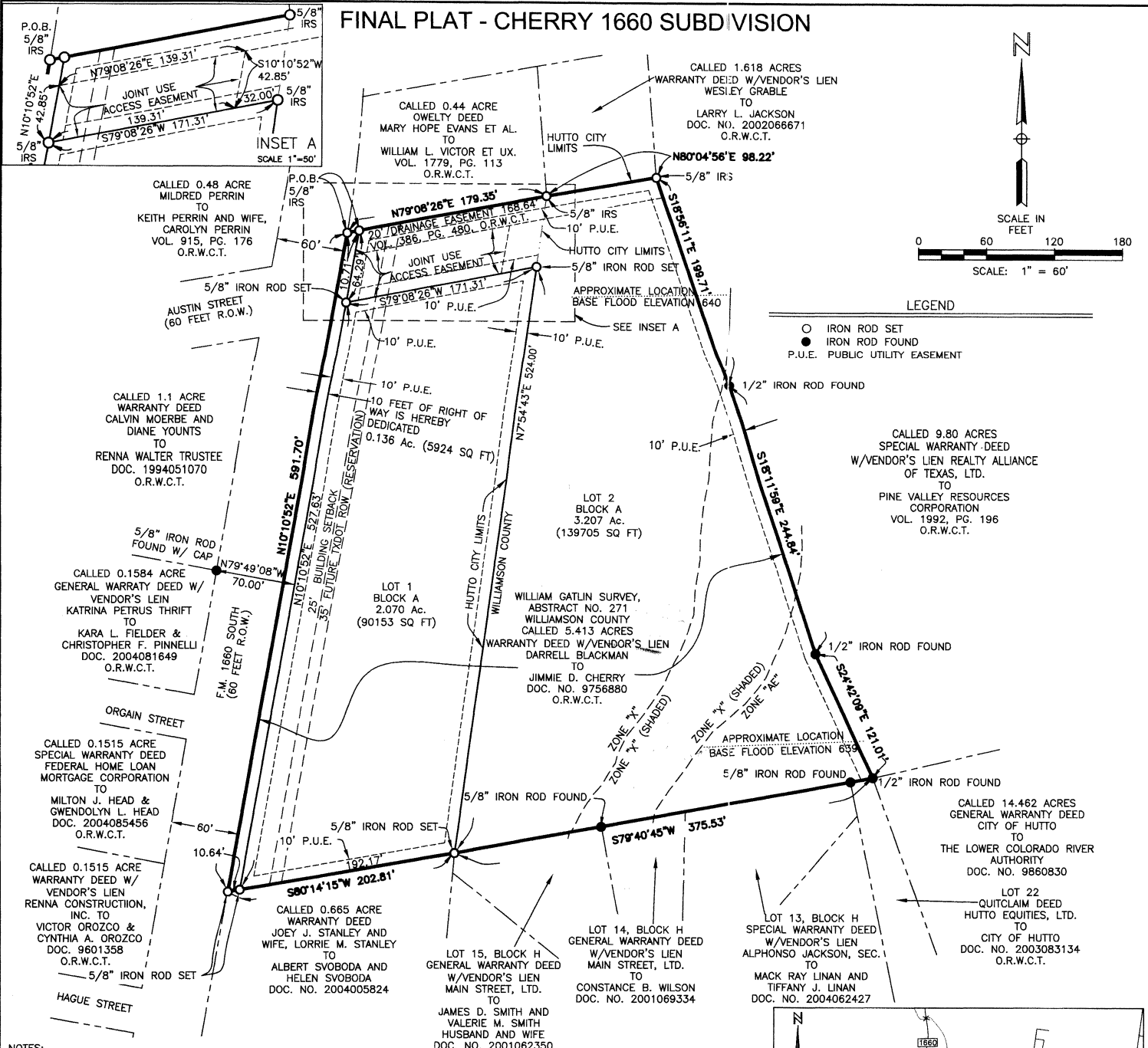
Ethan Harwell, AICP  
Project Manager

## FINAL PLAT - CHERRY 1660 SUBDIVISION

CABINET DD

SLIDE 312

Doc. # 200707057



RM 335-5  
RAILROAD SPIKE IN POWER POLE JUST NORTH OF CO. ROUTE 135, APPROX. 96 FEET  
WEST OF FM 1660 CENTERLINE, AT HUTTO CITY CEMETERY. EL. = 621.60, NGVD 1929

**GEOBASE**  
LAND SURVEYORS

SUITE 109  
10900 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77092  
713.682.4545 FAX 713.682.4530

| No. | DATE | REVISIONS | APP'D |
|-----|------|-----------|-------|
|     |      |           |       |

**HUITT-ZOLIARS**  
Huitt-Zoliars, Inc. Austin  
3445 Executive Center Drive, Suite 240  
Austin, Texas 78731  
Phone (512) 231-1119 Fax (512) 231-1129

DATE: JUNE 8, 2007  
DRAWN BY: JRF  
DESIGNED BY: GG  
CHECKED BY: TJM  
APPROVED BY: TJM  
CITY SITE No.:  
SHEET  
**1**  
OF 2

## FINAL PLAT - CHERRY 1660 SUBDIVISION

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

KNOWN TO ALL MEN BY THESE PRESENTS: THAT I, JIMMIE D. CHERRY, JR., OWNER OF A TRACT CONTAINING 5.413 ACRES OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING THAT SAME CALLED 5.469 ACRE TRACT OF LAND CONVEYED FROM DARRELL BLACKMAN TO JIMMIE D. CHERRY, JR. BY WARRANTY DEED WITH VENDOR'S LIEN OF RECORD UNDER DOCUMENT NO. 9756880, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.):

AND DO HEREBY PLAT SAID 5.413 ACRES OF LAND, PURSUANT TO CHAPTER 212.013 AND CHAPTER 212.015 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THEREFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS:

## CHERRY 1660 SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE PUBLIC UTILITY EASEMENTS CREATED BY THIS PLAT AS SHOWN HEREON.

WITNESS MY HAND, THIS THE 26th DAY OF JULY, 2007.

BY: Jimmie D. Cherry, Jr.  
JIMMIE D. CHERRY, JR.  
118 LAKEWAY DRIVE  
KINGSLAND, TX 78639  
325-388-0089

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

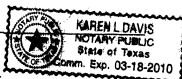
BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JIMMIE D. CHERRY, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF JULY, 2007.

Karen L. Davis  
NOTARY PUBLIC SIGNATURE

Karen L. Davis  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 3-18-2010



## FLOODPLAIN NOTE:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

THIS TRACT LIES PARTIALLY WITHIN ZONE "AE", DEFINED AS "SPECIAL FLOOD AREAS INUNDATED BY 100-YEAR FLOOD" AS PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP PANEL NUMBER 48491C0244 C, DATED SEPTEMBER 27, 1991. FLOOD ZONES AND BASE FLOOD ELEVATION LINES SHOWN HEREON ARE APPROXIMATE AND SCALED.

THE FINISHED FLOOR ELEVATION OF ALL STRUCTURES ON LOT 2 SHALL BE A MINIMUM OF TWO FEET ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Timothy J. Moltz 7-26-07  
TIMOTHY J. MOLTZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 77901  
HUITT-ZOLLARS, INC.  
3445 EXECUTIVE CENTER DRIVE, SUITE 240  
AUSTIN, TEXAS 78731  
PHONE (512)231-1119

STATE OF TEXAS )  
COUNTY OF HARRIS )

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREON.

Rodric R. Reese 7-26-07  
RODRIC R. REESE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5883  
GEOBASE INC.  
10900 NORTHWEST FREEWAY  
SUITE 109  
HOUSTON, TEXAS 77092  
PHONE (713)682-4545



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 21st DAY OF May, 2007.

Debbie Chelf 8/4/07  
DEBBIE CHELF  
CITY SECRETARY

Kenneth L. Love 8/24/2007  
KENNETH L. LOVE, MAYOR  
CITY OF HUTTO

HEALTH DEPARTMENT:  
BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES 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 WITHIN IT.

Paulo Pinto 8/8/07  
PAULO PINTO  
DIRECTOR ENVIRONMENTAL SERVICES

**GEOBASE** LAND SURVEYORS  
SUITE 109  
10900 NORTHWEST FREEWAY  
HOUSTON, TEXAS 77092  
713.682.4545 FAX 713.682.4530

| No. | DATE | REVISIONS | APP'D |
|-----|------|-----------|-------|
|     |      |           |       |
|     |      |           |       |
|     |      |           |       |

METES AND BOUNDS DESCRIPTION  
5.413 ACRES (235,775 SQ.FT.)  
WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271  
WILLIAMSON COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 5.413 ACRES (235,775 SQUARE FEET) OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, BEING THAT SAME CALLED 5.469 ACRE TRACT OF LAND CONVEYED FROM DARRELL BLACKMAN TO JIMMIE D. CHERRY, JR. BY WARRANTY DEED WITH VENDOR'S LIEN OF RECORD UNDER DOCUMENT NO. 9756880, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), SAID 5.413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 1660 (60 FEET WIDE) MARKING THE SOUTHWEST CORNER OF A CALLED 0.44 ACRE TRACT CONVEYED FROM MARY HOPE EVANS ET AL, TO WILLIAM L. VICTOR ET UX BY OWELTY DEED OF RECORD IN VOLUME 1779, PG. 113, O.R.W.C.T., AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79° 08' 26" EAST, 179.35 FEET WITH THE NORTH LINE OF A DRAINAGE EASEMENT OF RECORD IN VOLUME 386, PG. 480, O.R.W.C.T., COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET MARKING THE SOUTHEAST CORNER OF SAID CALLED 0.44 ACRE COMMON WITH THE SOUTHWEST CORNER OF A CALLED 1.618 ACRE TRACT CONVEYED FROM WESLEY GRAVEL TO LARRY L. JACKSON BY WARRANTY DEED OF RECORD UNDER DOCUMENT NO. 2002066671, AND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 80° 04' 56" EAST, 98.22 FEET TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET IN THE WEST LINE OF A CALLED 9.80 ACRES CONVEYED FROM REALTY ALLIANCE OF TEXAS, LTD. TO PINE VALLEY RESOURCES CORPORATION BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 1992, PG. 196, O.R.W.C.T., MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WEST LINE OF SAID CALLED 9.80 ACRES COMMON WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES:

1. SOUTH 18° 56' 11" EAST, 199.71 FEET TO A 1/2 INCH IRON ROD FOUND;
2. SOUTH 18° 11' 59" EAST, 244.84 FEET TO A 1/2 INCH IRON ROD FOUND;
3. SOUTH 24° 42' 09" EAST, 121.01 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 22, CREEKSIDE ESTATES SUBDIVISION, SECTION ONE, A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET S, SLIDES 5-6, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID LOT 22 BEING CONVEYED FROM HUTTO EQUITIES, INC. TO THE CITY OF HUTTO BY OUTCLAIM DEED OF RECORD IN DOCUMENT NO. 2003083134, O.R.W.C.T.;

THENCE SOUTH 79° 40' 45" WEST, 375.53 WITH THE SOUTH LINE OF THE HEREIN TRACT TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET MARKING AN ANGLE POINT COMMON WITH THE NORTHWEST CORNER OF LOT 15, BLOCK H, CREEKSIDE ESTATES SUBDIVISION, SECTION THREE; A SUBDIVISION OF RECORD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET T, SLIDE 342, (P.R.W.C.T.), AND MARKING THE NORTHEAST CORNER OF A CALLED 0.665 ACRE TRACT CONVEYED FROM ALBERT SVOBODA AND HELEN SVOBODA TO JOEY J. STANLEY AND WIFE, LORRIE M. STANLEY BY WARRANTY DEED OF RECORD UNDER DOCUMENT NO. 2004005824;

THENCE, SOUTH 80° 14' 15" WEST, 202.81 FEET WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED "RPLS 5883") SET IN THE EAST R.O.W. LINE OF THE AFOREMENTIONED F.M. 1660, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT COMMON WITH THE NORTHWEST CORNER OF SAID CALLED 0.665 ACRE TRACT;

THENCE, NORTH 10° 10' 52" EAST, 591.70 FEET WITH THE EAST R.O.W. LINE OF SAID F.M. 1660 TO THE POINT OF BEGINNING AND CONTAINING 5.413 ACRES (235,775 SQUARE FEET) OF LAND. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE DEED OF RECORD UNDER DOCUMENT NO. 9756880, O.R.W.C.T. THIS DESCRIPTION IS BASED ON THE LAND TITLE SURVEY AND MAP MADE BY GEOBASE INC., DATED FEB. 17, 2007, GEOBASE PROJECT NUMBER 07010-022-005.

A PORTION OF THIS TRACT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, TEXAS, THIS 23rd DAY OF August, 2007.

Joan Hardy 8/6/07  
JOAN HARDY, AICP  
PLANNING MANAGER  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF HUTTO

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

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

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

I, NANCY E. RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 7th DAY OF SEPTEMBER, 2007, A.D., AT 1:30 O'CLOCK A. M. AND DULY RECORDED ON THE 7th DAY OF SEPTEMBER, 2007, A.D., AT 1:35 O'CLOCK A. M. IN THE PLAT RECORDS OF SAID COUNTY AS DOCUMENT # 2007077057 IN CABINET DD SLIDES 312 AND 313

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

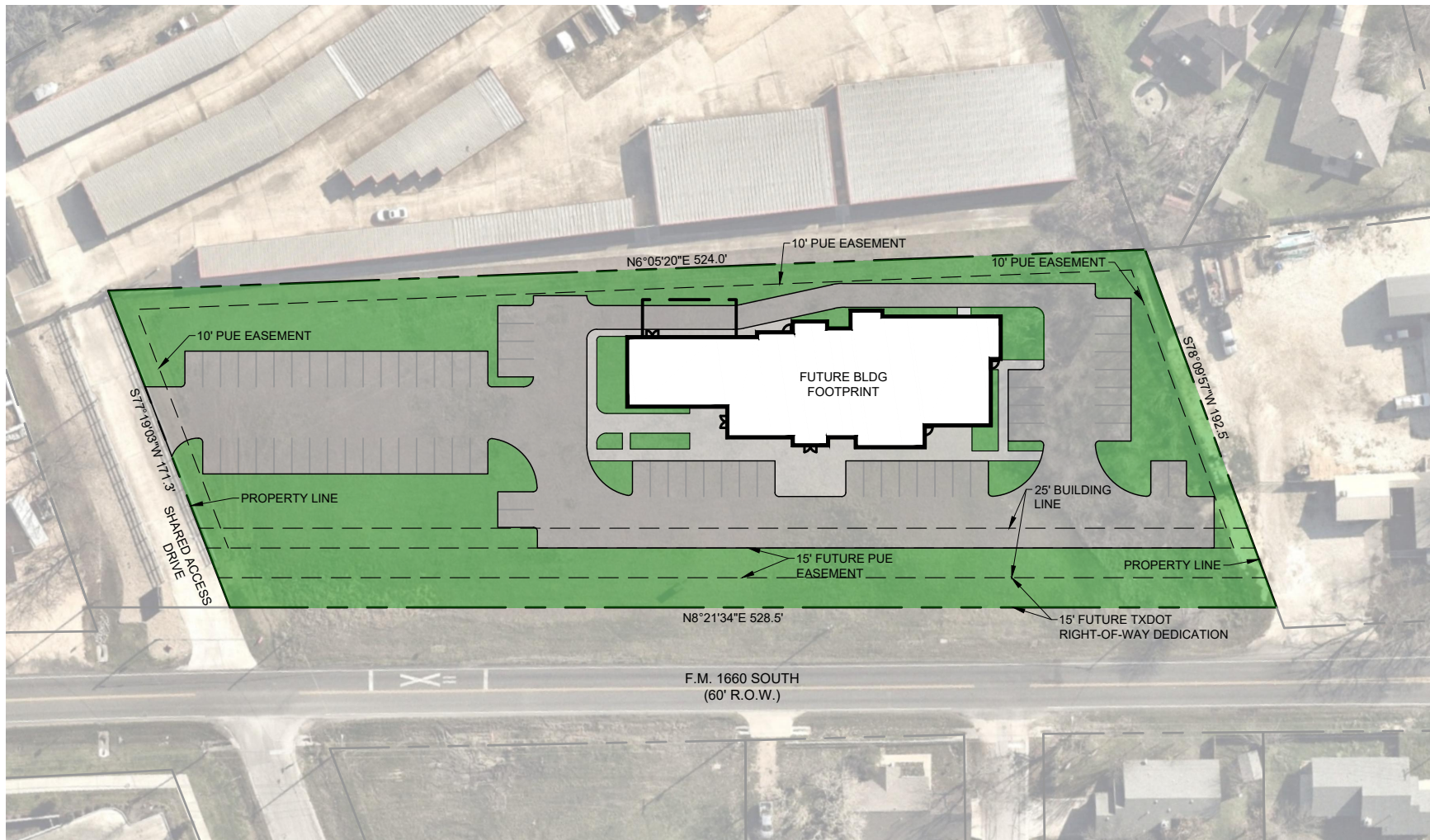
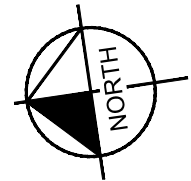
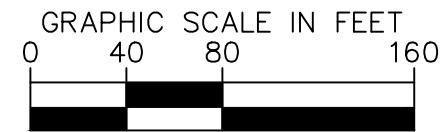
NANCY E. RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY: William Wenling  
DEPUTY



**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Austin  
3445 Executive Center Drive, Suite 240  
Austin, Texas 78731  
Phone (512) 231-1119 Fax (512) 231-1129

DATE: JUNE 8, 2007 SHEET  
DRAWN BY: JRF  
DESIGNED BY: GG  
CHECKED BY: TJM  
APPROVED BY: TJM  
CITY SITE No.: 2



| LEGEND |                   |
|--------|-------------------|
|        | PROPOSED BUILDING |
|        | LANDSCAPING       |
|        | PAVEMENT          |
|        | SIDEWALK          |

SCI - HUTTO CONCEPT SITE PLAN





SPECIFIC USE PERMIT  
APPLICATION  
Must be accompanied by a  
Master Application

City of Hutto Development Services  
500 W. Live oak Street Hutto TX 78634  
512-759-3479 Planning  
512-846-2640 Permits & Inspections  
512-759-4038 Engineering  
planning@huttotx.gov  
building@huttotx.gov  
www.huttotx.gov

PROJECT NAME: SCI Hutto

PROPERTY ADDRESS: 140 FM 1660 Hutto, TX

Current zoning district: Special District (SD-A) Current Use: Vacant

Proposed Use: Funeral Home Code reference for specific use permit requirement: UDC 10.307.16

Current zoning: North of property: General Commercial (B-2) South of property: Special District (SD-A)

East of property: Single Family (SF-1) West of property: Residential (OT-3) and Special District (SD-A)

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

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

- ☐ Complete Master application and Specific Use Permit application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☐ Letter of intent explaining reason(s) for request.
- ☐ List of all property owners (from WCAD) within 600-ft of subject property.

REVIEW CRITERIA

- ☐ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☐ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☐ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☐ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

| Submittal date | Date accepted for review | Check No. | Fees paid | PZ Mtg. date | CC Mtg. date |
|----------------|--------------------------|-----------|-----------|--------------|--------------|
|                |                          |           |           |              |              |

March 2020



# MASTER APPLICATION

Must accompany all application types  
Unless otherwise indicated

City of Hutto Development Services  
500 W. Live Oak Street Hutto TX 78634  
512-759-3479 Planning  
512-846-2640 Permits & Inspections  
512-759-4038 Engineering  
planning@huttotx.gov  
building@huttotx.gov  
www.huttotx.gov

☐ HB 3167 Process

☐ Expedited Process

PROJECT NAME: SCI Hutto APPLICATION TYPE: Specific Use Permit

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Ethan Harwell

Company Name: Kimley-Horn and Associates, Inc.

Address: 10814 Jollyville Rd Bldg 4 Ste 200

Phone: 512-580-5803 Email: Ethan.Harwell@kimley-horn.com

## PROPERTY INFORMATION

Address: 140 FM 1660 Hutto, TX

Legal Description: Lot(s) 1 Block A Subdivision FM 1660 Subdivision

Deed Reference: Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ or Document No. \_\_\_\_\_

City Limits or ETJ: City Limits Current Zoning District: Special District (SD-A)

## PROPERTY OWNER INFORMATION

Name: 140 S FM 1660 LLC

Company Name: 140 S FM 1660 LLC

Address: 13908 TYBURN TRL AUSTIN, TX 78717

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

  
Property Owner Signature

SRINIVAS THUNGA  
Property Owner Printed Name

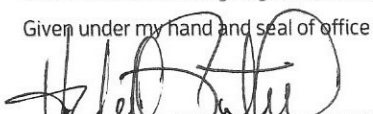
09/10/2024  
Date

THE STATE OF TEXAS

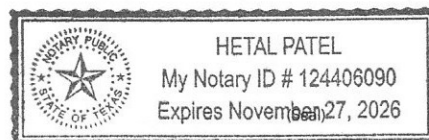
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Srinivas Thunga known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 10 day of Sept, 2024 A.D.

  
Notary Public Signature

Hetal Patel  
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

March 2020

## Chapter 2 Administration

### 10.201 General rules

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#### 10.201.2 Public Notices

##### 10.201.2.1 Review procedures.

- (a) *Public notice requirements.* The purpose of this section is to establish the minimum requirements for notice where required. Unless otherwise specified, when notice is required pursuant to Sec. 10.201.2 the notice required is as set forth as follows:

(1) *Published notice—General.*

- a. A distinctive public hearing notice shall be placed by the City at least once in a local official newspaper of general circulation within the City, as designated by the City Council, prior to the meeting, for the purpose of notifying the public of the time and place of such public hearing and the substance of the public hearing agenda items that may be considered or reviewed.
- b. The public hearing notice shall be placed according to the following deadlines:
  1. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
  2. Planning and Zoning Commission – Preliminary Plats and Replats: Fifteen days prior to public hearing.
  3. City Council: Fifteen days prior to public hearing.
- c. Published notices shall contain at least the following specific information:
  1. The general location of land that is the subject of the application and/or a location map;
  2. The legal description or street address;
  3. The substance of the application, including the scope of proposed development and the current zoning district;
  4. The time, date and location of the public hearing;
  5. A phone number and email to contact the city; and
  6. A statement that interested parties may appear at the public hearing.

(2) *Mailed notice.*

- a. In addition to publication, written notice shall be mailed to owners of any property and any Registered Neighborhood/Homeowners Organization, in whole or part, within the distance as set forth in subsection (c)(1) of the boundary of the subject property,  
  
A listing of aforementioned property owners and Registered Neighborhood/Homeowners Organizations consistent with current records of the Williamson County Assessor's Office at the time of application and complete with their mailing addresses shall be provided on address labels to the City by the applicant for use in such mailing.
- b. Mailed notices shall be mailed according to the following deadlines:
  1. Zoning Board of Adjustment: Fifteen days prior to public hearing.
  2. Planning and Zoning Commission - Zoning: Fifteen days prior to public hearing.
  3. Planning and Zoning Commission – Preliminary Plat and Replat: Fifteen days prior to public hearing.
  4. City Council: Fifteen days prior to public hearing.

c. Mailed notices shall contain at least the following specific information:

1. The general location of land that is the subject of the application and/or a location map;
2. The legal description or street address;
3. The substance of the application, including the scope of proposed development and the current zoning district;
4. The time, date and location of the public hearing;
5. A phone number and email to contact the city; and
6. A statement that interested parties may appear at the public hearing.

c. Distance Requirements for Public Hearings

- (1) *Summary of notice required.* Published, mailed, or signed notice shall be required for development review as shown in the following table:

| Procedure                         | Published | Mailed | Notification Distance | On-site public hearing notification signs placed | Notice Posted on the City Website |
|-----------------------------------|-----------|--------|-----------------------|--------------------------------------------------|-----------------------------------|
| <b>Planning Policy</b>            |           |        |                       |                                                  |                                   |
| Comprehensive Plan Text Amendment | X         |        |                       |                                                  | X                                 |
| Comprehensive Plan Map Amendment  | X         |        |                       |                                                  | X                                 |
| Code Amendment                    | X         |        |                       |                                                  | X                                 |
| <b>Annexation</b>                 |           |        |                       |                                                  |                                   |
| Voluntary                         | X         | X      | 200 feet              |                                                  | X                                 |
| Involuntary                       | X         | X      | 200 feet              |                                                  | X                                 |
| <b>Zoning</b>                     |           |        |                       |                                                  |                                   |
| Zoning Application                | X         | X      | 600 feet*             | X                                                | X                                 |
| PUD Development Plan/Rezoning     | X         | X      | 600 feet*             | X                                                | X                                 |
| Specific Use Permit               | X         | X      | 600 feet*             | X                                                | X                                 |
| <b>Platting</b>                   |           |        |                       |                                                  |                                   |
| Preliminary Plat                  | X         | X      | 200 feet              |                                                  | X                                 |
| Replat                            | X         | X      | 200 feet              |                                                  | X                                 |
| <b>Variances</b>                  |           |        |                       |                                                  |                                   |
| Residential Variance              | X         | X      | 200 feet              | X                                                | X                                 |
| Commercial Variance               | X         | X      | 600 feet*             | X                                                | X                                 |
| <b>Historic Preservation</b>      |           |        |                       |                                                  |                                   |
| Certificate of appropriateness    |           |        |                       |                                                  | X                                 |

\*Any proposed building over four-stories shall require an additional 100ft distance per floor up to a maximum 1,000ft notification distance.

(3) *On-site public hearing notification sign.*

When required, a notification sign shall be provided by the City of Hutto, and installed on site by the applicant so that the following are legible from the public right-of-way: the type of request, the present zoning district classification, the proposed zoning district classification, if applicable, and the date and time of the hearing(s). The property owner shall provide an affidavit, including time and date stamped photographs, attesting to the date of installation and the number of signs installed. This affidavit shall be provided to the city at least fifteen days prior to the required public hearing(s). If the proceeding requires a public hearing before both the planning and zoning commission and the city council, separate photographs and affidavits shall be required for each public hearing.

- a. *Property owner-initiated zoning proceedings.* For all proceedings initiated by or on behalf of the property owner, at least one on-site public hearing notification sign shall be posted on the affected property in such a manner as to be legible from the public right-of-way on each property requiring a public hearing prior to the public hearing date, in accordance with the public notice deadlines in Subsection (a)(1) above.

The applicant shall post a minimum two-foot by three-foot weatherproof sign on the subject property located along each public right-of-way, neighborhood entry, and/or other highly visible location as determined by the Development Services Director or assignee. The applicant shall remove such sign at the conclusion of the public hearing process.

- b. *City-initiated proceedings.* For proceedings initiated by the city, it may not be possible or practical to place a sign on the private property subject to the proposed proceedings. Therefore, in city-initiated proceedings, the Development Services Director shall determine the most effective and practical manner in which to provide reasonable on-site notification of public hearings.

- (4) *Constructive notice.* Minor defects in notice or if an on-site public hearing notification sign is damaged or removed shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Defects in notice provisions which exceed the requirements of V.T.C.A., Local Government Code ch. 211 shall not invalidate any action or proceedings pursuant thereto.

Case Name: Specific Use Permit = 140 FM 1660 South  
Public Hearing Date: October 8, 2024  
Name: Anna Rocha  
Address: PO Box 29 (202 Brushy St)

I am in favor.

However, efforts must be made to alleviate traffic congestion. It is currently difficult to turn left onto FM 1660 from Austin Avenue.

Thank you,

Anna Rocha

Good morning,

I received a notice of 2 public hearings to be held in regards to a request for the property known as 140 FM 1660 South as I am a property owner in close proximity of this location.

**Project Name:** Specific Use Permit requests for the property known as 140 FM 1660 South, Lot 1 Block A of the Cherry 1660 Subdivision, to allow a Funeral home in the SD-A (Special District) zoning district.

**Hearing Date:** 10/8/2024 (Planning and Zoning) and 11/7/2024 (City Council)

**My Name/Address:** Heather Turley 100 Orchard Way Hutto, TX 78634

I am responding to the notice I received.

**Please make it known that I OBJECT.** I do not feel that putting a funeral home in this location is a good idea. The traffic is already horrendous in the area and I cannot imagine how bad it would be due to a funeral procession. Please consider this when making a decision regarding this location.

**Heather Turley**

# AGENDA ITEM REPORT

## 4.4.



**To:** Planning and Zoning Commission  
**Subject:** Conduct a public hearing and consider possible action on the proposed Co-Op District Lot 9 Replat, 4.81 acres, more or less, of land, one lot, located on Exchange Boulevard at West Live Oak Street.  
**Meeting:** Tuesday, October 8, 2024  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

The Co-Op District is 28.99 acre development located on the north side of US 79 east of Exchange Boulevard. The property is bound by the Post Office on the west, existing residential to the north, and the remaining Co-Op District on the east and south.

### SUMMARY OF REQUEST:

This replat incorporates a portion of West Live Oak right-of-way into Lot 9. The property had originally been dedicated as right-of-way for additional on-street parking spaces. However, those spaces are no longer required with the proposed development. The right-of-way vacation and incorporation into the lot conforms to the Amended Development Agreement approved on May 4, 2023.

### STAFF REVIEW:

The plat meets the requirements of the Unified Development Code with the following condition added:

1. All easements and document numbers must be completed prior to plat recordation.

### FISCAL NOTES:

None with this item.

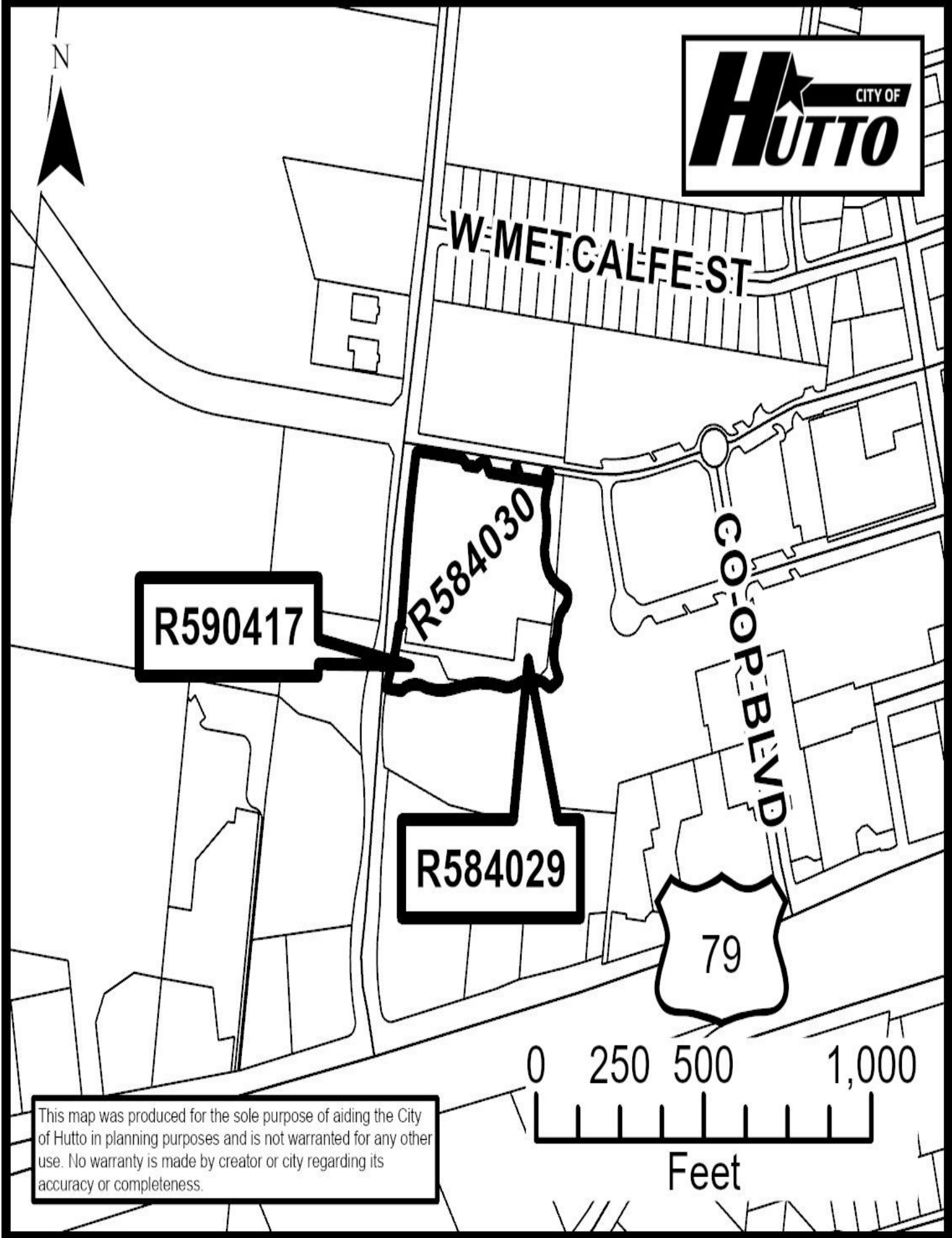
### POLICY IMPLICATIONS:

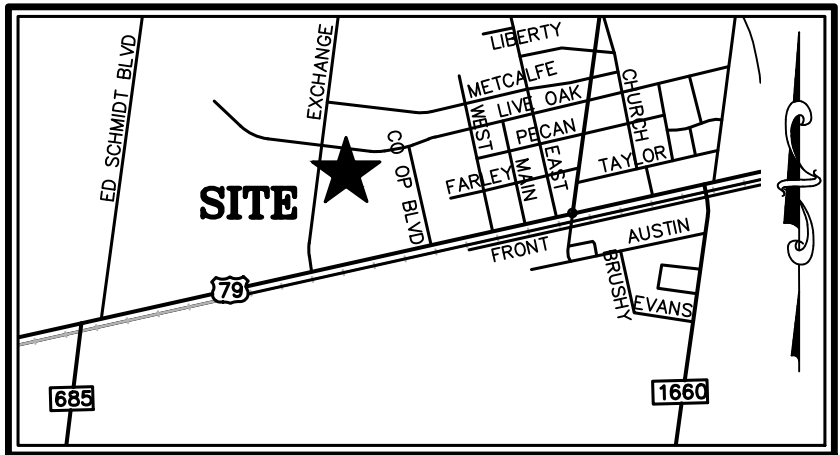
Sustainable Growth.

### ATTACHMENTS:

1. Co\_Op\_District\_Lot\_9\_Replat\_Newspaper\_Map
2. Co-OpDistrictLot9AReplat-U1-Plat(8-14-24)
3. Co-OpDistrictLot9AReplat-U1-ROWVac(8-14-24)

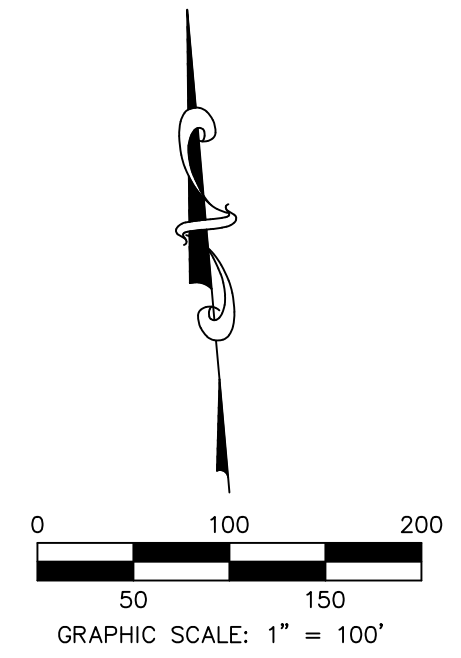
# Co-Op District Lot 9 Replat





VICINITY MAP

SCALE: 1" = 2000'



EXCHANGE BOULEVARD  
(R.O.W. VARIES)

WEST LIVE  
OAK STREET  
(R.O.W. VARIES)

PECAN STREET  
(R.O.W. VARIES)

FARLEY  
STREET  
(80' R.O.W.)

CO-OP BOULEVARD  
(R.O.W. VARIES)

US. HIGHWAY 79  
(R.O.W. VARIES)

**OWNER:**  
EDWARD S. BUTLER  
420 US 79, LTD.  
10095 US 290 EAST  
MANOR, TEXAS 78653

WYATT HENDERSON  
79 ALPHA DISTRICT  
DEVELOPMENT, LLC  
230 KLATTENHOFF LANE, #102  
HUTTO, TX 78634

**ENGINEER:**  
XAVIER GARZA-ROBLEDO, PE  
HR GREEN DEVELOPMENT  
5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TEXAS 78735

**SURVEYOR:**  
STEVEN M. DUARTE, RPLS  
4WARD LAND SURVEYING  
4120 FREDRICH, SUITE 200  
AUSTIN, TEXAS 78744

ACREAGE: 4.7263

PATENT SURVEY: NATHANIEL EDWARDS  
SURVEY NO. 21, ABSTRACT NO. 225

NUMBER OF LOTS: 1

[B]  
RESUBDIVISION OF LOT 7 OF THE CO-OP DISTRICT,  
LOT 6A-1 OF THE RESUBDIVISION OF LOTS 4A, 4B,  
5A & 6A OF THE RESUBDIVISION OF 4, 5 & 6 OF THE  
CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE  
TRACT, AND LOTS 8 & 9 OF THE RESUBDIVISION OF  
LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL  
PLAT OF A 4.43 ACRE TRACT  
DOC. NO 2024014340  
O.P.R.W.C.T.

[A]  
FINAL PLAT OF  
THE CO-OP DISTRICT  
DOC. NO. 2018038896  
O.P.R.W.C.T.

[C]  
CALLED 2.814 ACRES  
OWNER: W L D PETERSEN  
INVESTMENTS-HUTTO, LLC  
DOC. NO. 2015048567  
O.P.R.W.C.T.  
REMAINDER OF LOT 24, BLOCK A  
HUTTO SQUARE COMMERCIAL LOTS  
CAB. Z. SLDS. 281-282  
P.R.W.C.T

**BENCHMARK NOTE:**  
TBM #2- SQUARE CUT ON TOP OF CONCRETE  
CURB ON THE SOUTH SIDE OF A DRIVEWAY ON  
THE WEST SIDE OF EXCHANGE BOULEVARD, ± 420'  
NORTH OF US HIGHWAY 79. ELEVATION = 656.26

**RESUBDIVISION OF LOT 9A OF THE  
RESUBDIVISION OF LOT 7 OF THE  
CO-OP DISTRICT, LOT 6A-1 OF THE  
RESUBDIVISION OF LOTS 4A, 4B, 5A &  
6A OF THE RESUBDIVISION OF  
LOTS 4, 5 & 6 OF THE CO-OP DISTRICT  
AND FINAL PLAT OF  
A 4.43 ACRE TRACT, AND LOTS 8 & 9 OF  
THE RESUBDIVISION OF LOTS 4, 5 & 6  
OF THE CO-OP DISTRICT AND FINAL  
PLAT OF A 4.43 ACRE TRACT**

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE,  
(4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF  
1.000117952327.

**SURVEY CONTROL:**  
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP  
SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON  
JULY 24, 2017, (NAVD 88) PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MONUMENT  
CS01, HAVING A PUBLISHED GRID COORDINATE & (NAVD 88, GEOID 03 ELEVATION OF) N 10175029.3595, E  
3169445.5793, ELEV. 678.7542'.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48491C 0520F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20,  
2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE  
FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE  
SURVEYOR.



DEVELOPMENT TX

5508 HIGHWAY 290 W  
SUITE 150  
AUSTIN, TX 78735  
PHONE: 512.872.6696  
HRGreen.com



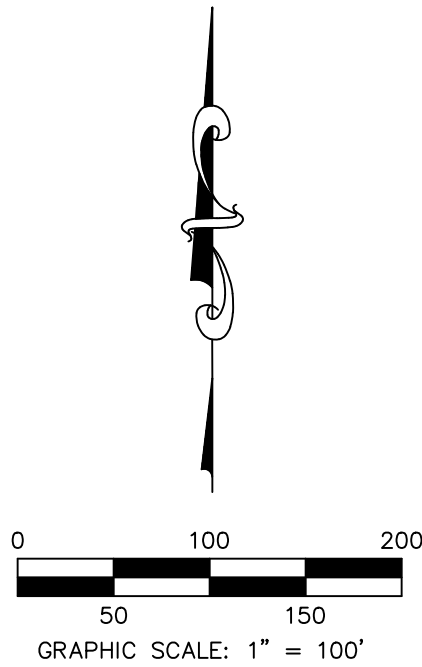
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 8/1/2024  |
| Project:     | 00627     |
| Scale:       | 1" = 100' |
| Reviewer:    | SMD       |
| Tech:        | DDL       |
| Field Crew:  | HT/DC     |
| Survey Date: | AUG. 2017 |
| Sheet:       | 1 OF 4    |

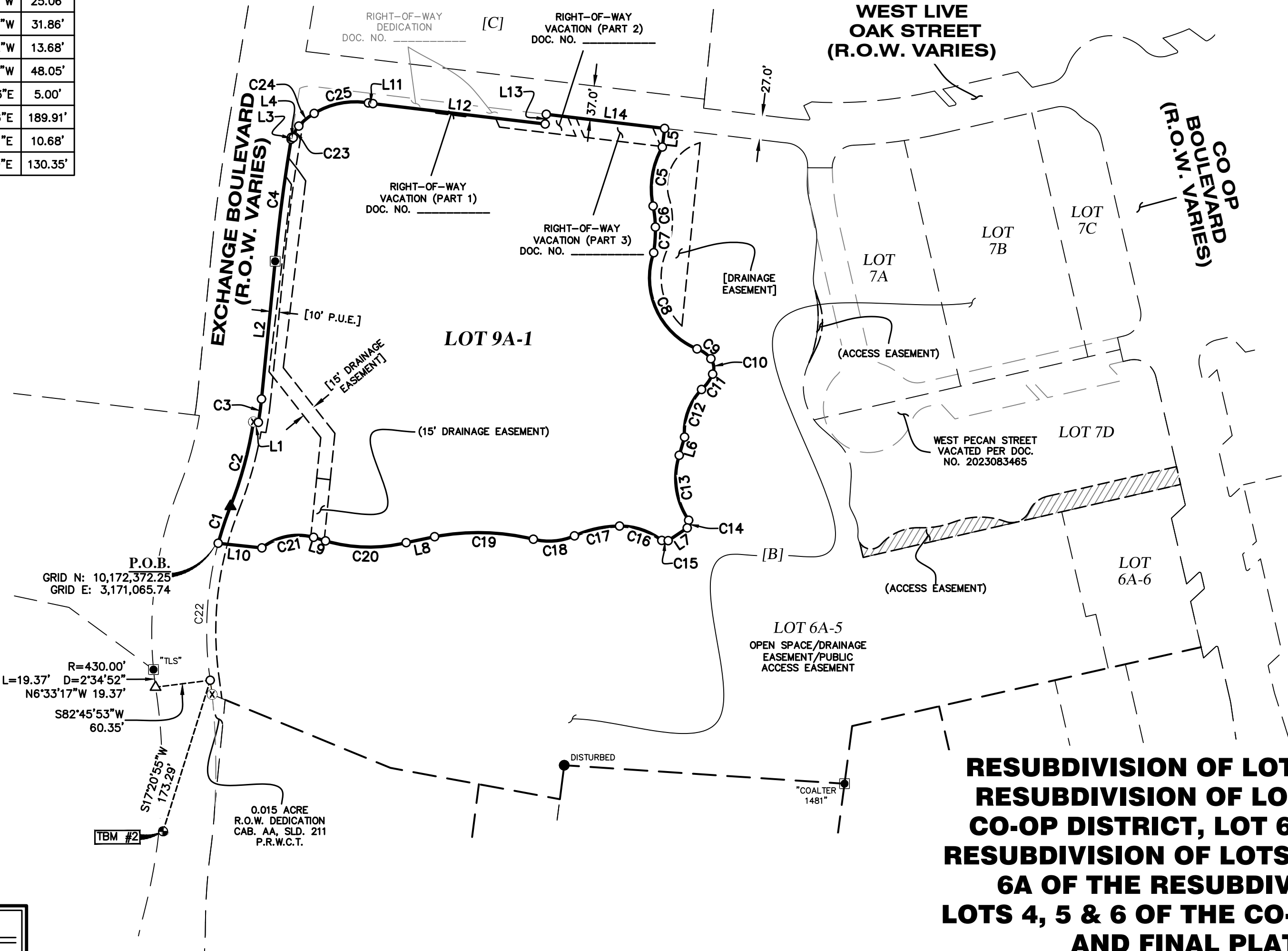


| CURVE TABLE |         |           |           |             |          |
|-------------|---------|-----------|-----------|-------------|----------|
| CURVE #     | LENGTH  | RADIUS    | DELTA     | BEARING     | DISTANCE |
| C1          | 42.51'  | 370.00'   | 6°35'00"  | N18°21'12"E | 42.49'   |
| C2          | 96.13'  | 430.00'   | 12°48'33" | N15°13'50"E | 95.93'   |
| C3          | 25.84'  | 435.00'   | 3°24'12"  | N07°40'10"E | 25.83'   |
| C4          | 134.63' | 1,965.00' | 3°55'33"  | N07°27'50"E | 134.61'  |
| C5          | 66.78'  | 92.33'    | 41°26'30" | S08°54'44"W | 65.34'   |
| C6          | 23.18'  | 119.65'   | 11°05'53" | S06°15'34"E | 23.14'   |
| C7          | 28.18'  | 178.18'   | 9°03'41"  | S03°49'13"W | 28.15'   |
| C8          | 127.32' | 84.16'    | 86°40'37" | S24°15'24"E | 115.52'  |
| C9          | 18.80'  | 33.05'    | 32°35'20" | S54°39'23"E | 18.55'   |
| C10         | 17.68'  | 17.16'    | 59°01'09" | S06°39'09"E | 16.91'   |
| C11         | 21.00'  | 45.40'    | 26°29'48" | S35°52'39"W | 20.81'   |
| C12         | 56.94'  | 68.33'    | 47°44'48" | S19°39'22"W | 55.31'   |
| C13         | 74.42'  | 81.16'    | 52°32'09" | S08°16'32"E | 71.84'   |
| C14         | 9.50'   | 6.00'     | 90°44'31" | S10°49'39"W | 8.54'    |
| C15         | 7.51'   | 6.00'     | 71°40'06" | N87°58'03"W | 7.03'    |
| C16         | 49.76'  | 74.62'    | 38°12'24" | N71°14'12"W | 48.84'   |
| C17         | 50.84'  | 122.36'   | 23°48'13" | S77°45'30"W | 50.47'   |
| C18         | 45.98'  | 69.82'    | 37°43'48" | S85°18'57"W | 45.15'   |
| C19         | 108.93' | 254.33'   | 24°32'23" | N88°33'20"W | 108.10'  |
| C20         | 89.27'  | 171.53'   | 29°49'04" | N88°44'50"W | 88.26'   |
| C21         | 59.92'  | 64.33'    | 53°22'15" | S78°21'58"W | 57.78'   |
| C22         | 151.21' | 370.00'   | 23°24'57" | S03°21'14"W | 150.16'  |
| C23         | 14.23'  | 25.00'    | 32°37'09" | N25°34'26"E | 14.04'   |
| C24         | 21.82'  | 71.50'    | 17°29'15" | N50°37'38"E | 21.74'   |
| C25         | 61.77'  | 86.54'    | 40°53'47" | N78°59'28"E | 60.46'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | S83°05'40"E | 5.40'   |
| L2         | N05°38'31"E | 151.41' |
| L3         | N09°32'37"E | 2.23'   |
| L4         | S80°27'23"E | 2.04'   |
| L5         | S06°48'11"W | 20.52'  |
| L6         | S16°12'31"W | 20.73'  |
| L7         | S56°11'54"W | 25.06'  |
| L8         | S78°14'25"W | 31.86'  |
| L9         | N73°10'32"W | 13.68'  |
| L10        | N83°51'10"W | 48.05'  |
| L11        | S80°33'23"E | 5.00'   |
| L12        | S83°16'06"E | 189.91' |
| L13        | N06°48'11"E | 10.68'  |
| L14        | S83°11'49"E | 130.35' |



| LEGEND |                                                       |              |                                                   |
|--------|-------------------------------------------------------|--------------|---------------------------------------------------|
|        | PROPERTY LINE                                         | DOC. NO.     | DOCUMENT NUMBER                                   |
|        | EXISTING PROPERTY LINES                               | P.O.B.       | POINT OF BEGINNING                                |
|        | EXISTING EASEMENTS                                    | P.U.E.       | PUBLIC UTILITY EASEMENT                           |
|        | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET           | VOL./PG.     | VOLUME, PAGE                                      |
|        | 1/2" IRON ROD FOUND (UNLESS NOTED)                    | CAB./SLD.    | CABINET, SLIDE                                    |
|        | IRON ROD WITH "RJ SURVEYING" CAP FOUND (UNLESS NOTED) | R.O.W.       | RIGHT-OF-WAY                                      |
|        | CHISELED "X" FOUND IN CONCRETE                        | P.R.W.C.T.   | PLAT RECORDS, WILLIAMSON COUNTY, TEXAS            |
|        | MAG NAIL FOUND                                        | O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS |
|        | BENCHMARK                                             | (.....)      | RECORD INFORMATION PER PLAT DOC. NO. 2024014340   |
|        | CALCULATED POINT                                      | [.....]      | RECORD INFORMATION PER PLAT DOC. NO. 2019031148   |



**RESUBDIVISION OF LOT 9A OF THE  
RESUBDIVISION OF LOT 7 OF THE  
CO-OP DISTRICT, LOT 6A-1 OF THE  
RESUBDIVISION OF LOTS 4A, 4B, 5A &  
6A OF THE RESUBDIVISION OF  
LOTS 4, 5 & 6 OF THE CO-OP DISTRICT  
AND FINAL PLAT OF  
A 4.43 ACRE TRACT, AND LOTS 8 & 9 OF  
THE RESUBDIVISION OF LOTS 4, 5 & 6  
OF THE CO-OP DISTRICT AND FINAL  
PLAT OF A 4.43 ACRE TRACT**

| ACREAGE TABLE |         |         |
|---------------|---------|---------|
| LOT #         | ACRE(S) | SQ. FT. |
| 9A-1          | 4.7263  | 205,879 |



5508 HIGHWAY 290 W  
SUITE 150  
AUSTIN, TX 78735  
PHONE: 512.872.6696  
HRGreen.com



|              |           |
|--------------|-----------|
| Date:        | 8/1/2024  |
| Project:     | 00627     |
| Scale:       | 1" = 100' |
| Reviewer:    | SMD       |
| Tech:        | DDL       |
| Field Crew:  | HT/DC     |
| Survey Date: | AUG. 2017 |
| Sheet:       | 2 OF 4    |



LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.7263 ACRES (205,879 SQUARE FEET), BEING ALL OF LOT 9A OF THE RESUBDIVISION OF LOT 7 OF THE CO-OP DISTRICT, LOT 6A-1 OF THE RESUBDIVISION OF LOTS 4A, 4B, 5A & 6A OF THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, AND LOTS 8 & 9 OF THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024014340 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), A PORTION OF SAID LOT PREVIOUSLY CONVEYED TO 420 US 79, LTD, IN DOCUMENT NO. 2018079665 (O.P.R.W.C.T.), AND A PORTION OF SAID LOT CONVEYED TO 79 ALPHA DISTRICT DEVELOPMENT, LLC, IN DOCUMENT NO. 2020004655 (O.P.R.W.C.T.), SAVE AND EXCEPT A 0.0617 ACRE PORTION OF SAID LOT 9A DEDICATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.), AND BEING ALL OF A 0.0649 ACRE PORTION OF THE RIGHT-OF-WAY OF WEST LIVE OAK STREET VACATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.), SAID 4.7263 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET IN THE EAST RIGHT-OF-WAY LINE OF EXCHANGE BOULEVARD (RIGHT-OF-WAY VARIES), SAID POINT BEING AN ANGLE POINT IN THE WEST LINE OF LOT 6A-5 OF THE RESUBDIVISION OF LOT 7 OF THE CO-OP DISTRICT, LOT 6A-1 OF THE RESUBDIVISION OF LOTS 4A, 4B, 5A & 6A OF THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, AND LOTS 8 & 9 OF THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024014340 (O.P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF SAID LOT 9A, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD AND THE WEST LINE OF SAID LOT 9A, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) 42.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, AND A CHORD WHICH BEARS N18°21'12"E, A DISTANCE OF 42.49 FEET TO A MAG NAIL IN ASPHALT FOUND FOR A POINT OF REVERSE CURVATURE HEREOF,
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, WHOSE ARC LENGTH IS 96.13 FEET AND A CHORD WHICH BEARS N15°13'50"E, A DISTANCE OF 95.93 FEET TO A CHISELED "X" FOUND IN CONCRETE FOR A POINT OF NON-TANGENCY AND THE NORTHWEST CORNER HEREOF,
- 3) S83°05'40"E, A DISTANCE OF 5.40 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 435.00 FEET, WHOSE ARC LENGTH IS 25.84 FEET AND WHOSE CHORD BEARS N07°40'10"E, A DISTANCE OF 25.83 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 5) N05°38'31"E, A DISTANCE OF 151.41 FEET TO A 1/2-INCH IRON ROD WITH "RJ" CAP FOUND FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 6) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1,965.00 FEET, WHOSE ARC LENGTH IS 134.63 FEET AND WHOSE CHORD BEARS N07°27'50"E, A DISTANCE OF 134.61 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 7) N09°32'37"E, A DISTANCE OF 2.23 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING AT SOUTHWEST CORNER OF A 0.0562 ACRE PORTION (DESCRIBED AS PART 1) OF SAID WEST LIVE OAK STREET DEDICATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.);

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID EXCHANGE BOULEVARD AND THE WEST LINE OF SAID LOT 9A, IN PART OVER AND ACROSS SAID LOT 9A, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST LIVE OAK STREET, IN PART WITH THE NORTH LINE OF A 0.0017 ACRE PORTION (DESCRIBED AS PART 1) AND A 0.0245 ACRE PORTION (DESCRIBED AS PART 2) OF SAID WEST LIVE OAK STREET VACATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.), AND IN PART WITH THE SOUTH LINE OF SAID 0.0562 ACRE TRACT (DESCRIBED AS PART 1) AND A 0.0055 ACRE TRACT (DESCRIBED AS PART 2) DEDICATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.), THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) S80°27'23"E, A DISTANCE OF 2.04 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 14.23 FEET AND WHOSE CHORD BEARS N25°34'26"E, A DISTANCE OF 14.04 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF COMPOUND CURVATURE HEREOF,
- 3) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 71.50 FEET, WHOSE ARC LENGTH IS 21.82 FEET AND WHOSE CHORD BEARS N50°37'38"E, A DISTANCE OF 21.74 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF COMPOUND CURVATURE HEREOF,
- 4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 86.54 FEET, WHOSE ARC LENGTH IS 61.77 FEET AND WHOSE CHORD BEARS N78°59'28"E, A DISTANCE OF 60.46 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
- 5) S80°33'23"E, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 6) S83°16'06"E, A DISTANCE OF 189.91 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 7) N06°48'11"E, A DISTANCE OF 10.68 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST LIVE OAK STREET AND THE NORTH LINE OF SAID LOT 9A, AND BEING THE NORTHEAST CORNER OF SAID 0.0245 ACRE VACATION TRACT;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST LIVE OAK STREET AND THE NORTH LINE OF SAID LOT 9A, AND IN PART WITH THE NORTH LINE OF A 0.0245 ACRE PORTION (DESCRIBED AS PART 2) AND A 0.0387 ACRE PORTION (DESCRIBED AS PART 3) OF SAID WEST LIVE OAK STREET VACATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.), S83°11'49"E, A DISTANCE OF 130.35 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE COMMON NORTHEAST CORNER OF SAID LOT 6A-5 AND SAID LOT 9A;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST LIVE OAK STREET, WITH THE COMMON LINE OF SAID LOT 6A-5 AND SAID LOT 9A, THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES:

- 1) S06°48'11"W, A DISTANCE OF 20.52 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 92.33 FEET, WHOSE ARC LENGTH IS 66.78 FEET AND WHOSE CHORD BEARS S08°54'44"W, A DISTANCE OF 65.34 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 119.65 FEET, WHOSE ARC LENGTH IS 23.18 FEET AND WHOSE CHORD BEARS S06°15'34"E, A DISTANCE OF 23.14 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 178.18 FEET, WHOSE ARC LENGTH IS 28.18 FEET AND WHOSE CHORD BEARS S03°49'13"W, A DISTANCE OF 28.15 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 5) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 84.16 FEET, WHOSE ARC LENGTH IS 127.32 FEET AND WHOSE CHORD BEARS S24°15'24"E, A DISTANCE OF 115.52 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 6) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 33.05 FEET, WHOSE ARC LENGTH IS 18.80 FEET AND WHOSE CHORD BEARS S54°39'23"E, A DISTANCE OF 18.55 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 7) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 17.16 FEET, WHOSE ARC LENGTH IS 17.68 FEET AND WHOSE CHORD BEARS S06°39'09"E, A DISTANCE OF 16.91 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 45.40 FEET, WHOSE ARC LENGTH IS 21.00 FEET AND WHOSE CHORD BEARS S35°52'39"W, A DISTANCE OF 20.81 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 9) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 68.33 FEET, WHOSE ARC LENGTH IS 56.94 FEET AND WHOSE CHORD BEARS S19°39'22"W, A DISTANCE OF 55.31 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 10) S16°12'31"W, A DISTANCE OF 20.73 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 11) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 81.16 FEET, WHOSE ARC LENGTH IS 74.42 FEET AND WHOSE CHORD BEARS S08°16'32"E, A DISTANCE OF 71.84 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 6.00 FEET, WHOSE ARC LENGTH IS 9.50 FEET AND WHOSE CHORD BEARS S10°49'39"W, A DISTANCE OF 8.54 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
- 13) S56°11'54"W, A DISTANCE OF 25.06 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF,
- 14) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 6.00 FEET, WHOSE ARC LENGTH IS 7.51 FEET AND WHOSE CHORD BEARS N87°58'03"W, A DISTANCE OF 7.03 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 15) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 74.62 FEET, WHOSE ARC LENGTH IS 49.76 FEET AND WHOSE CHORD BEARS N71°14'12"W, A DISTANCE OF 48.84 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 16) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 122.36 FEET, WHOSE ARC LENGTH IS 50.84 FEET AND WHOSE CHORD BEARS S77°45'30"W, A DISTANCE OF 50.47 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 17) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 69.82 FEET, WHOSE ARC LENGTH IS 45.98 FEET AND WHOSE CHORD BEARS S85°18'57"W, A DISTANCE OF 45.15 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- 18) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 254.33 FEET, WHOSE ARC LENGTH IS 108.93 FEET AND WHOSE CHORD BEARS N88°33'20"W, A DISTANCE OF 108.10 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 19) S78°14'25"W, A DISTANCE OF 31.86 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 20) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 171.53 FEET, WHOSE ARC LENGTH IS 89.27 FEET AND WHOSE CHORD BEARS N88°44'50"W, A DISTANCE OF 88.26 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 21) N73°10'32"W, A DISTANCE OF 13.68 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- 22) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 64.33 FEET, WHOSE ARC LENGTH IS 59.92 FEET AND WHOSE CHORD BEARS S78°21'58"W, A DISTANCE OF 57.78 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, AND
- 23) N83°51'10"W, A DISTANCE OF 48.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.7263 ACRES (205,879 SQUARE FEET) OF LAND, MORE OR LESS.

RESUBDIVISION OF LOT 9A OF THE  
RESUBDIVISION OF LOT 7 OF THE  
CO-OP DISTRICT, LOT 6A-1 OF THE  
RESUBDIVISION OF LOTS 4A, 4B, 5A &  
6A OF THE RESUBDIVISION OF  
LOTS 4, 5 & 6 OF THE CO-OP DISTRICT  
AND FINAL PLAT OF  
A 4.43 ACRE TRACT, AND LOTS 8 & 9 OF  
THE RESUBDIVISION OF LOTS 4, 5 & 6  
OF THE CO-OP DISTRICT AND FINAL  
PLAT OF A 4.43 ACRE TRACT

|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    |                        |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <br>DEVELOPMENT TX | 5508 HIGHWAY 290 W<br>SUITE 150<br>AUSTIN, TX 78735<br>PHONE: 512.872.6696<br>HRGreen.com<br><br>TBPE NO: 16384<br>TBPLS NO: 10194101 | <br>A Limited Liability Company<br>PO Box 90876, Austin Texas 78709<br>WWW.4WARDLS.COM (512) 537-2384<br>TBPLS FIRM #10174300 | Date: 8/1/2024         |
|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    | Project: 00627         |
|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    | Scale: -               |
|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    | Reviewer: SMD          |
|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    | Tech: DDL              |
|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    | Field Crew: HT/DC      |
|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    | Survey Date: AUG. 2017 |
|                                                                                                         |                                                                                                                                       |                                                                                                                                                                                                                    | Sheet: 3 OF 4          |

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOWN ALL MEN BY THESE PRESENTS:

WE, WYATT HENDERSON, REPRESENTATIVE OF 79 ALPHA DISTRICT DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND EDWARD S. BUTLER, REPRESENTATIVE OF 420 US 79, LTD, A TEXAS LIMITED PARTNERSHIP:

OWNERS OF THE CERTAIN TRACT OF LAND TRACT OF LAND SHOWN HEREON AND DESCRIBED AS FOLLOWS:

ALL OF LOT 9A OF THE RESUBDIVISION OF LOT 7 OF THE CO-OP DISTRICT, LOT 6A-1 OF THE RESUBDIVISION OF LOTS 4A, 4B, 5A & 6A OF THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, AND LOTS 8 & 9 OF THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024014340 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), A PORTION OF SAID LOT PREVIOUSLY CONVEYED TO 420 US 79, LTD, IN DOCUMENT NO. 2018079665 (O.P.R.W.C.T.), AND A PORTION OF SAID LOT CONVEYED TO 79 ALPHA DISTRICT DEVELOPMENT, LLC, IN DOCUMENT NO. 2020004655 (O.P.R.W.C.T.), SAVE AND EXCEPT A 0.0617 ACRE PORTION OF SAID LOT 9A DEDICATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.), AND BEING ALL OF A 0.0649 ACRE PORTION OF THE RIGHT-OF-WAY OF WEST LIVE OAK STREET VACATED IN DOCUMENT NO. \_\_\_\_\_ (O.P.R.W.C.T.),

AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS RESUBDIVISION IS TO BE KNOWN AS

RESUBDIVISION OF LOT 9A OF THE  
RESUBDIVISION OF LOT 7 OF THE CO-OP DISTRICT,  
LOT 6A-1 OF THE RESUBDIVISION OF LOTS 4A, 4B, 5A & 6A OF  
THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND  
FINAL PLAT OF A 4.43 ACRE TRACT, AND  
LOTS 8 & 9 OF THE RESUBDIVISION OF LOTS 4, 5 & 6 OF  
THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY:

WYATT HENDERSON, REPRESENTATIVE  
79 ALPHA DISTRICT DEVELOPMENT, LLC.  
230 KLATTENHOFF LANE #102  
HUTTO, TEXAS 78634

BY:

EDWARD S. BUTLER, REPRESENTATIVE  
420 US 79, LTD.  
10095 US 290 EAST  
MANOR, TEXAS 78653

STATE OF TEXAS

{ KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY, WYATT HENDERSON, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

STATE OF TEXAS

{ KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY, EDWARD S. BUTLER, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
3. A MINIMUM 10 FOOT PUBLIC ACCESS EASEMENT SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT OF WAY AT SITE DEVELOPMENT PERMIT.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. 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.
6. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: CITY OF HUTTO  
WASTEWATER: CITY OF HUTTO  
ELECTRIC: ONCOR  
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE  
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
7. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO. 48491C 0520F, DATED DECEMBER 20, 2019.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT (PER ORDINANCE 0-19-05-16-11B), CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
9. A PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.
10. ALL OPEN SPACE/DRAINAGE EASEMENTS/PUBLIC UTILITY EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
11. SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
12. ALL EASEMENTS, COVENANTS AND RESTRICTIONS FROM THE PREVIOUS PLATS (THE CO-OP DISTRICT, THE RESUBDIVISION OF LOTS 4A, 4B, 5A AND 6A OF THE RESUBDIVISION OF LOTS 4, 5, & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, AND THE RESUBDIVISION OF LOTS 4, 5, & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT) SHALL APPLY TO THIS RESUBDIVISION PLAT, EXCEPT AS SHOWN.
13. RECIPROCAL JOINT ACCESS AND PARKING EASEMENT BETWEEN LOTS 7A, 7B, 7C, AND 7D IS HEREBY GRANTED. THE JOINT ACCESS EASEMENT MUST ALLOW PEDESTRIAN AND/OR VEHICULAR TRAFFIC/PARKING TO MOVE FREELY TO THE ADJACENT PUBLIC RIGHT-OF-WAY, OR BETWEEN THE TRACTS, OR BOTH. EACH OWNER MUST MAINTAIN ITS TRACT, THE PORTION OF THE ACCESS AND PARKING AREA LOCATED ON ITS TRACT, AND ALL IMPROVEMENTS TO ALLOW CONTINUOUS FREE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.
14. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE PUD (ORDINANCE # 0-19-05-16-11B.)
15. TIF WILL BE DUE BASED ON ORDINANCE 2021-014.
16. THE SITE IS ZONED PUD (PLANNED UNIT DEVELOPMENT, ZONING ORDINANCE NO. 0-19-05-16-11B) PER THE CITY OF HUTTO GIS WEBSITE.
17. THE AMENDED MASTER DEVELOPMENT AGREEMENT FOR THIS SITE IS RECORDED IN DOCUMENT NO. 2023037588 (O.P.R.W.C.T.)

STATE OF TEXAS

{ KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, STEVEN M. DUARTE, REGISTERED PUBLIC SURVEYOR NO. 5940, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2017.

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5940  
4WARD LAND SURVEYING  
2201 WOODWARD STREET, SUITE 2201  
AUSTIN, TEXAS 78744  
512-537-2384



STATE OF TEXAS

{ KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

XAVIER GARZA-ROBLEDO, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 135174  
STATE OF TEXAS  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
512.872.6696

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PLANNING AND ZONING CHAIR DATE  
SUSANNA BOYER

DEVELOPMENT SERVICES DIRECTOR DATE  
ASHLEY BAILEY, AICP

STATE OF TEXAS

{ KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

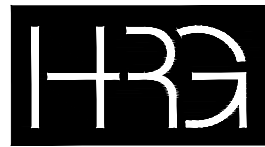
I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_O'CLOCK, \_\_\_\_M., AND DULY RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_

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

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

BY: \_\_\_\_\_ DEPUTY

**RESUBDIVISION OF LOT 9A OF THE  
RESUBDIVISION OF LOT 7 OF THE  
CO-OP DISTRICT, LOT 6A-1 OF THE  
RESUBDIVISION OF LOTS 4A, 4B, 5A &  
6A OF THE RESUBDIVISION OF  
LOTS 4, 5 & 6 OF THE CO-OP DISTRICT  
AND FINAL PLAT OF  
A 4.43 ACRE TRACT, AND LOTS 8 & 9 OF  
THE RESUBDIVISION OF LOTS 4, 5 & 6  
OF THE CO-OP DISTRICT AND FINAL  
PLAT OF A 4.43 ACRE TRACT**



DEVELOPMENT TX

5508 HIGHWAY 290 W  
SUITE 150  
AUSTIN, TX 78735  
PHONE: 512.872.6696  
HRGreen.com

TBPE NO: 16384  
TBPLS NO: 10194101



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 8/1/2024  |
| Project:     | 00627     |
| Scale:       | -         |
| Reviewer:    | SMD       |
| Tech:        | DDL       |
| Field Crew:  | HT/DC     |
| Survey Date: | AUG. 2017 |
| Sheet:       | 4 OF 4    |

**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0649 ACRE (2,830 SQUARE FEET), BEING A PORTION OF WEST LIVE OAK STREET (RIGHT-OF-WAY VARIES, PARTIALLY DEDICATED IN THE RESUBDIVISION OF LOTS 4, 5 & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, RECORDED IN DOCUMENT NO. 2019031148 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.)), AND BEING ADJACENT TO LOT 9A OF THE RESUBDIVISION OF LOT 7 OF THE CO-OP DISTRICT, LOT 6A-1 OF THE RESUBDIVISION OF LOTS 4A, 4B, 5A & 6A OF THE RESUBDIVISION OF LOTS 4, 5, & 6 OF THE CO-OP DISTRICT AND FINAL PLAT OF A 4.43 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024014340 (O.P.R.W.C.T.), SAID LOT 9 CONVEYED TO 79 ALPHA DISTRICT DEVELOPMENT, LLC, IN DOCUMENT NO. 2020004655 (O.P.R.W.C.T.), SAID 0.0649 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THREE PARTS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**Part 1 – 0.0017 Acre (74 Square Feet)**

**BEGINNING**, at a 1/2-inch iron rod with "4Ward Boundary" cap set in the curving south right-of-way of West Live Oak Street (right-of-way varies), and being the north line of said Lot 9A, for the northeast corner and **POINT OF BEGINNING** hereof, from which a mag nail with "4Ward Boundary" washer found at a point of curvature in the south right-of-way line of said West Live Oak Street, and being in the north line of said Lot 9A bears, along the arc of a curve to the right, having an arc length of 23.94 feet, having a radius of 24.50 feet, and a chord that bears N68°48'48"E, a distance of 23.00 feet;

**THENCE**, with the south right-of-way of said West Live Oak Street and the north line of said Lot 9A, the following three (3) courses and distances:

- 1) along the arc of a curve to the left, whose radius is **24.50** feet, whose arc length is **2.58** feet and whose chord bears **S37°48'40"W**, a distance of **2.58** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for the southeast corner hereof,
- 2) **N83°11'49"W**, a distance of **32.73** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for a non-tangent point of curvature and the southwest corner hereof, and
- 3) along the arc of a curve to the left, whose radius is **24.50** feet, whose arc length is **2.52** feet and whose chord bears **N24°08'35"W**, a distance of **2.52** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for the northwest corner hereof, from which a mag nail with "4Ward Boundary" washer found at a point of curvature in the south right-of-way line of said West Live Oak Street, and being in the north line of said Lot 9A bears, along the arc of a curve to the right, having an arc length of 23.99 feet, having a radius of 24.50 feet, and a chord that bears N55°08'45"W, a distance of 23.04 feet;

**THENCE**, leaving the south right-of-way of said West Live Oak Street and the north line of said Lot 9A, **S83°11'49"E**, a distance of **35.36** feet to the **POINT OF BEGINNING** and containing 0.0017 Acre (74 Square Feet) of land, more or less.

**Part 2 – 0.0245 Acre (1,068 Square Feet)**

**BEGINNING**, at a mag nail with "4Ward Boundary" washer found at a point of curvature in the south right-of-way of said West Live Oak Street, and being the north line of said Lot 9A, for the northwest corner

and **POINT OF BEGINNING** hereof, from which a mag nail with "4Ward Boundary" washer found at a point of curvature in the south right-of-way of said West Live Oak Street and the north line of said Lot 9A bears, N83°11'49"W, a distance of 5.77 feet;

**THENCE**, with the south right-of-way of said West Live Oak Street and the north line of said Lot 9A, the following four (4) courses and distances:

- 1) along the arc of a curve to the left, whose radius is **1.50** feet, whose arc length is **3.14** feet and whose chord bears **S36°47'50"W**, a distance of **2.60** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for a point of tangency hereof,
- 2) **S23°11'49"E**, a distance of **20.50** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for the southeast corner hereof,
- 3) **N83°11'49"W**, a distance of **84.29** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for the southwest corner hereof, and
- 4) **N23°11'49"W**, a distance of **10.68** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northwest corner hereof, from which a mag nail with "4Ward Boundary" washer found at a point of curvature in the south right-of-way of said West Live Oak Street and the north line of said Lot 9A bears, N23°11'49"W, a distance of 11.55 feet;

**THENCE**, leaving the south right-of-way of said West Live Oak Street and the north line of said Lot 9A, over and across said West Live Oak Street, the following three (3) courses and distances:

- 1) **N83°16'06"E**, a distance of **54.67** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **N06°48'11"E**, a distance of **10.68** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 3) **S83°11'49"E**, a distance of **26.01** feet to the **POINT OF BEGINNING** and containing 0.0245 Acre (1,068 Square Feet) of land, more or less.

### **Part 3 – 0.0387Acre (1,688 Square Feet)**

**BEGINNING**, at a mag nail with "4Ward Boundary" washer found at a point of curvature in the south right-of-way of said West Live Oak Street, and being the north line of said Lot 9A, for the northwest corner and **POINT OF BEGINNING** hereof, from which a mag nail with "4Ward Boundary" washer found at a point of curvature in the south right-of-way of said West Live Oak Street and the north line of said Lot 9A bears, N83°11'49"W, a distance of 5.77 feet;

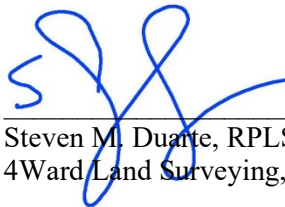
**THENCE**, leaving the south right-of-way of said West Live Oak Street and the north line of said Lot 9A, over and across said West Live Oak Street, **S83°11'49"E**, a distance of **87.76** feet to a mag nail with "4Ward Boundary" washer found for the northeast corner hereof, said point being a corner in the south right-of-way of said West Live Oak Street and the north line of said Lot 9A, from which a mag nail with "4Ward Boundary" washer found in the south right-of-way of said West Live Oak Street, and being at the northwest corner of Lot 6A-5 of said Resubdivision of Lot 7 of the Co-Op District, Lot 6A-1 of the Resubdivision of Lots 4A, 4B, 5A & 6A of the Resubdivision of Lots 4A, 4B, 5A & 6A of the Resubdivision of Lots 4, 5 & 6 of the Co-Op District and Final Plat of a 4.43 Acre Tract, and being the northeast corner of said Lot 9A bears, S83°11'49"E, a distance of 10.81 feet;

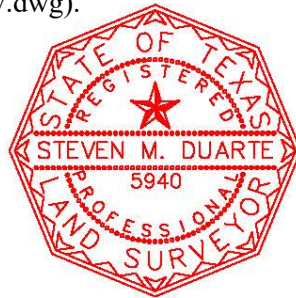
**THENCE**, with the south right-of-way of said West Live Oak Street and the north line of said Lot 9A, the following five (5) courses and distances:

- 1) along the arc of a curve to the left, whose radius is **1.50** feet, whose arc length is **3.14** feet and whose chord bears **S36°48'11"W**, a distance of **2.60** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for a point of tangency hereof,
- 2) **S23°12'55"E**, a distance of **20.50** feet to a mag nail with "4Ward Boundary" washer found for the southeast corner hereof,
- 3) **N83°11'49"W**, a distance of **84.30** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for the southwest corner hereof,
- 4) **N23°11'49"W**, a distance of **22.23** feet to a mag nail with "4Ward Boundary" washer found for a point of curvature hereof, and
- 5) along the arc of a curve to the left, whose radius is **1.50** feet, whose arc length is **1.57** feet and whose chord bears **N53°11'28"W**, a distance of **1.50** feet to the **POINT OF BEGINNING** and containing 0.0387 Acre (1,688 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_ROW 7-rev.dwg).

  
8/1/2024  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



[A]  
RESUBDIVISION OF LOT 7  
OF THE CO-OP DISTRICT, LOT  
6A-1 OF THE RESUBDIVISION OF  
LOTS 4A, 4B, 5A & 6A OF THE  
RESUBDIVISION OF  
LOTS 4, 5, & 6  
OF THE CO-OP DISTRICT  
AND FINAL PLAT OF A  
4.43 ACRE TRACT  
DOC. NO. 2024014340  
O.P.R.W.C.T.

CALLED 2.814 ACRES  
OWNER: W L D PETERSEN  
INVESTMENTS-HUTTO, LLC  
DOC. NO. 2015048567  
O.P.R.W.C.T.

P.O.B.

PART 3  
GRID N: 10,172,837.81  
GRID E: 3171456.41

P.O.B.

PART 2  
GRID N: 10,172,838.49  
GRID E: 3,171,450.68

P.O.B.

PART 1  
GRID N: 10,172,841.06  
GRID E: 3,171,338.04

WEST LIVE OAK STREET  
(R.O.W. VARIES)

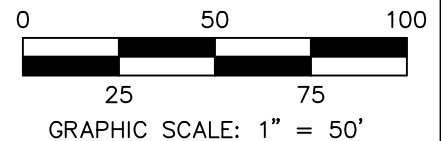
EXCHANGE BOULEVARD  
(R.O.W. VARIES)

PART 3  
0.0387 ACRE(S)  
1,688 SQUARE FEET

PART 2  
0.0245 ACRE(S)  
1,068 SQUARE FEET

PART 1  
0.0017 ACRE(S)  
74 SQUARE FEET

LOT 9A  
[A]  
OWNER: 79 ALPHA DISTRICT  
DEVELOPMENT, LLC  
DOC. NO. 2020004655  
O.P.R.W.C.T.



**0.0649 ACRE  
RIGHT-OF-WAY  
VACATION  
City of Hutto,  
Williamson  
County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 8/1/2024  |
| Project:     | 00627     |
| Scale:       | 1" = 50'  |
| Reviewer:    | SMD       |
| Tech:        | DDL       |
| Field Crew:  | HT/DC     |
| Survey Date: | AUG. 2017 |
| Sheet:       | 1 OF 2    |

| CURVE TABLE |        |        |            |             |          |
|-------------|--------|--------|------------|-------------|----------|
| CURVE #     | LENGTH | RADIUS | DELTA      | BEARING     | DISTANCE |
| C1          | 2.58'  | 24.50' | 6°01'38"   | S37°48'40"W | 2.58'    |
| C2          | 2.52'  | 24.50' | 5°54'11"   | N24°08'35"W | 2.52'    |
| C3          | 3.14'  | 1.50'  | 119°59'19" | S36°47'50"W | 2.60'    |
| C4          | 3.14'  | 1.50'  | 120°02'12" | S36°48'11"W | 2.60'    |
| C5          | 23.99' | 24.50' | 56°06'09"  | N55°08'45"W | 23.04'   |
| C6          | 23.94' | 24.50' | 55°58'39"  | N68°48'48"E | 23.00'   |
| C7          | 26.51' | 24.50' | 62°00'20"  | S52°11'39"E | 25.24'   |
| C8          | 26.51' | 24.50' | 62°00'17"  | S65°47'59"W | 25.24'   |

| CURVE TABLE (RECORD) |        |        |           |             |          |
|----------------------|--------|--------|-----------|-------------|----------|
| CURVE #              | LENGTH | RADIUS | DELTA     | BEARING     | DISTANCE |
| (C7)                 | 26.51' | 24.50' | 62°00'20" | N52°11'39"W | 25.24'   |
| (C8)                 | 26.51' | 24.50' | 62°00'17" | S65°47'59"W | 25.24'   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | N83°11'49"W | 32.73' |
| L2         | S83°16'06"E | 35.36' |
| L3         | S23°11'49"E | 20.50' |
| L4         | N83°11'49"W | 84.29' |
| L5         | N23°11'49"W | 10.68' |
| L6         | S83°16'06"E | 54.67' |
| L7         | N06°48'11"E | 10.68' |
| L8         | S83°11'49"E | 26.01' |
| L9         | S83°11'49"E | 87.76' |
| L10        | S23°12'55"E | 20.50' |
| L11        | N83°11'49"W | 84.30' |
| L12        | N23°11'49"W | 22.23' |
| L13        | N23°11'49"W | 11.55' |
| L14        | S83°11'49"E | 5.77'  |
| L15        | S83°11'49"E | 10.81' |
| L16        | N23°11'49"W | 22.23' |

| LEGEND       |                                                   |
|--------------|---------------------------------------------------|
|              | PROPOSED R.O.W. VACATION                          |
|              | EXISTING PROPERTY LINES                           |
|              | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET       |
|              | 1/2" IRON ROD FOUND (UNLESS NOTED)                |
|              | MAG NAIL WITH "4WARD BOUNDARY" WASHER FOUND       |
|              | CALCULATED POINT                                  |
|              | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP FOUND     |
| DOC. NO.     | DOCUMENT NUMBER                                   |
| P.O.B.       | POINT OF BEGINNING                                |
| VOL./PG.     | VOLUME, PAGE                                      |
| R.O.W.       | RIGHT-OF-WAY                                      |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS |
| (.....)      | RECORD INFORMATION PER PLAT DOC. NO. 2024014340   |



| LINE TABLE (RECORD) |             |        |
|---------------------|-------------|--------|
| LINE #              | DIRECTION   | LENGTH |
| (L16)               | N23°11'49"W | 22.23' |

*[Signature]* 7/30/2024

#### NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0649 ACRE  
RIGHT-OF-WAY  
VACATION  
City of Hutto,  
Williamson  
County, Texas**

**4WARD**  
*Land Surveying*  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 8/1/2024  |
| Project:     | 00627     |
| Scale:       | N/A       |
| Reviewer:    | SMD       |
| Tech:        | DDL       |
| Field Crew:  | HT/DC     |
| Survey Date: | AUG. 2017 |
| Sheet:       | 2 OF 2    |