



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, January 7, 2025 at 7:00 PM Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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 PRIOR to 4:00 pm on January 7, 2025. 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 November 8, 2024
- 4.2. Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on December 3, 2024
- 4.3. Conduct a public hearing and consider possible action on the proposed Titan Innovation Business Park Phase 3 Preliminary Plat, 51.260 acres, more or less, of land, three lots, located on Limmer Loop and to the east of Innovation Boulevard.
- 4.4. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 224 Brown Street, to allow an accessory dwelling unit in the SF-1 (Single Family) zoning district.
- 4.5. Consideration and possible action to disapprove the proposed Lidell Walker Phase 5 Final Plat, 36.574 acres, more or less, of land, 172 residential lots and 2 open space lots, located on County Road 132.

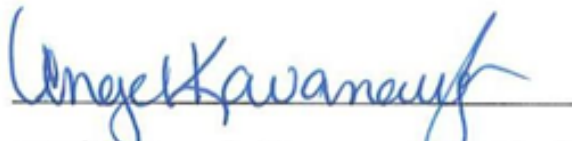
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the January 7, 2025 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 January 3, 2024 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the Special called Planning and Zoning Commission meeting held on November 8, 2024
Meeting: Tuesday, January 7, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Special Called Planning and Zoning Commission minutes 11.8.2024



City of Hutto

Minutes

Planning and Zoning Commission Friday, November 8, 2024 at 5:30 PM City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 5:31 PM

2. ROLL CALL

All commissioners were present except Chai Bryan Lee , Commissioner Hazel Sherrod arrived at 5:32PM.

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 PRIOR to 4:00 pm on November 8, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment Opened and closed at 5:32 PM

4. AGENDA ITEMS

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

Staff presented applicants request to approve with conditions the proposed Cottonwood Creek Phase 6 Final Plat, 36.373 acres, more or less, of land, 120 residential lots and three open space/drainage lots, located south of CR 132 and North of FM 1660 South.

A motion was made after discussion by Commissioner Rick Hudson to approve item 4.1 with staff conditions (per state law), seconded by Commissioner Tony Wertz. Motion passed 6 Ayes to 0 Nays

- 4.2. Consideration and possible action to approve with conditions the proposed Cottonwood Creek Phase 7 Final Plat, 140.409 acres, more or less, of land, 171 residential lots and one open space/drainage lots, and three open space lots, located south of CR 132 and North of FM 1660 South.

Staff presented applicant's request to approve with conditions the proposed Cottonwood Creek Phase 7 Final Plat, 140.409 acres, more or less, of land, 171 residential lots and one open space/drainage lots, and three open space lots, located south of CR 132 and North of FM 1660 South.

A motion was made after discussion by Commissioner Tony Wertz to approve item 4.2 with staff conditions (per state law), seconded by Commissioner Hazel Sherrod. Motion passed 6 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

There were no Directors comments except thank you for attending.

6. ADJOURNMENT

The meeting was adjourned at 5:59 PM

7. CERTIFICATION

I certify that this notice of the November 8, 2024 Special Called 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 November 5, 2024 before 5:00 P.M.

Planning and Zoning chair or representative

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes for the regular scheduled Planning and Zoning Commission meeting held on December 3, 2024
Meeting: Tuesday, January 7, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission Meeting Minutes 12.3.2024



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, December 3, 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

All Members of the Planning and Zoning Commission wer in attendance.

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on December 3, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 5,2024

A motion was made by commissioner Hazel Sherrod to approve items on consent 4.1,4.2,4.3,4.4 as written seconded by Commissioner Cheryl Steward. The motion passed 7 Ayes to 0 Nays.

- 4.2. Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 2B Final Plat, 8.841 acres, more or less, of land, one amenity lot and one open space lot, located on County Road 132.

A motion was made by commissioner Hazel Sherrod to approve items on consent 4.1,4.2,4.3,4.4 as written seconded by Commissioner Cheryl Steward. The motion passed 7 Ayes to 0 Nays.

- 4.3. Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 3 Final Plat, 62.678 acres, more or less, of land, 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132.

A motion was made by commissioner Hazel Sherrod to approve items on consent 4.1,4.2,4.3,4.4 as written seconded by Commissioner Cheryl Steward. The motion passed 7 Ayes to 0 Nays.

- 4.4. Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 4 Final Plat, 27.473 acres, more or less, of land, 139 residential lots and 1 open space lot, located on County Road 132.
- A motion was made by commissioner Hazel Sherrod to approve items on consent 4.1,4.2,4.3,4.4 as written seconded by Commissioner Cheryl Steward. The motion passed 7 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 210 Janis Mae, to allow an accessory dwelling unit in the SF-1 (Single-Family) zoning district.
- Staff presented applicant's request to conduct a public hearing and a possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 210 Janis Mae, to allow an accessory dwelling unit in the SF-1 (Single-Family) zoning district.

The public hearing opened at 7:07 PM. Residents Larry Koch, Veronica Strong, and owners of 210 Janis Mae (no name given) spoke of traffic issues. approvals etc. The public hearing closed at 7:13 PM. A motion was made by commissioner Cheryl Stewart to approve Item 5.1 with owners' ability to make it covered or uncovered at their discretion, that could be attached or detached with the walkway, seconded by commissioner Hazel Sherrod. Motion passes 6 Ayes to 1 Nay.

- 5.2. Conduct a public hearing and consider possible action on the proposed Hutto Crossing Phase 4 Section 13 Lot 3 Block A Replat, 1.502 acres, more or less, of land, two lots, located on Chris Kelley Boulevard.
- Staff presented applicant's request to conduct a public hearing and consider possible action on the proposed Hutto Crossing Phase 4 Section 13 Lot 3 Block A Replat, 1.502 acres, more or less, of land, two lots, located on Chris Kelley Boulevard.
- The public hearing opened at 7:33 PM> closed at 7:34 PM.
- A motion was made by commissioner Rick Hudson to approve item 5.2 as discussed, seconded by commissioner Tony Wertz. Motion passed 7 Ayes to 0 Nays.

- 5.3. Conduct a public hearing and consider possible action on the proposed Commercial Development 1660 South Hutto Lot 1A Replat, 1.331 acres, more or less, of land, one lot, located on FM 1660 South.
- Staff presented applicant's request to conduct a public hearing and consider possible action on the proposed Hutto Crossing Phase 4 Section 13 Lot 3 Block A Replat, 1.502 acres, more or less, of land, two lots, located on Chris Kelley Boulevard.
- The public hearing opened at 7:38 PM Closed at 7:38 PM
- A motion was made by commissioner Tony Wertz to approve 5.3 as discussed, seconded by Vice-Chair Suzanna Boyer. Motion passed 7 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Reminder that next P&Z meeting is January 7th due to holidays.
Commissioner Rick Hudson, recounted his time at the APATX Conference.

7. ADJOURNMENT

Meeting adjourned at 7:56 PM.

8. CERTIFICATION

I certify that this notice of the December 3, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on November 25 ,2024 before 5:00 P.M.

Planning and Zoning Chair/Representative

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on the proposed Titan Innovation Business Park Phase 3 Preliminary Plat, 51.260 acres, more or less, of land, three lots, located on Limmer Loop and to the east of Innovation Boulevard.
Meeting: Tuesday, January 7, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The tract is approximately 51.260 acres on the east side of Innovation Blvd. at the Limmer Loop intersection. The plat proposes three industrial lots. The site was annexed and zoned Light Industrial in May 2021.

WEST: Light Industrial (LI)
NORTH: Single Family (SF-1) and General Commercial (B-2)
EAST: Single Family (SF-1)
SOUTH: Light Industrial (LI)

SUMMARY OF REQUEST:

The site will consist of three (3) industrial lots and is a part of the Titan Innovation Business Park.

The 'shot clock' bill, HB3699, was voluntarily waived.

STAFF REVIEW:

Staff sent out notices to 46 surrounding properties within a 200' buffer. To date, staff has received zero responses.

Staff reviewed the preliminary plat application and found the application to be in compliance with the Unified Development Code (UDC). Staff recommends approval of the proposed preliminary plat.

FISCAL NOTES:

None

POLICY IMPLICATIONS:

None

AGENDA ITEM REPORT

4.3.



ATTACHMENTS:

1. TIBPPH3-U3-ComIssued(10-31-24)
2. Titan_Innovation_Business_Park_Phase_3_Prelim_Newspaper_Map



October 31, 2024

Westwood PS
Hollis Scheffler
8701 N. MoPac Expwy #320
Austin, TX 78759
hollis.scheffler@westwoodps.com - *communication provided via email*

**RE: Titan Innovation Business Park Phase III Preliminary Plat, Hutto, TX 78634
Preliminary Plat Review – Titan Innovation Business Park Phase III Preliminary Plat - Comment Report to
Update #3 Submittal (received 10-9-24)
Project No.: PLAT-24-0009**

Ms. Scheffler,

Upon review of the above referenced preliminary plat Update #3 application submitted on October 9, 2024, all staff comments have been addressed.

Please provide the hard copy with original signatures for staff to take to the Planning & Zoning Commission Chairman for signature. The original will be returned to your office when signed.

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

1. Comments addressed. No further comments.

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

2. Comments addressed. No further comments.

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

3. Comments addressed. No further comments.

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

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

Sincerely,
Development Services Department

TIBP Ph III Prelim - Update #3

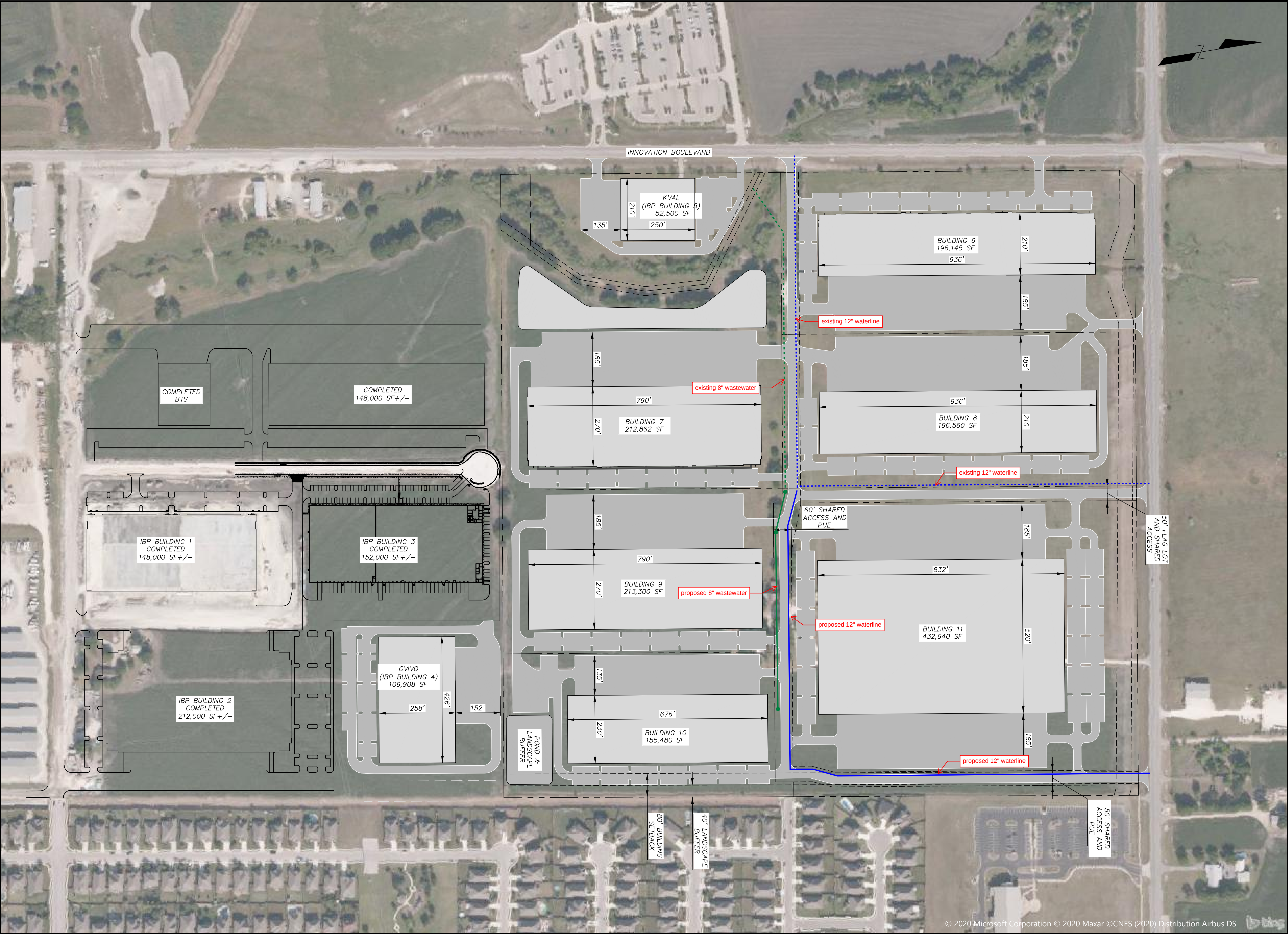
10/31/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

TIBPPh3-U3-Utility(10-9-24).pdf
TIBPPh3-U3-ComResp(10-9-24).pdf
TIBPPh3-U3-Plat(10-9-24).pdf



INNOVATION BUSINESS PARK

TAKE 3 - OPTION 6

SCALE - 1" = 150'

October 7, 2024
Project No.: R0039546.06

Ms. Ashley Bailey, AICP
Development Services Director
CITY OF HUTTO
Development Services Department
500 West Live Oak Street
Hutto, Texas 78634

Re: **HUTTO INNOVATION PHASE 3**
2180-Plat
Hutto, Texas

Dear Ms. Bailey:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your August 21, 2024, Review Memorandum. The following items have been addressed as per the referenced review:

Planning Review

1. Comments addressed. No further comments.

Response: Noted.

Engineering Review

2. Please see markups.

Response: Responses included on attached PDF.

Fire Prevention Review

3. Comments addressed. No further comments.

Response: Noted.

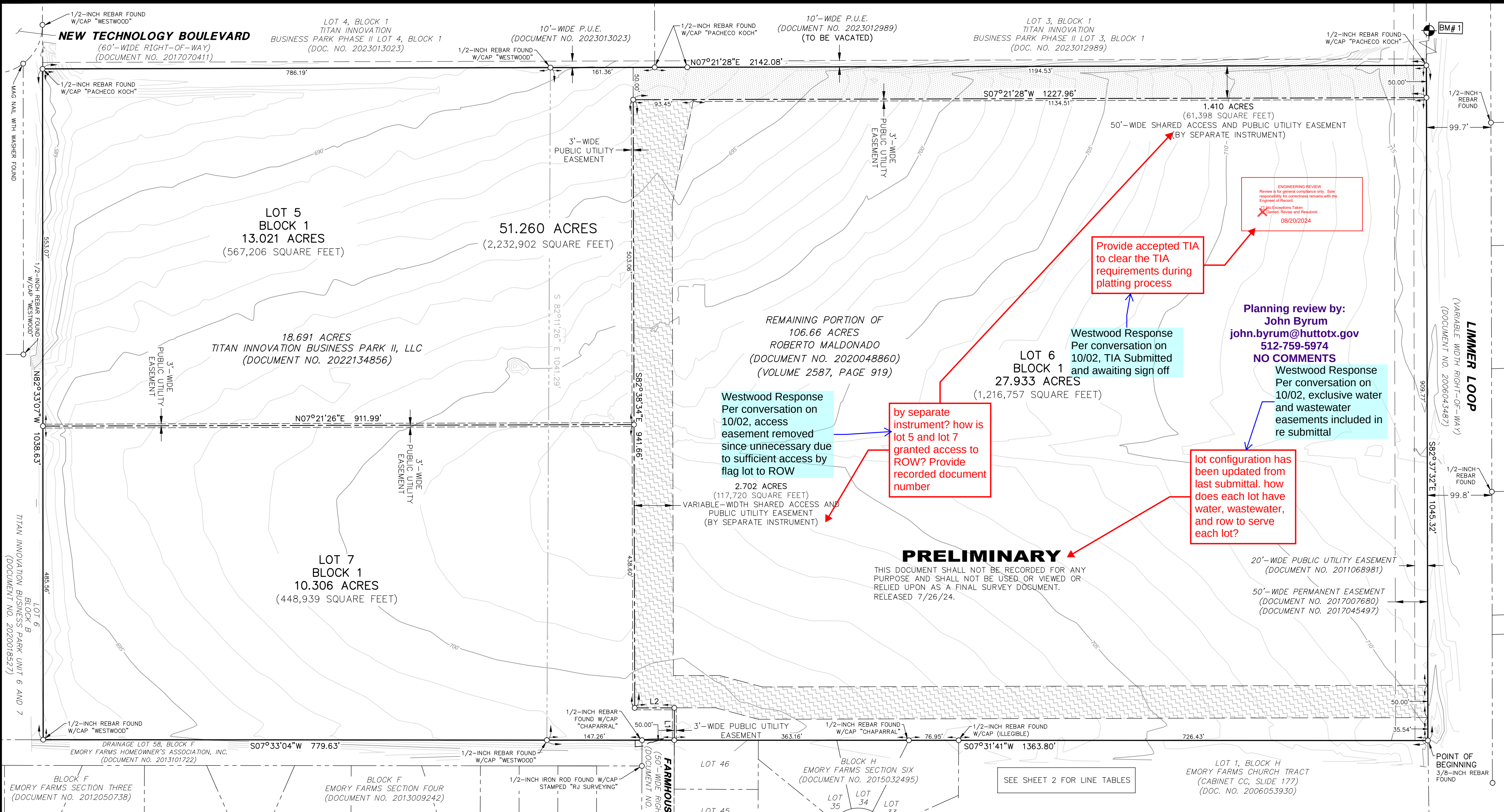
If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,



Hollis A. Scheffler, P.E.

HAS/teb
0039546.06_Comment Response Letter



OWNER (18.691 ACRES):
TITAN INNOVATION BUSINESS PARK II, LLC
6300 RIVERSIDE PLAZA LN, NW SUITE 200
ALBUQUERQUE, NEW MEXICO 87120
PH: 512-720-7200
CONTACT: BRYAN BYRD

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: HOLLIS A. SCHEFFLER

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: MICHAEL JACK NEEDHAM

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW AVE, UNIT A
AUSTIN, TEXAS 78756
PH: 512-720-7200
CONTACT: BRYAN BYRD

OWNER (REMAINDER OF 106.66 ACRES):
ROBERTO MALDONADO
2310 LIMMER LOOP
HUTTO, TEXAS 78634
CONTACT: ROBERTO MALDONADO

LOT 5, BLOCK 1
13.021 ACRES
(567,206 SQUARE FEET)

LOT 6, BLOCK 1
27.933 ACRES
(1,216,757 SQUARE FEET)

LOT 7, BLOCK 1
10.306 ACRES
(448,939 SQUARE FEET)

TOTAL
51.260 ACRES
(2,232,902 SQUARE FEET)

AREA TABLE

LOT	ACRES	SF
LOT 5, BLOCK 1	13.021	567,206
LOT 6, BLOCK 1	27.933	1,216,757
LOT 7, BLOCK 1	10.306	448,939
TOTAL	51.260	2,232,902

TOTAL # OF LOTS AND BLOCKS

LOTS	BLOCKS
3	1

LEGEND

- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- BM# BENCHMARK
- PROPERTY LINE - SUBJECT
- PROPERTY LINE - ADJOINER
- DEED LINE
- LOT LINE
- EASEMENT LINE
- CONTOUR - MAJOR
- CONTOUR - MINOR
- 50'-WIDE SHARED ACCESS
- AND PUBLIC UTILITY EASEMENT (LOT 5)
- VARIABLE-WIDTH SHARED ACCESS
- AND PUBLIC UTILITY EASEMENT (LOT 6)
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DOC. No. DOCUMENT NUMBER
- PG. PAGE S.F. SQUARE FEET

BENCHMARK LIST

BM# 1: 5/8-INCH IRON WITH YELLOW CAP STAMPED "CONTROL", IN LIMMER LOOP, A VARIABLE-WIDTH RIGHT-OF-WAY, 124.77' NW OF 1/2-INCH IRON ROD W/ CAP STAMPED "PACHECO KOCH", 25.10' SOUTH OF EDGE OF ASPHALT, AND 9.50' NORTH OF A POWER POLE.

SURFACE NORTHING = 10,178,776.82
SURFACE EASTING = 3,167,343.09
ELEVATION = 714.38'

VICINITY MAP
(1" = 3,000')

CITY OF HUTTO
WILLIAMSON COUNTY
TEXAS

SCALE:	1" = 100'
CHECKED:	ABBR/MJN
DRAWN:	JCT/ZNBM
FIELD CREW:	NJM
FIELD WORK DATE:	1/31/2024
INITIAL ISSUE:	07/26/2024
REVISIONS:	

TITAN INNOVATION
BUSINESS PARK
PHASE III
HUTTO, TEXAS

Westwood

Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com

Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11756
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT

PROJECT NUMBER : R0039546.06

SHEET NUMBER:	1	OF	3
DATE:	07/26/2024		

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N:\0039546.06\06 CAD\DWG\SURVEY C3\DWG\20240716 0039546.06 PP REV.DWG

NOTES

1.

NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2.

A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER.
3.

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4.

SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
5.

TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
6.

IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE 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-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7.

UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO

SEWER: CITY OF HUTTO

ELECTRIC: ONCOR ELECTRIC DELIVERY
8.

UTILITY NOTES

a. WITHIN CCN

i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9.

FLOODPLAIN NOTES:

a. ULTIMATE FLOODPLAIN

NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

b. EXISTING FLOODPLAIN

NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019 FOR CITY OF HUTTO, TEXAS.”

10.

ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

11.

ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

12.

ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

13.

THE SUBDIVISION IS ZONED LIGHT-INDUSTRIAL.

14.

THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.

15.

THIS PROJECT IS SUBJECT TO A TRAFFIC IMPACT FEE BASED ON ORDINANCE NO. 2021-014.
- | BOUNDARY LINE TABLE | | |
|---------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S82°28'19"E | 50.00' |
| L2 | N07°31'41"E | 61.28' |
- DESCRIPTION OF PROPERTY:
- DESCRIPTION of 51.260 acres (2,232,902 square feet)** of land in the City of Hutto, Williamson County, Texas, being out of the Martin Strouse Survey, Section No. 20, Abstract No. 587, said 51.260 acre tract being all of that certain 18.691 acre tract of land described in a Special Warranty Deed to Titan Innovation Business Park II, LLC, dated December 7, 2022 and recorded in Document No. 2022134856 of the Official Public Records of Williamson County, Texas ("O.P.R.W.C.T." hereafter), and being all of the remaining portion of that 106.66 acres described in a general warranty deed to Roberto Maldonado, dated May 12, 2020 and recorded in Document No. 2020048860, O.P.R.W.C.T., said 51.260 acres being more particularly described by the following metes and bounds description:

BEGINNING at the northeast corner of said 106.66 acres, same being the northwest corner of Lot 1, Block H of Emory Farms Church Tract, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Cabinet CC, Slide 177 of the Plat Records of Williamson County, Texas, said Lot 1, Block H being that same tract of land described in a Special Warranty Deed to The Most Reverend Gregory M. Aymond, Bishop Of The Diocese Of Austin, And His Successors In Office, dated June 23, 2006, and recorded in Document No. 2006053930 O.P.R.W.C.T., same being in the southerly line of Limmer Loop, a variable-width public right-of-way, said corner being the proposed northeast corner of Lot 6, Block 1, of that certain proposed plat to be known as Titan Innovation Business Park, Phase III, said corner being marked by a found 3/8-inch rebar;

THENCE South 07 degrees, 31 minutes, 41 seconds, West 1,363.80 feet with the westerly line of said Lot 1, Block H, at 726.43 feet passing the southwest corner of said Lot 1, Block H and the northwest corner of Block H of Emory Farms Section Six, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Document No. 2015032495, O.P.R.W.C.T., said corner being marked by a found 1/2-inch rebar with an illegible cap, at 803.38 feet passing a 1/2-inch rebar found with cap stamped "Chaparral", at 1,166.52 feet passing the proposed southeasterly lot corner of said Lot 6, Block 1, and proposed northeast lot corner of Lot 7, Block 1 of said proposed plat, at 1,216.54 feet passing the most westerly corner of said Block H of Emory Farms Section Six, and the northwest corner of Lot 58, Block F, of Emory Farms Section Three, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Document No. 2012050738, O.P.R.W.C.T., said corner being marked by a found 1/2-inch rebar with cap stamped "Chaparral", and continuing with said westerly line of said Lot 58, Block F, to the northeast corner of said 18.691 acres, for a point on said westerly line of Lot 58, Block F, said corner being marked by a found 1/2-inch rebar with cap stamped "Westwood";

THENCE South 07 degrees, 33 minutes, 04 seconds, West 779.63 feet with the said westerly line of Lot 58, Block F, and easterly line of said 18.691 acres to the southeast corner of said 18.691 acres, same being the northeast corner of Lot 6, Block B of Titan Innovation Business Park Unit 6 and 7, a subdivision of record located in the City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Document No. 2020018527, O.P.R.W.C.T., same being the proposed southeast corner of said Lot 7, Block 1, said corner being marked by a found 1/2-inch rebar with cap stamped "Westwood";

THENCE North 82 degrees, 33 minutes, 07 seconds, West 1,038.63 feet with the southerly line of said 18.691 Acres and northerly line of said Lot 6, Block B, at 485.56 feet passing the proposed southeast corner of Lot 5 and proposed southwest corner of said Lot 7, and continuing with said southerly line of 18.691 acres and said northerly line of Lot 6, Block B, to the southwest corner of said 18.691 acres and the southeast corner of Lot 4, Block 1 of Titan Innovation Business Park Phase II Lot 4, Block 1, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2023013023, O.P.R.W.C.T., same being the proposed southwest corner of said Lot 5, Block 1 of said proposed plat, being marked by a found 1/2-inch rebar with cap stamped "Pacheco Koch";

THENCE North 07 degrees, 21 minutes, 28 seconds, East 2,142.08 feet with the west line of said 18.691 acres and the east line of said Lot 4, Block 1, at 786.19 feet passing the northwest corner of said 18.691 acres, said corner being marked by a found 1/2-inch iron rod with cap stamped "Westwood", at 947.56 feet passing the northeast corner of said Lot 4, Block 1 and the southeast corner of Lot 3, Block 1 of Titan Innovation Business Park Phase II Lot 3, Block 1, a subdivision of record located in the City of Hutto, Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2023012989, O.P.R.W.C.T., said corner being marked by a found 1/2-inch rebar with cap stamped "Pacheco Koch", and continuing with the easterly line of said Lot 3, Block 1, to the northeast corner of said Lot 3, Block 1, same being the proposed northwest corner of said Lot 5, same being a point in said southerly line of Limmer Loop, being marked by a found 1/2-inch rebar with cap stamped "Pacheco Koch";

THENCE South 82 degrees, 37 minutes, 32 seconds, East 1,045.32 feet with the northerly line of said 106.66 acres and the southerly line of said Limmer Loop, at 50.00 feet passing the proposed northeast corner of said Lot 5 and the proposed northwest corner of said Lot 6, and continuing to the **POINT OF BEGINNING** of the herein described tract of land, said tract containing **51.260 Acres (2,232,902 Square Feet)**, more or less. Bearings are relative to State Plane Coordinates, NAD'83(2011), Texas Central Zone. Distances and areas reported have been scaled by applying the TXDOT Standard Surface Adjustment factor for Williamson County of 1.00012 and thus represent surface measurements.
- 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.
RELEASED 7/26/24.
- | | | | |
|------------------|-----------|----------------|------------|
| SCALE: | NONE | INITIAL ISSUE: | 07/26/2024 |
| CHECKED: | ABBR/MJN | REVISIONS: | |
| DRAWN: | JCT/ZNBM | | |
| FIELD CREW: | NJM | | |
| FIELD WORK DATE: | 1/31/2024 | | |
- TITAN INNOVATION
BUSINESS PARK
PHASE III
HUTTO, TEXAS
- Westwood
- Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
- Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301
- PRELIMINARY PLAT
- PROJECT NUMBER : R0039546.06
- SHEET NUMBER:
- 2
- OF
- 3
- DATE: 07/26/2024
- PRELIMINARY PLAT : TITAN INNOVATION BUSINESS PARK PHASE III
- Page 17 of 104

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N:\0039546.06\06 CAD\DWG\SURVEY C3D\20240716 0039546.06 PP REV.DWG

OWNER'S CERTIFICATION (18.691 ACRES)

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

I, BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022134856 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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 SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2024.

BEN F. SPENCER, MANAGER
TITAN INNOVATION BUSINESS PARK II, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6300 RIVERSIDE PLAZA LN, SUITE 200
ALBUQUERQUE, NEW MEXICO 87120

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

OWNER'S CERTIFICATION (REMAINDER OF 106.66 ACRES)

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

I, ROBERTO MALDONADO, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020048860 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2024.

ROBERTO MALDONADO
2310 LIMMER LOOP
HUTTO, TEXAS 78634

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO MALDONADO, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ____ DAY OF _____, 2024.

SUSANNA BOYER
PLANNING AND ZONING COMMISSION CHAIR

DATE

CITY DEVELOPMENT SERVICES SIGNATURE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2024.

ASHLEY BAILEY, AICP
DEVELOPMENT SERVICES DIRECTOR

DATE

SURVEYOR'S CERTIFICATION:

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

I, MICHAEL JACK NEEDHAM, REGISTERED PUBLIC SURVEYOR, NO. 5183, 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 01/31/2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2024.

MICHAEL JACK NEEDHAM
REGISTERED PUBLIC SURVEYOR NO. 5183
STATE OF TEXAS
8701 N MOPAC EXPY, SUITE 320,
AUSTIN, TX 78759
(512)-485-0831

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.
RELEASED 7/26/24.

ENGINEER'S CERTIFICATION:

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

I, HOLLIS A. SCHEFFLER, 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 _____, 2024.

HOLLIS A. SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER NO. 136049
STATE OF TEXAS
8701 N MOPAC EXPY, SUITE 320,
AUSTIN, TX 78759
(512)-485-0831

SCALE:	NONE	INITIAL ISSUE:	07/26/2024
CHECKED:	ABBR/MJN	REVISIONS:	
DRAWN:	JCT/ZNBM		
FIELD CREW:	NJM		
FIELD WORK DATE:	1/31/2024		

TITAN INNOVATION
BUSINESS PARK
PHASE III
HUTTO, TEXAS

Westwood

Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT

PROJECT NUMBER : R0039546.06

SHEET NUMBER:

3 OF

3

DATE: 07/26/2024



TOTAL # OF LOTS AND BLOCKS	
LOTS	BLOCKS
3	1

AREA TABLE		
LOT	ACRES	SF
LOT 5, BLOCK 1	13.021	567,206
LOT 6, BLOCK 1	27.933	1,216,757
LOT 7, BLOCK 1	10.306	448,939
TOTAL	51.260	2,232,902

PRELIMINARY PLAT

PROJECT NUMBER : R0039546.06

SHEET NUMBER:

1

OF

3

DATE: 10/04/2024

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N:\0039546.06\06 CAD\DWG\SURVEY C3D\20240716 0039546.06 PP REV.DWG

NOTES

1.

NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2.

A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER.
3.

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4.

SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
5.

TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
6.

IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE 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-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
7.

UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO

SEWER: CITY OF HUTTO

ELECTRIC: ONCOR ELECTRIC DELIVERY
8.

UTILITY NOTES

a. WITHIN CCN

i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9.

FLOODPLAIN NOTES:

a. ULTIMATE FLOODPLAIN

NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

b. EXISTING FLOODPLAIN

NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019 FOR CITY OF HUTTO, TEXAS.”

10.

ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

11.

ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

12.

ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

13.

THE SUBDIVISION IS ZONED LIGHT-INDUSTRIAL.

14.

THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.

15.

THIS PROJECT IS SUBJECT TO A TRAFFIC IMPACT FEE BASED ON ORDINANCE NO. 2021-014.
- DESCRIPTION OF PROPERTY:
- DESCRIPTION of 51.260 acres (2,232,902 square feet)** of land in the City of Hutto, Williamson County, Texas, being out of the Martin Strouse Survey, Section No. 20, Abstract No. 587, said 51.260 acre tract being all of that certain 18.691 acre tract of land described in a Special Warranty Deed to Titan Innovation Business Park II, LLC, dated December 7, 2022 and recorded in Document No. 2022134856 of the Official Public Records of Williamson County, Texas ("O.P.R.W.C.T." hereafter), and being all of the remaining portion of that 106.66 acres described in a general warranty deed to Roberto Maldonado, dated May 12, 2020 and recorded in Document No. 2020048860, O.P.R.W.C.T., said 51.260 acres being more particularly described by the following metes and bounds description:
- BEGINNING** at the northeast corner of said 106.66 acres, same being the northwest corner of Lot 1, Block H of Emory Farms Church Tract, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Cabinet CC, Slide 177 of the Plat Records of Williamson County, Texas, said Lot 1, Block H being that same tract of land described in a Special Warranty Deed to The Most Reverend Gregory M. Aymond, Bishop Of The Diocese Of Austin, And His Successors In Office, dated June 23, 2006, and recorded in Document No. 2006053930 O.P.R.W.C.T., same being in the southerly line of Limmer Loop, a variable-width public right-of-way, said corner being the proposed northeast corner of Lot 6, Block 1, of that certain proposed plat to be known as Titan Innovation Business Park, Phase III, said corner being marked by a found 3/8-inch rebar;
- THENCE South 07 degrees, 31 minutes, 41 seconds, West 1,363.80 feet** with the westerly line of said Lot 1, Block H, at 726.43 feet passing the southwest corner of said Lot 1, Block H and the northwest corner of Block H of Emory Farms Section Six, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Document No. 2015032495, O.P.R.W.C.T., said corner being marked by a found 1/2-inch rebar with an illegible cap, at 803.38 feet passing a 1/2-inch rebar found with cap stamped "Chaparral", at 1,166.52 feet passing the proposed southeasterly lot corner of said Lot 6, Block 1, and proposed northeast lot corner of Lot 7, Block 1 of said proposed plat, at 1,216.54 feet passing the most westerly corner of said Block H of Emory Farms Section Six, and the northwest corner of Lot 58, Block F, of Emory Farms Section Three, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Document No. 2012050738, O.P.R.W.C.T., said corner being marked by a found 1/2-inch rebar with cap stamped "Chaparral", and continuing with said westerly line of said Lot 58, Block F, to the northeast corner of said 18.691 acres, for a point on said westerly line of Lot 58, Block F, said corner being marked by a found 1/2-inch rebar with cap stamped "Westwood";
- THENCE South 07 degrees, 33 minutes, 04 seconds, West 779.63 feet** with the said westerly line of Lot 58, Block F, and easterly line of said 18.691 acres to the southeast corner of said 18.691 acres, same being the northeast corner of Lot 6, Block B of Titan Innovation Business Park Unit 6 and 7, a subdivision of record located in the City of Hutto, Williamson County, Texas, according to the map or plat thereof, appearing of record in Document No. 2020018527, O.P.R.W.C.T., same being the proposed southeast corner of said Lot 7, Block 1, said corner being marked by a found 1/2-inch rebar with cap stamped "Westwood";
- THENCE North 82 degrees, 33 minutes, 07 seconds, West 1,038.63 feet** with the southerly line of said 18.691 Acres and northerly line of said Lot 6, Block B, at 485.56 feet passing the proposed southeast corner of Lot 5 and proposed southwest corner of said Lot 7, and continuing with said southerly line of 18.691 acres and said northerly line of Lot 6, Block B, to the southwest corner of said 18.691 acres and the southeast corner of Lot 4, Block 1 of Titan Innovation Business Park Phase II Lot 4, Block 1, a subdivision of record located in The City of Hutto, Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2023013023, O.P.R.W.C.T., same being the proposed southwest corner of said Lot 5, Block 1 of said proposed plat, being marked by a found 1/2-inch rebar with cap stamped "Pacheco Koch";
- THENCE North 07 degrees, 21 minutes, 28 seconds, East 2,142.08 feet** with the west line of said 18.691 acres and the east line of said Lot 4, Block 1, at 786.19 feet passing the northwest corner of said 18.691 acres, said corner being marked by a found 1/2-inch iron rod with cap stamped "Westwood", at 947.56 feet passing the northeast corner of said Lot 4, Block 1 and the southeast corner of Lot 3, Block 1 of Titan Innovation Business Park Phase II Lot 3, Block 1, a subdivision of record located in the City of Hutto, Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2023012989, O.P.R.W.C.T., said corner being marked by a found 1/2-inch rebar with cap stamped "Pacheco Koch", and continuing with the easterly line of said Lot 3, Block 1, to the northeast corner of said Lot 3, Block 1, same being the proposed northwest corner of said Lot 5, same being a point in said southerly line of Limmer Loop, being marked by a found 1/2-inch rebar with cap stamped "Pacheco Koch";
- THENCE South 82 degrees, 37 minutes, 32 seconds, East 1,045.32 feet** with the northerly line of said 106.66 acres and the southerly line of said Limmer Loop, at 50.00 feet passing the proposed northeast corner of said Lot 5 and the proposed northwest corner of said Lot 6, and continuing to the **POINT OF BEGINNING** of the herein described tract of land, said tract containing **51.260 Acres (2,232,902 Square Feet)**, more or less. Bearings are relative to State Plane Coordinates, NAD'83(2011), Texas Central Zone. Distances and areas reported have been scaled by applying the TXDOT Standard Surface Adjustment factor for Williamson County of 1.00012 and thus represent surface measurements.
- 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.
RELEASED 10/4/24.
- | BOUNDARY LINE TABLE | | |
|---------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S82°28'19"E | 50.00' |
| L2 | N07°31'41"E | 61.28' |
- | | | |
|------------------|-----------|---------------------------|
| SCALE: | NONE | INITIAL ISSUE: 07/26/2024 |
| CHECKED: | ABBR/MJN | REVISIONS: |
| DRAWN: | JCT/ZNBM | |
| FIELD CREW: | NJM | |
| FIELD WORK DATE: | 1/31/2024 | |
- TITAN INNOVATION
BUSINESS PARK
PHASE III
HUTTO, TEXAS
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- Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
- Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301
- PRELIMINARY PLAT
- PROJECT NUMBER : R0039546.06
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- 2
- OF
- 3
- DATE: 10/04/2024
- PRELIMINARY PLAT : TITAN INNOVATION BUSINESS PARK PHASE III
- Page 20 of 104

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N:\0039546.06\06 CAD\DWG\SURVEY C3D\20240716 0039546.06 PP REV.DWG

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
OWNER'S CERTIFICATION (18.691 ACRES)

Remove Susanna Boyer as Chair
and add Bryan Lee as Chair

I, BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022134856 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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 SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2024.

BEN F. SPENCER, MANAGER
TITAN INNOVATION BUSINESS PARK II, LLC,
A TEXAS LIMITED LIABILITY COMPANY
6300 RIVERSIDE PLAZA LN, SUITE 200
ALBUQUERQUE, NEW MEXICO 87120

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
OWNER'S CERTIFICATION (REMAINDER OF 106.66 ACRES)

I, ROBERTO MALDONADO, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020048860 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2024.

ROBERTO MALDONADO
2310 LIMMER LOOP
HUTTO, TEXAS 78634

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO MALDONADO, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE ____ DAY OF _____, 2024.

SUSANNA BOYER
PLANNING AND ZONING COMMISSION CHAIR

DATE

CITY DEVELOPMENT SERVICES SIGNATURE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 2024.

ASHLEY BAILEY, AICP
DEVELOPMENT SERVICES DIRECTOR

DATE

SURVEYOR'S CERTIFICATION:

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

I, MICHAEL JACK NEEDHAM, REGISTERED PUBLIC SURVEYOR, NO. 5183, 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 01/31/2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2024.

MICHAEL JACK NEEDHAM
REGISTERED PUBLIC SURVEYOR NO. 5183
STATE OF TEXAS
8701 N MOPAC EXPY, SUITE 320,
AUSTIN, TX 78759
(512)-485-0831

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.
RELEASED 10/4/24.

ENGINEER'S CERTIFICATION:

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

I, HOLLIS A. SCHEFFLER, 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 _____, 2024.

HOLLIS A. SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER NO. 136049
STATE OF TEXAS
8701 N MOPAC EXPY, SUITE 320,
AUSTIN, TX 78759
(512)-485-0831

SCALE:	NONE	INITIAL ISSUE:	07/26/2024
CHECKED:	ABBR/MJN	REVISIONS:	
DRAWN:	JCT/ZNBM		
FIELD CREW:	NJM		
FIELD WORK DATE:	1/31/2024		

TITAN INNOVATION
BUSINESS PARK
PHASE III
HUTTO, TEXAS

Westwood

Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

PRELIMINARY PLAT

PROJECT NUMBER : R0039546.06

SHEET NUMBER:

3

OF

3

DATE: 10/04/2024

Titan Innovation Business Park Phase 3 Prelim



N



LIMMER LOOP

INNOVATION BLVD

R020956

R020950

R640070

ED SCHMIDT BLVD

0 500 1,000 2,000

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.

AGENDA ITEM REPORT

4.4.



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 224 Brown Street, to allow an accessory dwelling unit in the SF-1 (Single Family) zoning district.
Meeting: Tuesday, January 7, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The subject lot is platted with the Hutto Parke Section 5 Final Plat, recorded in 2004, and zoned SF-1 (Single Family), which allows for a single-family residence as well as an accessory dwelling unit with an approved specific use permit. The lot is 7,800 square feet as shown on the plot plan attached to this item, which is the minimum required lot size. A snippet from the Unified Development Code is provided below, showing additional requirements for constructing an ADU on the property, should this be approved. The ADU was constructed without review or permits and photos of the structure are attached to this item.

10.306.5 Dwelling, accessory unit

10.306.5.1 Definition

Dwelling unit, accessory: secondary dwelling unit in conjunction with and subordinate to a main single household dwelling unit, whether a part of the same structure as the main dwelling unit or incorporated into a detached garage. Also known as a *mother-in-law apartment*.

10.306.5.2 Permitted locations

- Accessory dwelling units are permitted subject to specific use permit review in the SF-R and SF-1 districts.
- Accessory dwelling units are permitted by right in the T-1, T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones.

10.306.5.3 Conditions

- Only one accessory dwelling unit is permitted on a lot.
- Lot size for single household dwellings where an accessory dwelling unit may be added must be at least 7800 sq. ft.
- Accessory dwelling units must be attached to the rear of the main house, or incorporated into a detached garage without eliminating the garage's parking spaces. Complete conversion of a detached garage into an accessory dwelling unit is prohibited.
- Floor area for accessory dwelling units must be 400 sq. ft. – 800 sq. ft., or 400 sq. ft. – 33% of the total living area of the host structure, whatever is smaller.
- Accessory dwelling units must have a separate entrance from the outdoors, oriented to the side or rear of the lot if the unit is attached to the main house.
- Recreational vehicles, mobile homes, and shipping containers are prohibited as accessory dwelling units.

AGENDA ITEM REPORT

4.4.



Following dates for the work done at this house (per the applicant's representative)

1. garage remodeling - April 2009
2. House extension - February 2010
3. Guest House - August 2010
4. flatwork on rear patio - May 2021
5. gazebo - Sept 2022

This request originated through a code enforcement case. The property owner is attempting to bring the site into compliance. One of the first steps to bring the property into compliance and remove the violation is to request permission to utilize the existing accessory structure as the property owner intended, which requires a Specific Use Permit. If the SUP is approved for the use, additional approvals are required through the Zoning Board of Adjustment to determine if variances for setbacks and lot coverage are justified or the entire site needs to be modified to come into compliance with existing codes. Staff does not yet have documentation any of the work was approved by the Homeowner's Association, however, HOA approval is always separate from City review and approval.

SUMMARY OF REQUEST:

The request for approval of the ADU on the subject property aligns with the SOAR 2040 plan as it integrates missing middle housing into an existing neighborhood, promoting incremental and compatible change rather than disruptive transformations, preserving the culture and character of the neighborhood while still increasing housing availability and options.

Staff notified 160 property owners within a 600' buffer and to date, staff has received three responses objecting to the existing structure.

STAFF REVIEW:

Staff recommends approval as presented.

FISCAL NOTES:

None with this request.

POLICY IMPLICATIONS:

None with this request.

ATTACHMENTS:

1. 224_Brown_Street_Newspaper_Map
2. Master Application-Specific Use with pictures
3. 224_Brown_Street_SUP_Zoning_Map

AGENDA ITEM REPORT

4.4.



-
4. 224_Brown_Street_SUP_Future_Land_Use_Map
 5. Ibarra - Object
 6. Thomas - Object
 7. Yu - Object

224 Brown Street



CARRINGTON-ST

N



ALMQUIST-ST

R464708

BROWN-ST

ROZNOVAK-ST

FLINN-ST

0 125 250 500

Feet

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MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-264
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: YOEL RIVERO

APPLICATION TYPE: _____

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

Name: YOEL RIVERO

Company Name: N/A

Address: 224 BROWN ST., HUTTO, TX 78634

Phone: 512.633.6223 Email: niurkayoel@yahoo.com

PROPERTY INFORMATION

Address: 224 BROWN ST.

Legal Description: Deed Lot(s) 4 Block Q Subdivision HUTTO PARKE, SECTION 5

Reference: Volume _____ Page(s) _____ or Document No. 2005047026

City Limits ☒ ETJ ☐ Current Zoning District: SINGLE FAMILY (SF-1)

PROPERTY OWNER INFORMATION

Name: YOEL RIVERO

Company Name: N/A

Address: 224 BROWN STREET, HUTTO, TX 78634

Phone: 512.633.6223 Email: niurkayoel@yahoo.com

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

YOEL RIVERO
Property Owner Printed Name

JUNE 19, 2024
Date

THE STATE OF TEXAS

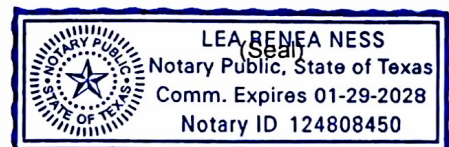
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Yoel Rivero, 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 20th day of June, 2024

Notary Public Signature

Lea Ness
Notary Public Printed Name



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



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: YOEL RIVERO

PROPERTY ADDRESS: 224 BROWN STREET, HUTTO, TX 78634

Current zoning district: SINGLE FAMILY (SF-1) Current Use: RESIDENTIAL

Proposed Use: SINGLE FAMILY (SF-1) Code reference for specific use permit requirement: _____

Current zoning: North of property: SINGLE FAMILY (SF-1) South of property: SINGLE FAMILY (SF-1)

East of property: SINGLE FAMILY (SF-1) West of property: SINGLE FAMILY (SF-1)

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

Chapter 2 Administration

10.201 General rules

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
Planning Policy					
Comprehensive Plan Text Amendment	X				X
Comprehensive Plan Map Amendment	X				X
Code Amendment	X				X
Annexation					
Voluntary	X	X	200 feet		X
Involuntary	X	X	200 feet		X
Zoning					
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
Platting					
Preliminary Plat	X	X	200 feet		X
Replat	X	X	200 feet		X
Variances					
Residential Variance	X	X	200 feet	X	X
Commercial Variance	X	X	600 feet*	X	X
Historic Preservation					
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.

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

RE: Specific Use Request Letter
Yoel Rivero
224 Brown Street, Hutto, TX 78634

The present is to request a Specific Use Permit for the Guest House.

- The site is a legal building lot, and it is recorded in the county as S8857 – HuttoParke, Section 5, Block Q, Lot 4.
- Currently the site is used as a Single Family and is proposed to remain as a Single Family in compatibility with all surrounding properties.
- Lot size is 60'x130' = 7,800 SF
- Main House area is 2,017.75 SF
- Guest House area is 450 SF
- Living Area is therefore 2,467.75 SF = 31.6%
- Impervious Areas (concrete driveway, patios, and walkways) are:
 - Existing (original) concrete work: 543.17 SF
 - New concrete work 2,349.60 SF
 - Total concrete work: 2,892.77 SF = 37%
- Total Impervious Area (living area and concrete area): 5,360.52 SF = 68.7%

Respectfully,

Yoel Rivero

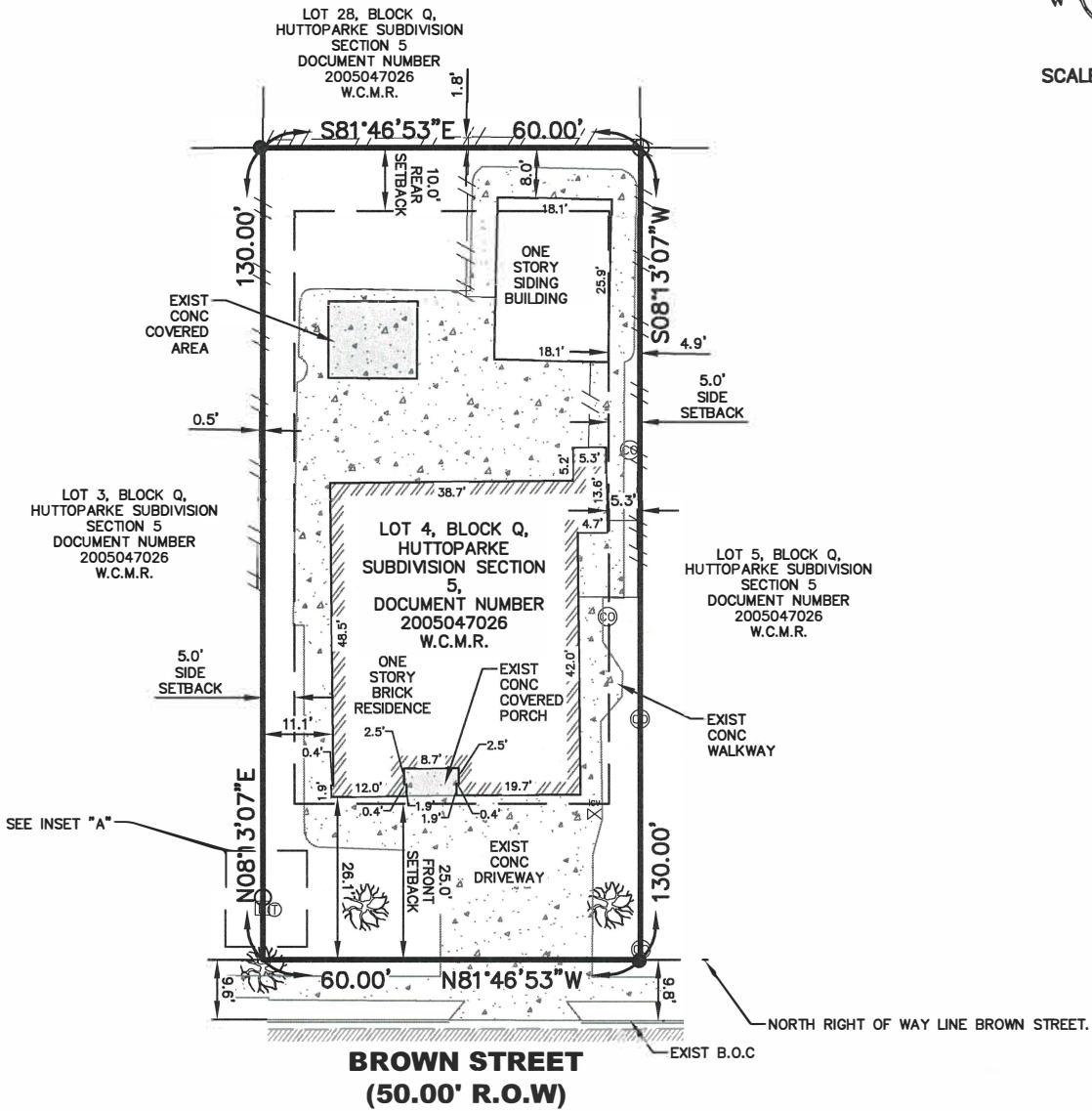








SCALE: 1" = 30'



LEGEND

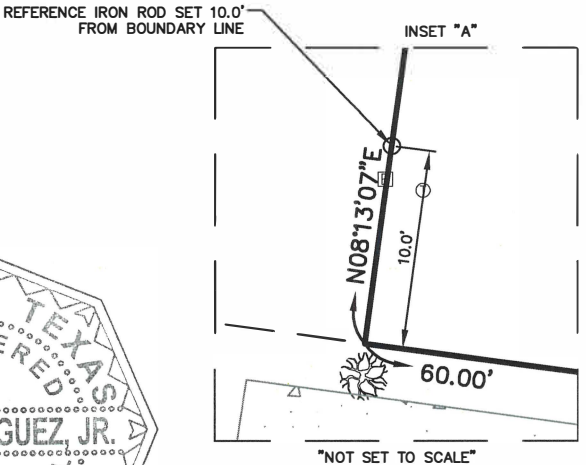
- - FND. 1/2" IRON ROD W/ NO CAP
- - SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- ① - TELEPHONE PEDESTAL
- ⊙ - CLEAN OUT
- - ELECTRICAL BOX
- ⊗ - IRRIGATION CONTROL VALVE
- 🌳 - TREE
- //— - CEDAR FENCE LINE
- EXIST. - EXISTING
- CONC. - CONCRETE
- ASPH. - ASPHALT
- CONC. - CONCRETE
- W.C.M.R. - WILLIAMSON COUNTY MAP RECORDS
- W.C.D.R. - WILLIAMSON COUNTY DEED RECORDS
- O.R.W.C. - OFFICIAL RECORDS OF WILLIAMSON COUNTY
- R.O.W. - RIGHT OF WAY
- FND. - FOUND

GENERAL NOTES:

ADDRESS: 224 BROWN STREET HUTTO, TEXAS 78634
SURVEYED: NOVEMBER 20, 2023
PRIVATE CLIENT: YOEL RIVERO

FLOOD ZONE DESIGNATION: X - AREA OF MINIMAL FLOOD HAZARD
COMMUNITY-PANEL NUMBER: 48491C0510F
MAP REVISED: 12/20/2019

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.



PLAT SHOWING

LOT 4, BLOCK Q, HUTTOPARKE SECTION 5, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET AA, SLIDE 178, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEO L. RODRIGUEZ, JR. DATE 11/28/23
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 23.698	JN	LLR.	11/28/2023

SHEET 1 OF 1: SURVEY PLAT

SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
MCALLEN TX | BARRINGER TX | SANTA FE NM | LOS ALAMOS NM

LIST OF PROPERTY OWNERS WITHIN 600 FT.

NORTH:

225 Almquist St., Hutto TX 78634

Alain O. Rodriguez Gonzalez & Vera Yolaisy Clavel

224 Almquist St., Hutto TX 78634

Leah Patrice Nolan

319 Carrington St., Hutto TX 78634

Jadarien & Aleita Jackson

318 Carrington St., Hutto TX 78634

Reginald & Betty Beemon Elerby

NORTH-EAST:

223 Almquist St., Hutto TX 78634

Aundre James McCullen & Catherine Loft McCullen

221 Almquist St., Hutto TX 78634

Lior Marom

219 Almquist St., Hutto TX 78634

219 Almquist Street LLC

217 Almquist St., Hutto TX 78634

Daniel Wayne

215 Almquist St., Hutto TX 78634

Thomas Sexton

212 Brown St., Hutto TX 78634

Hutto Parke Homeowners Association, Inc.

211 Almquist St., Hutto TX 78634

Jonathan R. & Aratchaphorn Kabathong Osborne

209 Almquist St., Hutto TX 78634

Oscar Mario Ventura Peraza & Marlene De La Caridad Barrera Mayedo

207 Almquist St., Hutto TX 78634

Ynette & Roque Rodriguez

205 Almquist St., Hutto TX 78634

Leonard Hernandez

222 Almquist St., Hutto TX 78634

Gage Smith

220 Almquist St., Hutto TX 78634

Lizzatte Sanchez

218 Almquist St., Hutto TX 78634

Joshua & Jennifer V. Frazier

216 Almquist St., Hutto TX 78634

Samantha L. & Vito Lara

214 Almquist St., Hutto TX 78634

N/A

212 Almquist St., Hutto TX 78634

Hutto Parke Homeowners Association, Inc.

210 Almquist St., Hutto TX 78634

Traci Jean Murphy, Charles Murphy, & Christopher Murphy

208 Almquist St., Hutto TX 78634

Clinton Langley

206 Almquist St., Hutto TX 78634

Victor Guevara

317 Carrington St., Hutto TX 78634

Nicholas Robinson

315 Carrington St., Hutto TX 78634

Lucinda Y. Philips

313 Carrington St., Hutto TX 78634

Mary & Michael L. Nitz

311 Carrington St., Hutto TX 78634

Ernest N. Annoh-Dompreh

309 Carrington St., Hutto TX 78634

David Chapa Jr.

307 Carrington St., Hutto TX 78634

Hutto Parke Homeowners Association, Inc.

305 Carrington St., Hutto TX 78634

David Koonce

303 Carrington St., Hutto TX 78634

Sara & Edwin Cervantes

316 Carrington St., Hutto TX 78634

Darius & Farah Adeeb

314 Carrington St., Hutto TX 78634

Lori & Victor K. Maze

312 Carrington St., Hutto TX 78634

Yarauth Torres

310 Carrington St., Hutto TX 78634

Kenneth Prescott

308 Carrington St., Hutto TX 78634
Angelia Lemmonds

306 Carrington St., Hutto TX 78634
Hutto Parke Homeowners Association, Inc.

304 Carrington St., Hutto TX 78634
Bryan & Alina Dowel Heinrich

EAST:

222 Brown St., Hutto TX 78634
Venile R. Russon & Mayra J. Russon Trust

220 Brown St., Hutto TX 78634
Sergio Valenzuela Vazquez

218 Brown St., Hutto TX 78634
Rebecca Ann Williams

216 Brown St., Hutto TX 78634
Judge & Chatonya McNeal

214 Brown St., Hutto TX 78634
Amber Waves Properties LLC, Series 107

212 Brown St., Hutto TX 78634
Hutto Parke Homeowners Association, Inc.

210 Brown St., Hutto TX 78634
Erick W. & Anna G. Garcia

208 Brown St., Hutto TX 78634
Monica Bonvicini & Mark Trevino

206 Brown St., Hutto TX 78634
William Purcel

204 Brown St., Hutto TX 78634
Yu Xu & Hui Li

SOUTH-EAST:

223 Brown St., Hutto TX 78634
Jeff Fletcher

221 Brown St., Hutto TX 78634
Mary A. Hill

219 Brown St., Hutto TX 78634
Jennifer L. Tran & David H

217 Brown St., Hutto TX 78634
Cherie E. Trausch

215 Brown St., Hutto TX 78634
Susan L. Alonge & Edward A. Boeham

213 Brown St., Hutto TX 78634
Hutto Parke Homeowners Association, Inc.

211 Brown St., Hutto TX 78634
Daniel Gibson

209 Brown St., Hutto TX 78634
Tamara Danieli

207 Brown St., Hutto TX 78634
Chris M. Chui, Trustee of the Chris M. Chui Revocable Trust

222 Flinn St., Hutto TX 78634
Jamilah Foster

220 Flinn St., Hutto TX 78634
Donna R. Lanning

218 Flinn St., Hutto TX 78634
Vanessa Morales & Emmanuel Muñoz Vargas

216 Flinn St., Hutto TX 78634
Alan T. Hussong

214 Flinn St., Hutto TX 78634
Jason R. & Kimberly M. Whitman

212 Flinn St., Hutto TX 78634
Hutto Parke Homeowners Association, Inc.

210 Flinn St., Hutto TX 78634
Chris & Laura Balderas

208 Flinn St., Hutto TX 78634
Frederick S. Kutcher

223 Flinn St., Hutto TX 78634
Mitchell C. & Wendi Ann Glaser, Trustees of Glaser 2013 Family Trust

221 Flinn St., Hutto TX 78634
Nicholas & Katherine Newman

219 Flinn St., Hutto TX 78634
Glen J. Edwards

217 Flinn St., Hutto TX 78634
Christie Lynn Waechter Krause & Kyle Ryon

215 Flinn St., Hutto TX 78634
Kelli D. & Christopher Lopez

212 Philips St., Hutto TX 78634

Hutto Parke Homeowners Association, Inc.

211 Flinn St., Hutto TX 78634

Rigoberto Albiter Dominguez

SOUTH:

225 Brown St., Hutto TX 78634

Tiffany Monika Kalin & Karl Wayne Anderson

224 Flinn St., Hutto TX 78634

Deepak & Anita R. Malhotra

225 Flinn St., Hutto TX 78634

Patricia McIntyre

SOUTH-WEST:

227 Brown St., Hutto TX 78634

Tiffany Wallace & Austin Barron

229 Brown St., Hutto TX 78634

Sylvia G. Krueger

231 Brown St., Hutto TX 78634

Virginia Robertson

WEST:

226 Brown St., Hutto TX 78634

Danitza Vivero Capoché, Jose Vivero Reyes, and Marta Juana Capoché Rosales

228 Brown St., Hutto TX 78634

Nicholas James Brockeveldt

230 Brown St., Hutto TX 78634

Jose S. Salinas, Jr.

NORTH-WEST:

227 Almquist St., Hutto TX 78634

Tymothy Ryan & Lisa Sedwick

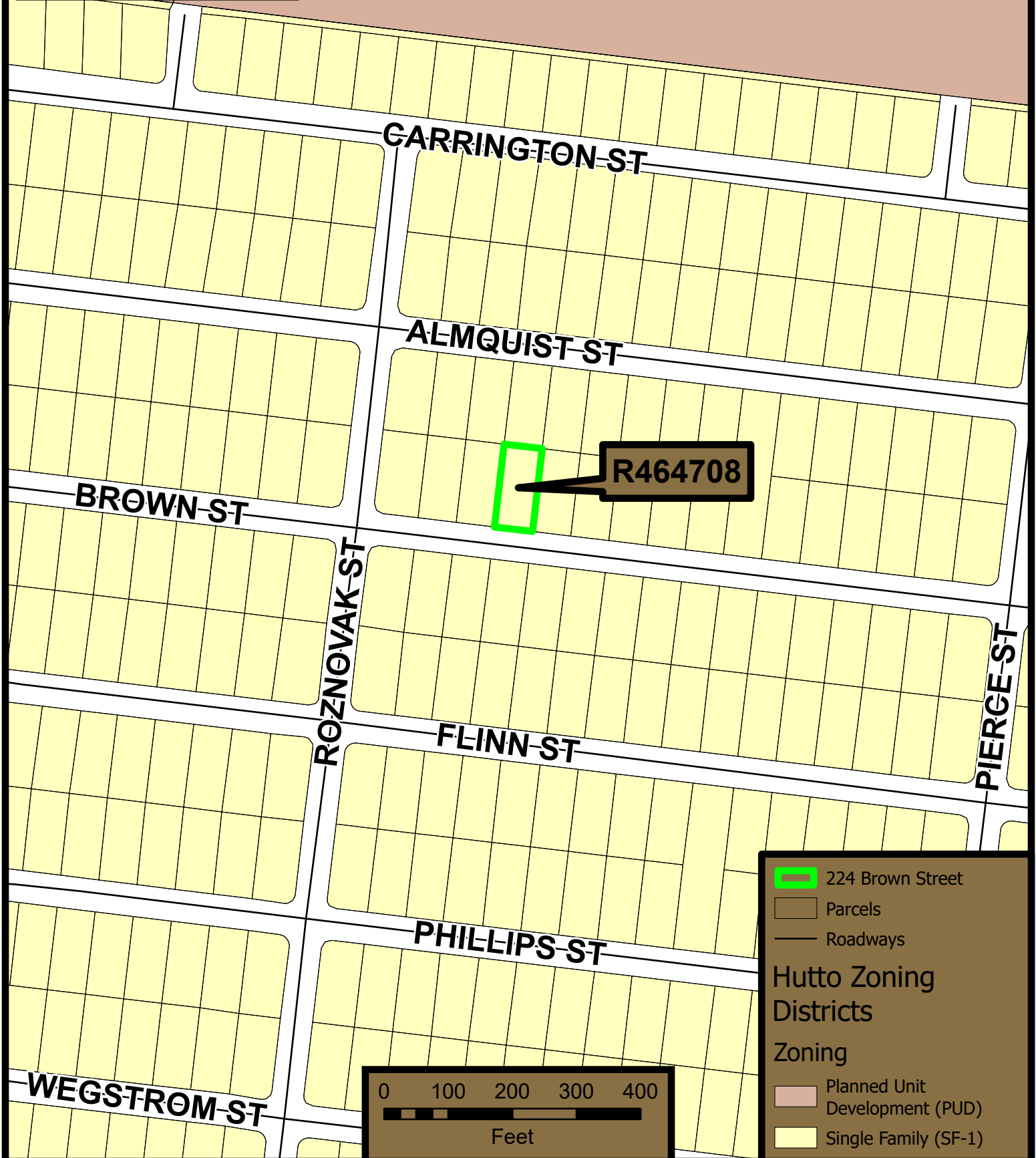
229 Almquist St., Hutto TX 78634

Peter J. & Kyle A. Thomas

231 Almquist St., Hutto TX 78634

AH4R I TX, LLC

224 Brown Street SUP



 224 Brown Street

 Parcels

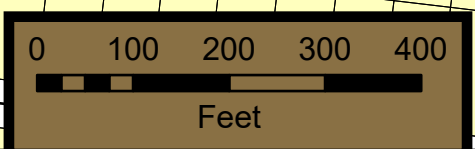
 Roadways

Hutto Zoning Districts

Zoning

 Planned Unit Development (PUD)

 Single Family (SF-1)



224 Brown Street SUP



 224 Brown Street

 Parcels

 Roadways

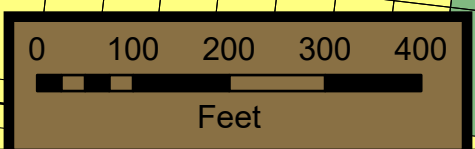
Future Land Use

Land Uses

 Suburban Subdivision

 Neighborhoods

 Open Space





PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:
CITY COUNCIL ON:
MEETING LOCATION:
MEETING TIMES:

JANUARY 7, 2025
FEBRUARY 6, 2025
500 W. Live Oak Street – City Hall
7:00 PM

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as **224 Brown Street**, Lot 4 Block Q of the Hutto Parke Section 5 Subdivision, to allow a dwelling, accessory unit in the SF-1 (Single Family) zoning district. The UDC defines a dwelling, accessory unit in 10.306.5 as a secondary dwelling unit in conjunction with and subordinate to a main single household dwelling unit, whether a part of the same structure as the main dwelling unit or incorporated into a detached garage. Also known as a *mother-in-law apartment*.

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: <https://www.huttotx.gov/129/Agendas-Minutes-Archive>. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634 with a response to the proposal
2. Email your response to: planning@huttotx.gov

Please include case name, public hearing date, your name and address, and if you are in favor or against the proposed zoning request, including comments. For additional information or questions about the proposal, please contact the Development Services-Planning staff at (512) 759-5973 or planning@huttotx.gov.

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **224 Brown Street**, Lot 4 Block Q of the Hutto Parke Section 5 Subdivision, to allow a dwelling, accessory unit in the SF-1 (Single Family) zoning district. The UDC defines a dwelling, accessory unit in 10.306.5 as a secondary dwelling unit in conjunction with and subordinate to a main single household dwelling unit, whether a part of the same structure as the main dwelling unit or incorporated into a detached garage. Also known as a *mother-in-law apartment*.

Name:

Blanca Ibarra

Address:

222 Phillips Street

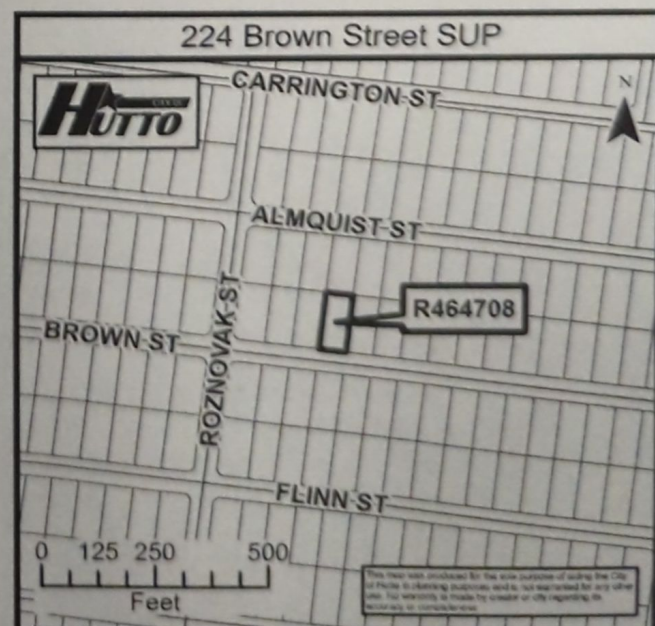
☐ I AM IN FAVOR

☒ I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP

ADU's is a potential
for increased property taxes
and fair and equitable
market values. We must
keep our community affordable



Case Name: Hutto Planning & Zoning Commision-224 Brown Street 10.306.5
Planning & Zoning Commission on 1/7/25
City Council on 2/6/25
Meeting Location: 500 W. Live Oak St-City Hall

I am submitting my response from 229 Almquist St, Hutto, TX 78634 and my response is I object to this unit of the mother in law suite. My reasons are concerns for privacy, property value, the fact that there are already additions made to this home that I have no idea if they went through proper permitting for and there is not much room left, the overall look to the neighborhood if someone wants to sell in the future, the lights shining into other properties, the fact there is already a metal fence in the backyard in addition to the fence already there-the view is not appealing and looks very cluttered, the safety of the streets with more vehicles parking in the street causing crowding as well, and it looks like this request may be being asked after the fact that so much was added to this property.

Thank you,
Mrs. Thomas

Hearing date: Jan 7 & Feb 6, 7:00pm

Name: Yu Xu

Address: 204 Brown St, Hutto TX

I OBJECT. It's a neighborhood for SF and low density dwelling.

Thanks,

Yu Xu

Owner of 204 Brown St

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Lidell Walker Phase 5 Final Plat, 36.574 acres, more or less, of land, 172 residential lots and 2 open space lots, located on County Road 132.
Meeting: Tuesday, January 7, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 5 Final Plat consists of 172 residential lots and two open space lots, located within the Lidell Walker subdivision, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family Village (Lidell Walker)
NORTH: SF-1 Single Family Village (Lidell Walker)
EAST: SF-1 Single Family Village (Lidell Walker)
SOUTH: SF-1 Single Family Village (Lidell Walker)

SUMMARY OF REQUEST:

The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed. Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the Traffic Impact Analysis.

The Final Plat is subject to HB 3167 approval.

STAFF REVIEW:

The plat is subject to the shot clock and is recommended for denial per state law. The attached document is the review staff completed that shows the remaining comments.

FISCAL NOTES:

None with this item.

AGENDA ITEM REPORT

4.5.



POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. Staff Comments

Lidell Walker Ph 5 FP - Initial

1/3/2025

Attendees

jbyrum (john.byrum@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Matt Rector (matt.rector@huttotx.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

LWPh5FP-Init-DrainRpt(12-10-24).pdf
LWPh5FP-Init-Plat(12-10-24).pdf

this is not the
approved drainage
report for the
subdivision.

DRAINAGE IMPACT ANALYSIS

FOR

LIDELL-WALKER SUBDIVISION



Prepared By:



8834 North Capital of Texas Hwy, Suite 140
Austin, Texas 78759

Table of Contents

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Section 1 – Introduction

Introduction

On behalf of our client Green Brick Partners, Gray Engineering, Inc. submits this Drainage Impact Analysis in support of Subdivision Construction Plans for the Lidell-Walker subdivision to define the drainage impact at the outfall locations along the Lidell-Walker property boundary.

Project Description

The Lidell-Walker subdivision will consist of 1095 single family residential lots and 49,954 linear feet of public roadways within 263.02 acres.

Site Location

The subject property is in Williamson County and the City of Hutto City Limits. The site is bounded by CR 1660, CR 132, and CR 133. Existing developments that abut the property include the Mustang Creek subdivision to the west and the Rivers Crossing subdivision to the south. Refer to **Exhibit I** for **Location Map**.

Floodplain

No portion of this project is within the boundaries of the 1% Annual Chance Floodplain, as shown on FEMA FIRM Panel No. 48491C051F, dated December 20, 2019, for Williamson County, Texas, and Incorporated Areas. Refer to **Exhibit II** for **Floodplain Insurance Map**.

Section 2 – Methodology

Hydrology

This study estimates peak flow rates at the POI-1, POI-2, POI-3, POI-4, POI-5, and POI-6 crossings using the USACE Hydrologic Engineering Center's HEC-HMS 3.5 computer tool. Peak stream flow rates are calculated for 2-, 10-, 25-, and 100-year storm events under current and anticipated conditions. **Exhibit III** shows HEC-HMS-modeled existing and proposed scenarios.

Precipitation

The precipitation depths for each frequency design storm are taken from Round Rock Rain (Rainfall data guidance). **Table 1** presents the cumulative storm depths for the various storms used in this study.

Table 1: NOAA Atlas 14 Brushy Creek Watershed Centroid Rainfall Depth for selected Durations and Frequencies (inches); AC = Annual Chance

Duration	1-yr	2-yr	5-yr	10-yr	25-yr (4% AC)	50-yr	100-yr (1% AC)	200-yr	500-yr	1000-yr
5-min	0.438	0.520	0.650	0.761	0.921	1.05	1.18	1.32	1.50	1.65
10-min	0.697	0.829	1.040	1.22	1.47	1.68	1.90	2.11	2.38	2.59
15-min	0.879	1.04	1.30	1.52	1.83	2.09	2.35	2.61	2.98	3.25
30-min	1.24	1.47	1.82	2.12	2.55	2.90	3.25	3.63	4.15	4.57
60-min	1.61	1.91	2.39	2.80	3.39	3.85	4.35	4.89	5.66	6.28
2-hr	1.93	2.35	2.99	3.57	4.41	5.11	5.87	6.73	7.99	9.03
3-hr	2.10	2.61	3.36	4.05	5.08	5.94	6.91	8.02	9.65	11.0
6-hr	2.40	3.05	3.98	4.86	6.19	7.32	8.62	10.1	12.3	14.2
12-hr	2.73	3.49	4.58	5.61	7.18	8.53	10.1	11.9	14.6	17.0
24-hr	3.10	3.97	5.20	6.38	8.17	9.70	11.5	13.5	16.7	19.3

Drainage Area

Two-foot contour interval terrain data from LIDAR mapping technology provided by the Texas Natural Resources Information System (TNRIS) is used to define the POI basins. You can see the Existing Drainage Areas and the Proposed Drainage Areas used in the models in **Exhibits IV and V**.

Curve Number

Soil Conservation Service utilizes Curve Number to estimate runoff from storm rainfall for each watershed. Curve numbers are a function of watershed's soil and cover conditions which defines the hydrologic soil group and land use of the land within the watershed.

Natural Resources Conservation Service of the United States Department of Agriculture's websites provides a survey of the hydrologic soil group of a specific watershed contributing to

each point of analysis discussed in this report. There are four categories for the hydrologic soil group: A, B, C and D; A having the highest infiltration rate, and D having the lowest infiltration rate. Additionally, land uses play a significant role in the curve number calculations as well. Typically, in the pre-development conditions a watershed is formed of raw land, farmland, grass/pasture or mixture of brush and trees. Whereas in the post-development conditions, it is common to see an increased impervious cover in a watershed due to the proposed uses such as residential developments, roads, buildings, etc. This project mostly consists of grassland and row crops in the pre-development conditions along with a small number of residential districts. In the post-development conditions, the proposed land use is residential lots that are 1/8 of an acre in size.

The SCS runoff equation is:

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$$S = \frac{1000}{CN} - 10$$

Where:

Q	= runoff (in)
P	= rainfall (in)
S	= potential maximum retention after runoff begins (in) and
CN	= curve number

Time of Concentration

Time of concentration is the travel time of a drop of precipitation to travel from the hydraulically most distant point of the watershed to a point of interest within the watershed. There are three sub-reaches that contribute to the calculation of the time of concentration: Sheet Flow, Shallow Concentrated Flow and Channel flow.

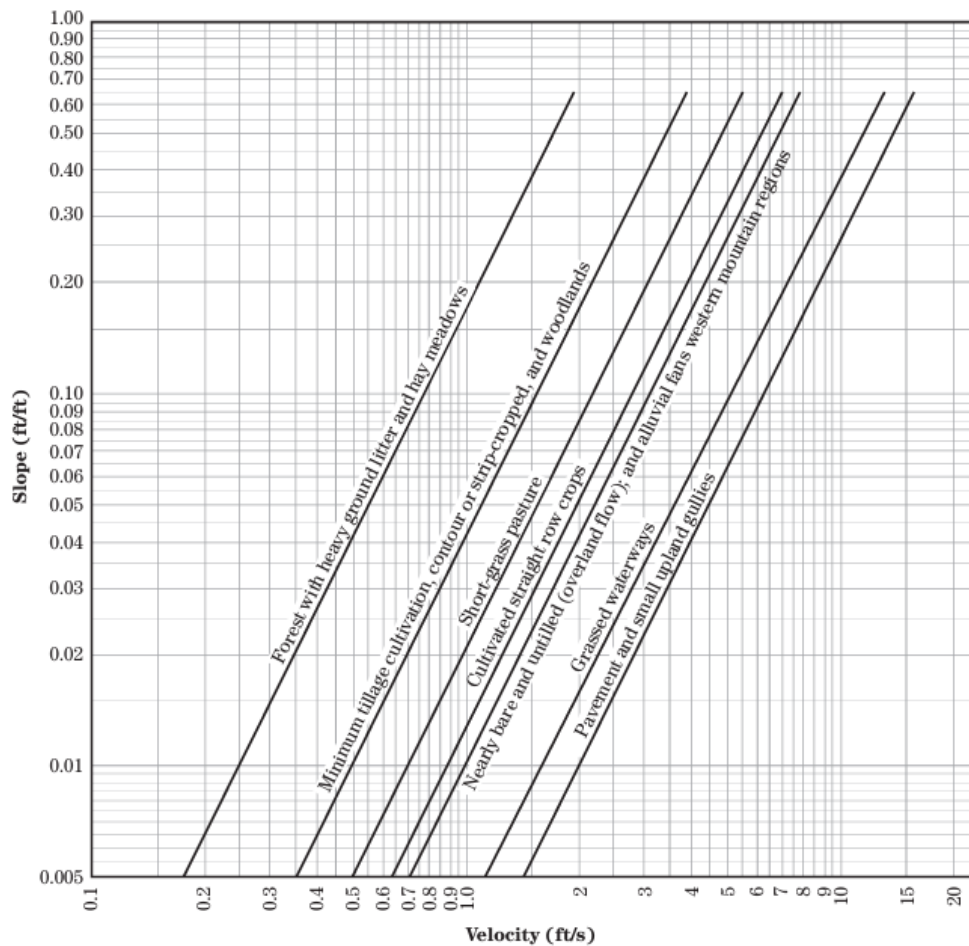
- Sheet Flow: This is the flow of water over the plane surface as a more or less uniformly thick film or sheet of water. For sheet flow of less than 100 feet, Manning's kinematic solution formula is used.

$$Tt = \frac{0.007(nL)^{0.8}}{(P2)^{0.5}S^{0.4}}$$

Where:

Tt	= travel time (hr)
n	= Manning's roughness coefficient
L	= flow length (ft)
$P2$	= 2-year, 24-hour rainfall (in)
S	= slope of hydraulic grade line (ft/ft)

- Shallow Concentrated Flow: Once sheet flow exceeds a maximum of 100 feet, it usually becomes shallow concentrated flow. The average velocity can be determined from the figure below.



After determining the average velocity, the following equation is used to compute travel time:

$$T_{t\text{unpaved}} = \frac{L}{(3600 \times 16.1345 \times s^{0.5})}$$

$$T_{t\text{paved}} = \frac{L}{(3600 \times 20.3282 \times s^{0.5})}$$

Where:

Tt = travel time (hr)
 L = flow length (ft)
 s = slope of the ground (ft/ft)
 3600 = conversion factor from minutes to hours

- Channel flow: Shallow concentrated flow ends at depths around 0.1 – 0.5 feet. Once that depth is exceeded, channel flow is assumed to occur. Open channels are assumed to begin where surveyed cross-sectional information has been observed, where channels are visible on aerial photographs, or where bluelines indicating streams appear on U.S. Geological Survey quadrangle sheets. The analysis started with an assumed average velocity of 4 ft/s for open channel flow segments. Once more accurate results are obtained from hydraulic models, the channel velocities are updated to actual velocities where applicable. For pipe velocities, actual velocities were obtained from the StormCAD models.

Channel flow duration equals to:

$$T_{channel} = \frac{L}{(3600 \times V)}$$

$$V = \frac{Q}{A}$$

Where:

V	= average velocity (ft/sec)
L	= channel flow length (ft)
Q	= design discharge (cfs)
A	= cross-sectional area (sq. ft.)

Section 3 - Hydrologic Results

Tables 2-7 below compare the computed flow rates at POI-1, POI-2, POI-3, POI-4, POI-5, and POI-6.

Table 2

	Flow @ POI-1 (cfs)	
	Pre-Development	Post-Development
2-Year	1434.1	1397.3
10-Year	2824.1	2742.9
25-Year	3617.0	3512.6
100-Year	4856.9	4717.0

Table 3

	Flow @ POI-2 (cfs)	
	Pre-Development	Post-Development
2-Year	56.7	29.4
10-Year	108.4	52.8
25-Year	137.4	65.6
100-Year	182.5	85.6

Table 4

	Flow @ POI-3 (cfs)	
	Pre-Development	Post-Development
2-Year	64.2	22.7
10-Year	122.3	40.7
25-Year	154.5	50.6
100-Year	204.5	65.9

Table 5

	Flow @ POI-4 (cfs)	
	Pre-Development	Post-Development
2-Year	66.2	62.0
10-Year	125.9	116.6
25-Year	158.9	146.7
100-Year	210.1	193.5

all of these are different from the previously approved report

Table 6

	Flow @ POI-5 (cfs)	
	Pre-Development	Post-Development
2-Year	32.7	14.8
10-Year	62.4	26.5
25-Year	78.8	33.0
100-Year	104.3	43.0

Table 7

	Flow @ POI-6 (cfs)	
	Pre-Development	Post-Development
2-Year	21.4	20.2
10-Year	43.2	36.3
25-Year	55.4	45.1
100-Year	74.4	58.7

these do not appear
in the previously
approved report

As shown in the tables above, the proposed Lidell-Walker subdivision will not have an adverse impact on the neighboring properties. Therefore, no ponds have been proposed for any of the outfall locations.

Section 4 – Conclusions

Per the results presented in Section 3 of this report, the peak flows at each analysis point have decreased in all storm events in the post-development conditions compared to the pre-development ones. The reason for the decrease in the post-development flows at POI-1 is due to the peaking time of the on-site drainage areas vs the peaking time of the large offsite drainage contributing to POI-1. Since the on-site drainage areas are significantly closer to POI-1 that has a large off-site contributing area, the post-development flows pass through POI-1 quicker than the off-site flows reach the analysis point. Therefore, this yields a lower total peak flow at POI-1 in the post-development conditions.

For all other points of analysis, a reduction in the drainage area contributing to each analysis point is being proposed to offset the impacts of the increased impervious cover amount. Therefore, no detention is being proposed for the other POIs.

Exhibit I – Location Map

Location Map

Lidell-Walker Subdivision

Legend

Lidell Walker

new POIs have been added.

property shape has changed from previously approved report and appears to be additional acres.

Property Boundary

Lidell Walker

Mustang Creek

City of Hutto

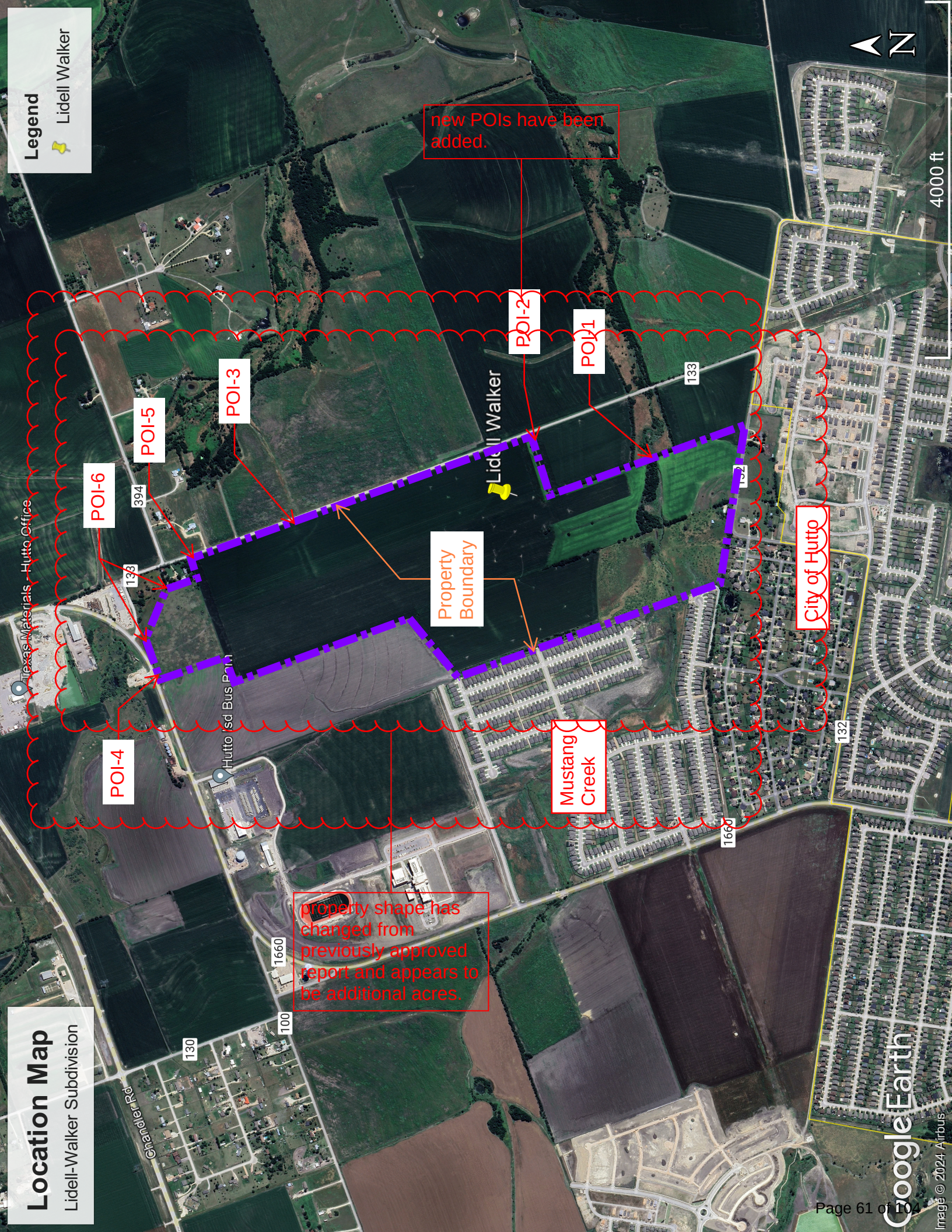
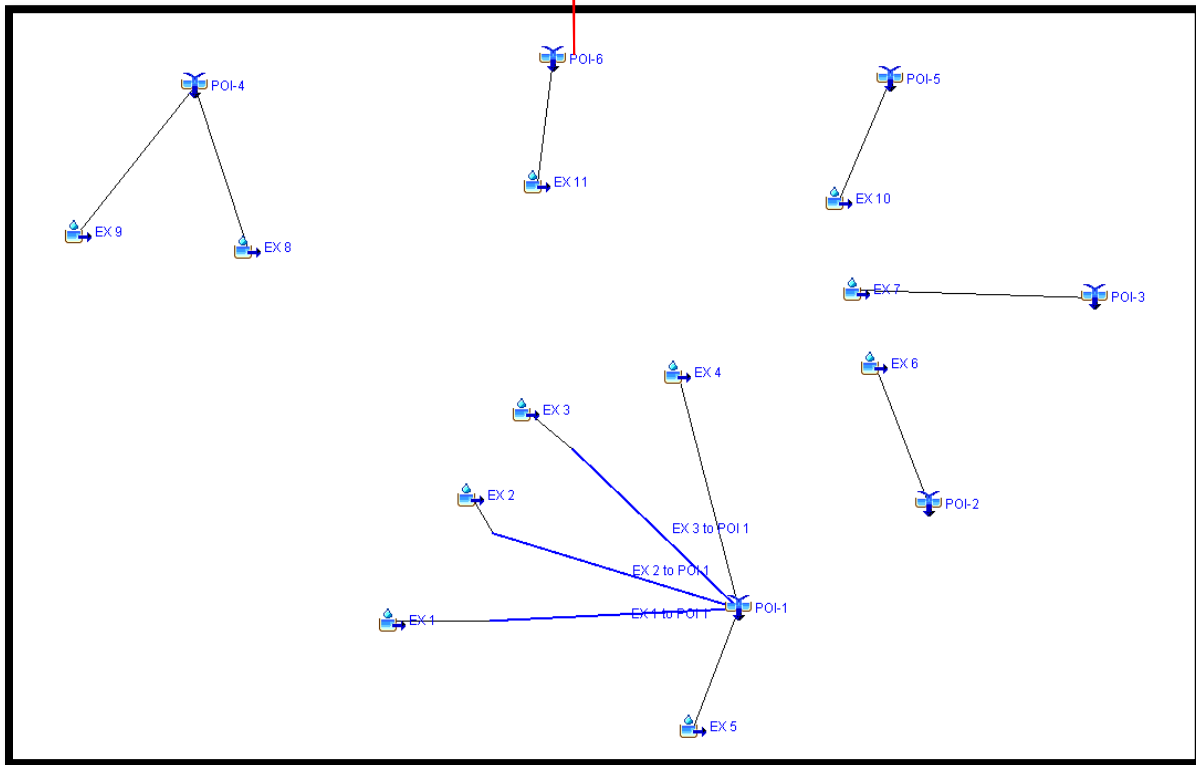


Exhibit II – FEMA Floodplain Map

Exhibit III – HEC-HMS

please provide new
HMS models for all
changes so they can
be reviewed

Pre-Development



Post-Development

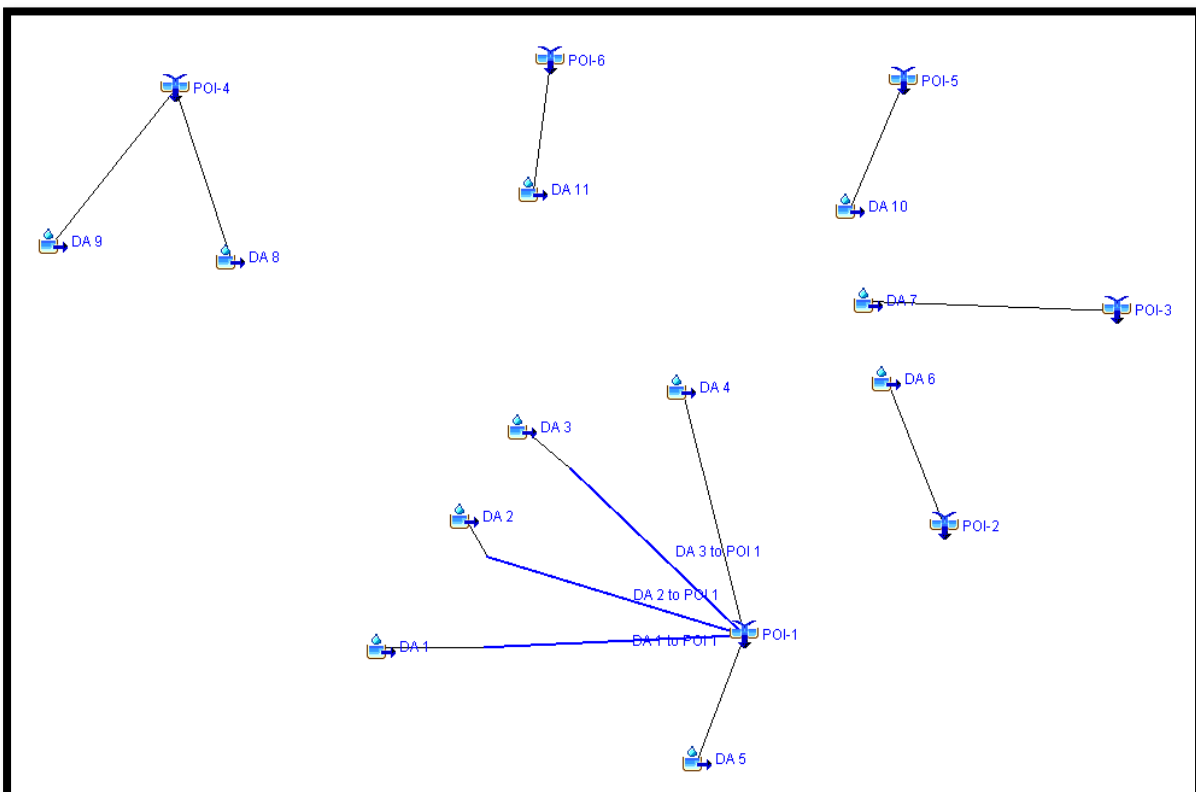
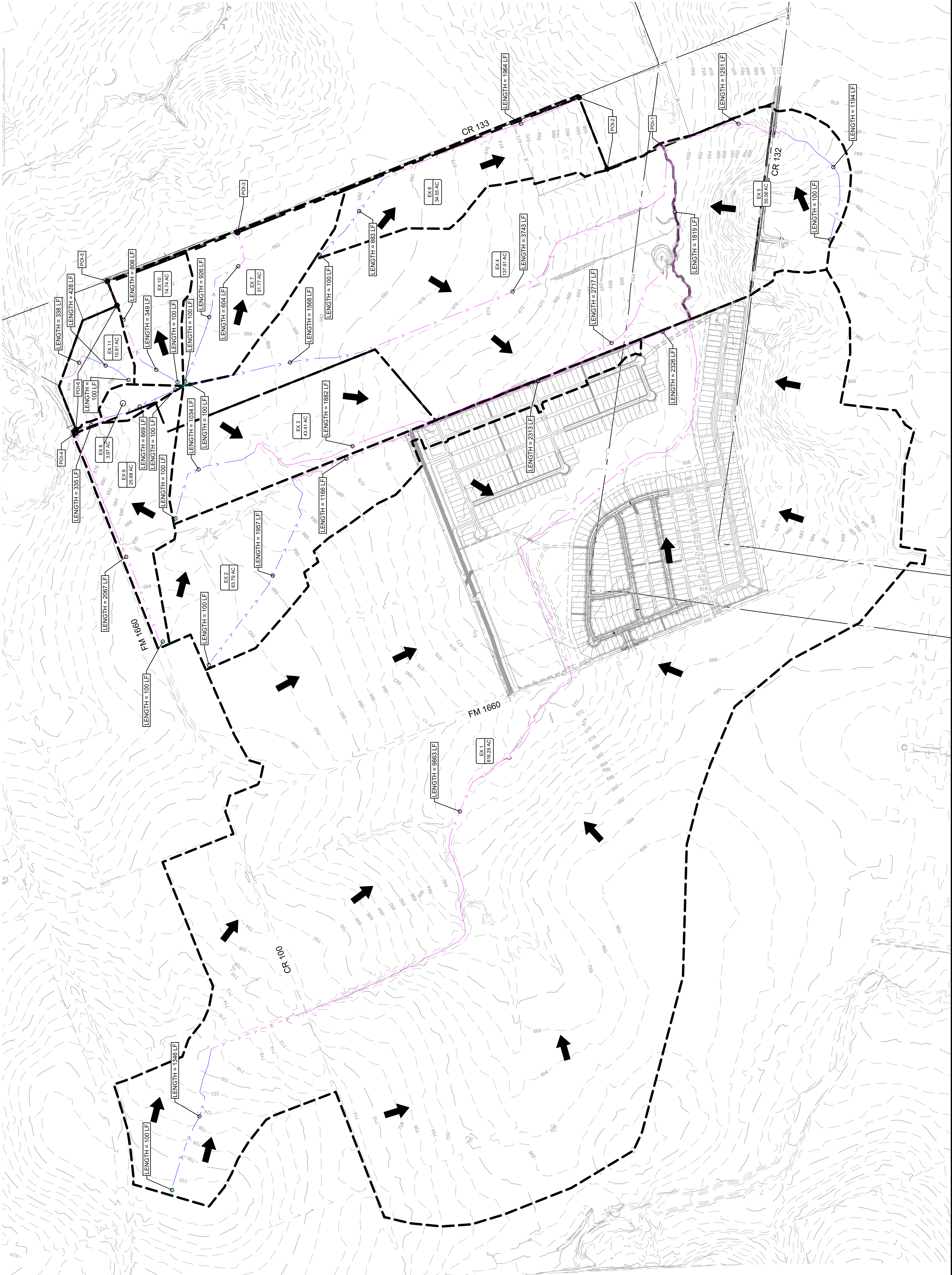


Exhibit IV – Existing Drainage Area Map

PRE-DEVELOPMENT HYDROLOGY DRAINAGE AREA MAP



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION (SHEET FLOW)
	TIME OF CONCENTRATION (SHALLOW FLOW)
	TIME OF CONCENTRATION (CHANNEL FLOW)
	DRAINAGE AREA LABEL
	POINT OF ANALYSIS LABEL

Drainage Area		Pre-Development					PO
		CN	Lag Time (min)	Q (cfs)			
EX 1	87.79	38.77	1032.4	2041.1	2617.4	3518.8	1
EX 2	89.94	33.63	95.4	180.6	228.4	303.1	
EX 3	89.00	22.97	78.7	150.6	190.6	252.9	
EX 4	88.61	35.15	190.4	369.7	471.2	629.8	
EX 5	84.14	19.72	89.9	188.9	245.3	333.5	
EX 6	89.13	27.45	56.7	108.4	137.4	182.5	2
EX 7	89.10	19.17	64.2	122.3	154.5	204.5	3
EX 8	86.98	15.58	7.9	15.7	20.1	26.8	4
EX 9	89.37	15.30	58.3	110.2	138.8	183.3	5
EX 10	88.94	15.56	32.7	62.4	78.8	104.3	6
EX 11	86.00	15.99	21.4	43.2	55.4	74.4	7

DATE: 02/27/2024

DRAWN BY: ARS

CHECKED BY: EU

LODELWALKER

GRAY ENGINEERING

8834 N. Capital of Texas Hwy.

Suite 140

Austin, TX 78759

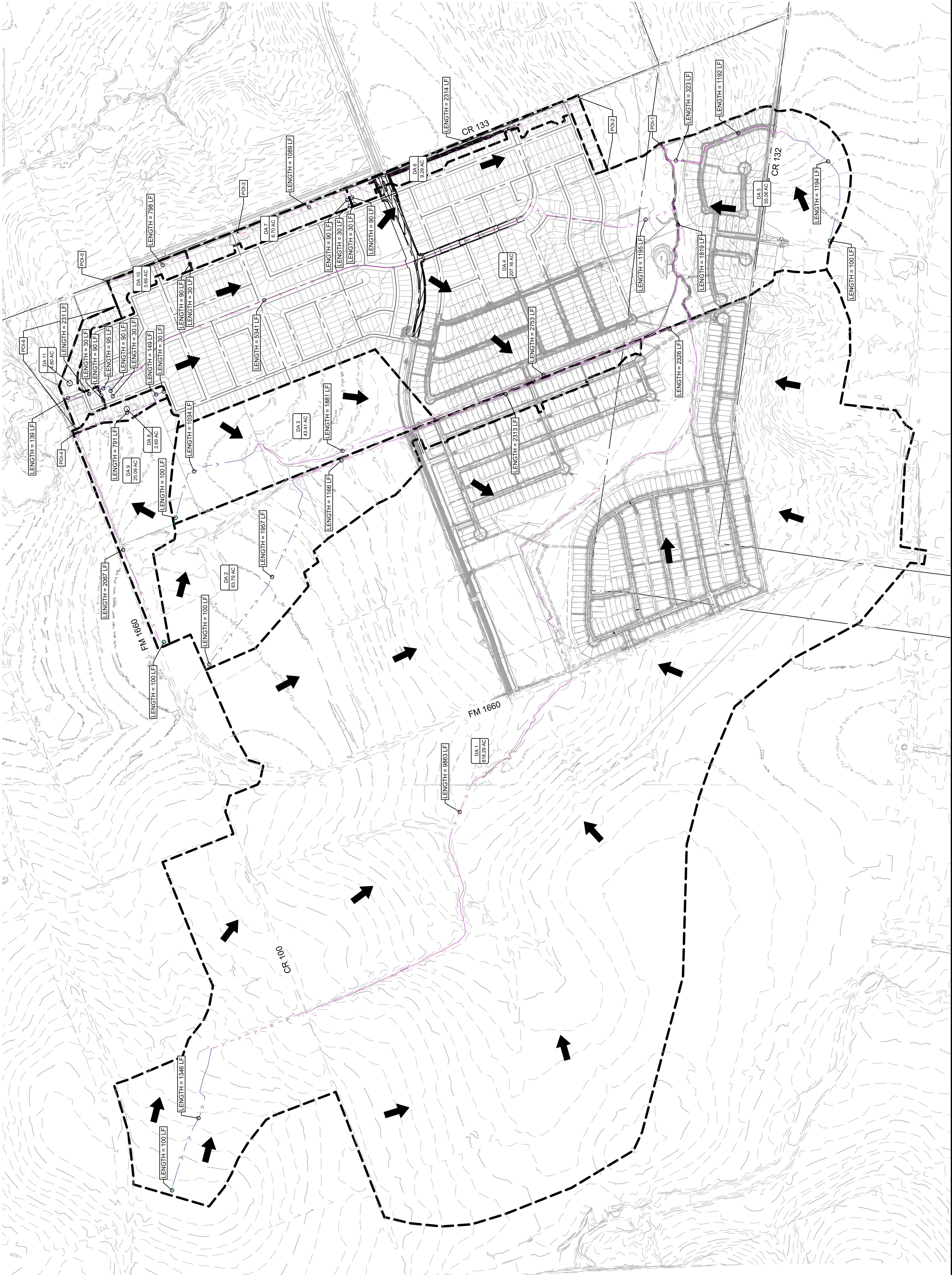
Phone: (512) 452-0371

FAX: (512) 454-9933

1001 CS. HWY. 2500

Exhibit V – Proposed Drainage Area Map

POST-DEVELOPMENT HYDROLOGY DRAINAGE AREA MAP



SCALE: 1" = 400'
GRAPHIC SCALE IN FEET
0 200 400 800

LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION (SHEET FLOW)
	TIME OF CONCENTRATION (SHALLOW FLOW)
	TIME OF CONCENTRATION (CHANNEL FLOW)
	DRAINAGE AREA LABEL
	POINT OF ANALYSIS LABEL

Drainage Area	CN	Lag Time (min)	Post-Development Q _i (cfs)						POI
			2-yr	10-yr	25-yr	100-yr	100-yr	100-yr	
DA 1	87.79	38.77	1032.4	2041.2	2617.5	3519.0	3519.0	3519.0	1
DA 2	89.94	33.63	95.4	189.6	238.4	303.1	303.1	303.1	
DA 3	86.00	22.96	78.7	150.6	190.7	253.0	253.0	253.0	
DA 4	90.80	12.33	549.6	1009.6	1262.0	1655.5	1655.5	1655.5	
DA 5	86.00	18.92	99.1	200.4	257.4	346.2	346.2	346.2	2
DA 6	92.12	9.75	29.4	52.8	65.6	85.6	85.6	85.6	
DA 7	92.11	6.69	22.7	40.7	50.6	65.9	65.9	65.9	3
DA 8	91.56	6.26	9.1	16.5	20.6	26.9	26.9	26.9	
DA 9	89.93	15.30	57.2	107.7	135.6	178.9	178.9	178.9	4
DA 10	92.10	5.21	14.8	26.5	33.0	43.0	43.0	43.0	
DA 11	92.00	4.78	20.2	36.3	45.1	58.7	58.7	58.7	6

DATE: 7/29/2024

DRAWN BY: ARS

CHECKED BY: EU

8834 N. Capital of Texas Hwy.

Site: 140
Auto: 812452.0371
FAM512454-9931
1001251700-12540

Exhibit VI – USDA Soil Report Map



Map Scale: 1:23,900 if printed on A landscape (11" x 8.5") sheet.

Figure 1 is a vertical bar chart showing the distribution of the number of feet of water in the water column for 1000 randomly selected fish. The y-axis is labeled 'Feet' and ranges from 0 to 100. The x-axis represents the number of fish, with labels at 0, 200, 400, 600, 800, and 1000. The bar is divided into segments of different heights, representing the frequency of fish at each depth. The distribution is roughly bell-shaped, peaking around 40 feet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Resources

National Cooperative Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/27/2024
Page 1 of 4

Exhibit VII – Existing and Proposed Curve Number Summary

Pre-Development Runoff Curve Number					
Pre-Development DA-EX 1					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	427.449	38042.961
D	Streets and Roads - Paved, Open Ditches	-	93	29.181	2713.833
D	Residential - 1/8 acres	-	92	102.016	9385.472
D	Residential - 1/2 acres	-	85	72.282	6143.97
D	Residential - 1 acres	-	84	28.884	2426.256
D	Farmsteads	-	86	29.539	2540.354
D	Streets and Roads - Paved, Parking Lot	-	98	16.671	1633.758
D	Meadow	-	78	13.916	1085.448
D	Open Space	Good	80	98.352	7868.16
			Totals	818.29	71840.212
			Composite CN		87.79
Pre-Development DA-EX 2					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	37.827	3366.603
D	Residential - 1/8 acres	-	92	9.768	898.656
D	Streets and Roads - Paved, Parking Lot	-	98	9.790	959.420
D	Open Space	Good	80	6.405	512.400
			Totals	63.79	5737.079
			Composite CN		89.94
Pre-Development DA-EX 3					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	43.410	3863.490
			Totals	43.41	3863.49
			Composite CN		89
Pre-Development DA-EX 4					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	120.112	10689.968
D	Farmsteads	-	86	17.798	1530.628
			Totals	137.91	12220.596
			Composite CN		88.61
Pre-Development DA-EX 5					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	14.319	1274.391
C	Row Crops - SR	Good	88	1.562	137.456
B	Row Crops - SR	Good	81	2.718	220.158
D	Streets and Roads - Paved, Open Ditches	-	93	1.197	111.321
C	Streets and Roads - Paved, Open Ditches	-	92	0.455	41.860
B	Streets and Roads - Paved, Open Ditches	-	89	0.314	27.946
D	Farmsteads	-	86	16.685	1434.910
C	Farmsteads	-	82	0.676	55.432
B	Farmsteads	-	74	11.554	854.996
D	Residential - 1/2 acres	-	85	5.580	474.300
			Totals	55.06	4632.77
			Composite CN		84.14

Pre-Development DA-EX 6					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	33.414	2973.846
D	Streets and Roads - Paved, Open Ditches	-	93	1.136	105.648
			Totals	34.55	3079.494
			Composite CN		89.13
Pre-Development DA-EX 7					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	31.014	2760.246
D	Streets and Roads - Paved, Open Ditches	-	93	0.756	70.308
			Totals	31.77	2830.554
			Composite CN		89.1
Pre-Development DA-EX 8					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	1.046	93.094
D	Streets and Roads - Paved, Open Ditches	-	93	0.105	9.765
D	Farmsteads	-	86	2.819	242.434
			Totals	3.97	345.293
			Composite CN		86.98
Pre-Development DA-EX 9					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	19.683	1751.787
D	Streets and Roads - Paved, Open Ditches	-	93	1.875	174.375
D	Farmsteads	-	86	0.411	35.346
D	Streets and Roads - Paved, Parking Lot	-	98	1.556	152.488
D	Open Space	Fair	84	2.155	181.020
			Totals	25.68	2295.016
			Composite CN		89.37
Pre-Development DA-EX 10					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Streets and Roads - Paved, Open Ditches	-	93	0.356	33.108
D	Farmsteads	-	86	0.752	64.672
D	Row Crops - SR	Good	89	13.632	1213.248
			Totals	14.74	1311.028
			Composite CN		88.94
Pre-Development DA-EX 11					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Farmsteads	-	86	10.810	929.660
			Totals	10.81	929.66
			Composite CN		86

Post-Development Runoff Curve Number					
Post-Development DA-1					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	427.449	38042.961
D	Streets and Roads - Paved, Open Ditches	-	93	29.181	2713.833
D	Residential - 1/8 acres	-	92	102.016	9385.472
D	Residential - 1/2 acres	-	85	72.282	6143.97
D	Residential - 1 acres	-	84	28.884	2426.256
D	Farmsteads	-	86	29.539	2540.354
D	Streets and Roads - Paved, Parking Lot	-	98	16.671	1633.758
D	Meadow	-	78	13.916	1085.448
D	Open Space	Good	80	98.352	7868.16
			Totals	818.29	71840.212
			Composite CN		87.79
Post-Development DA-2					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	37.827	3366.603
D	Residential - 1/8 acres	-	92	9.768	898.656
D	Streets and Roads - Paved, Parking Lot	-	98	9.790	959.420
D	Open Space	Good	80	6.405	512.400
			Totals	63.79	5737.079
			Composite CN		89.94
Post-Development DA-3					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	43.410	3863.490
			Totals	43.41	3863.49
			Composite CN		89
Post-Development DA-4					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Residential - 1/8 acres	-	92	186.405	17149.260
D	Open Space	Good	80	20.755	1660.400
			Totals	207.16	18809.66
			Composite CN		90.8
Post-Development DA-5					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	6.224	553.936
D	Streets and Roads - Paved, Open Ditches	-	93	1.197	111.321
C	Streets and Roads - Paved, Open Ditches	-	92	0.455	41.860
B	Streets and Roads - Paved, Open Ditches	-	89	0.314	27.946
D	Farmsteads	-	86	7.827	673.122
C	Farmsteads	-	82	0.676	55.432
B	Farmsteads	-	74	2.928	216.672
D	Residential - 1/2 acres	-	85	4.230	359.550
D	Residential - 1/8 acres	-	92	10.352	952.384
C	Residential - 1/8 acres	-	90	1.462	131.580
B	Residential - 1/8 acres	-	85	12.001	1020.085
D	Open Space	Good	80	7.394	591.520
			Totals	55.06	4735.408
			Composite CN		86

Post-Development DA-6					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Residential - 1/8 acres	-	92	8.154	750.168
D	Streets and Roads - Paved, Open Ditches	-	93	1.136	105.648
			Totals	9.29	855.816
			Composite CN		92.12
Post-Development DA-7					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Residential - 1/8 acres	-	92	5.944	546.848
D	Streets and Roads - Paved, Open Ditches	-	93	0.756	70.308
			Totals	6.7	617.156
			Composite CN		92.11
Post-Development DA-8					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	0.427	38.003
D	Streets and Roads - Paved, Open Ditches	-	93	0.105	9.765
D	Residential - 1/8 acres	-	92	2.158	198.536
			Totals	2.69	246.304
			Composite CN		91.56
Post-Development DA-9					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops - SR	Good	89	18.687	1663.143
D	Streets and Roads - Paved, Open Ditches	-	93	1.875	174.375
D	Streets and Roads - Paved, Parking Lot	-	98	1.556	152.488
D	Open Space	Fair	84	2.155	181.020
D	Residential - 1/8 acres	-	92	0.817	75.164
			Totals	25.09	2246.19
			Composite CN		89.53
Post-Development DA-10					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Streets and Roads - Paved, Open Ditches	-	93	0.356	33.108
D	Residential - 1/8 acres	-	92	3.334	306.728
			Totals	3.69	339.836
			Composite CN		92.1
Post-Development DA-11					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Residential - 1/8 acres	-	92	4.800	441.600
			Totals	4.8	441.6
			Composite CN		92

Exhibit VIII - Existing and Proposed Time of Concentration Calculations

Pre-Development Time of Concentration Calculation - DA EX-1		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	733	
Watercourse Low Elevation (ft)	732	
Watercourse slope, s (ft/ft)	0.01	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4})$ (hr) =	0.21	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1346	
Watercourse High Elevation (ft)	732	
Watercourse Low Elevation (ft)	718	
Watercourse slope, s (ft/ft)	0.010	
Average Velocity, V (fps)	1.65	
$T_t = L / (3600V)$ (hr) =	0.23	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	718	
Watercourse Low Elevation (ft)	718	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	9863	
Average Velocity, V (fps)	4.30	Calculated
$T_t = L / (3600V)$ (hr) =	0.64	
Total (Tc) =	1.08	
Lag Time (min) =	38.77	
HEC-HMS Routing (EX 1 to POI-1)		
Segment ID	5	
Flow Length, L (ft)	1819	
Average Velocity, V (fps)	4.93	Calculated
$T_t = L / (3600V)$ (hr) =	0.10	
Lag Time (min) =	3.69	

Pre-Development Time of Concentration Calculation - DA EX-2		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	692.5	
Watercourse Low Elevation (ft)	692	
Watercourse slope, s (ft/ft)	0.005	
$Tt = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1957	
Watercourse High Elevation (ft)	692	
Watercourse Low Elevation (ft)	680	
Watercourse slope, s (ft/ft)	0.006	
Average Velocity, V (fps)	1.26	
$Tt = L / (3600V) \text{ (hr)} =$	0.43	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	680	
Watercourse Low Elevation (ft)	680	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$Tt = L / (3600V) \text{ (hr)} =$	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	1166	
Average Velocity, V (fps)	3.33	Calculated
$Tt = L / (3600V) \text{ (hr)} =$	0.10	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	2312	
Average Velocity, V (fps)	5.18	Calculated
$Tt = L / (3600V) \text{ (hr)} =$	0.12	
Total (Tc) =	0.93	
Lag Time (min) =	33.63	
HEC-HMS Routing (EX 2 to POI-1)		
Segment ID	6	
Flow Length, L (ft)	2326	
Average Velocity, V (fps)	4.93	Calculated
$Tt = L / (3600V) \text{ (hr)} =$	0.13	
Lag Time (min) =	4.72	

Pre-Development Time of Concentration Calculation - DA EX-3		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	689.4	
Watercourse Low Elevation (ft)	688.8	
Watercourse slope, s (ft/ft)	0.006	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4})$ (hr) =	0.26	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1034	
Watercourse High Elevation (ft)	688.8	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.007	
Average Velocity, V (fps)	1.31	
$T_t = L / (3600V)$ (hr) =	0.22	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	682	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	1883	
Average Velocity, V (fps)	3.33	Calculated
$T_t = L / (3600V)$ (hr) =	0.16	
Total (Tc) =	0.64	
Lag Time (min) =	22.97	
HEC-HMS Routing (EX 3 to POI-1)		
Segment ID	5	
Flow Length, L (ft)	2717	
Average Velocity, V (fps)	2.50	Calculated
$T_t = L / (3600V)$ (hr) =	0.30	
Segment ID	6	
Flow Length, L (ft)	1205	
Average Velocity, V (fps)	4.93	Calculated
$T_t = L / (3600V)$ (hr) =	0.07	
Lag Time (min) =	13.31	

Pre-Development Time of Concentration Calculation - DA EX-4		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	687.9	
Watercourse Low Elevation (ft)	687.4	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1568	
Watercourse High Elevation (ft)	687.4	
Watercourse Low Elevation (ft)	678	
Watercourse slope, s (ft/ft)	0.006	
Average Velocity, V (fps)	1.25	
$T_t = L / (3600V) \text{ (hr)} =$	0.35	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	678	
Watercourse Low Elevation (ft)	678	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V) \text{ (hr)} =$	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	3743	
Average Velocity, V (fps)	3.00	Calculated
$T_t = L / (3600V) \text{ (hr)} =$	0.35	
Total (Tc) =	0.98	
Lag Time (min) =	35.15	

Pre-Development Time of Concentration Calculation - DA EX-5		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	691	
Watercourse Low Elevation (ft)	690.2	
Watercourse slope, s (ft/ft)	0.008	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.31	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1194	
Watercourse High Elevation (ft)	690.2	
Watercourse Low Elevation (ft)	672	
Watercourse slope, s (ft/ft)	0.015	
Average Velocity, V (fps)	1.99	
$T_t = L / (3600V) \text{ (hr)} =$	0.17	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	672	
Watercourse Low Elevation (ft)	672	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V) \text{ (hr)} =$	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	1251	
Average Velocity, V (fps)	4.70	Calculated
$T_t = L / (3600V) \text{ (hr)} =$	0.07	
Total (Tc) =	0.55	
Lag Time (min) =	19.72	

Pre-Development Time of Concentration Calculation - DA EX-6		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	682.8	
Watercourse Low Elevation (ft)	682.3	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	883	
Watercourse High Elevation (ft)	682.3	
Watercourse Low Elevation (ft)	680	
Watercourse slope, s (ft/ft)	0.003	
Average Velocity, V (fps)	0.82	
$T_t = L / (3600V) \text{ (hr)} =$	0.30	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	680	
Watercourse Low Elevation (ft)	680	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V) \text{ (hr)} =$	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	1964	
Average Velocity, V (fps)	3.00	Calculated
$T_t = L / (3600V) \text{ (hr)} =$	0.18	
Total (Tc) =	0.76	
Lag Time (min) =	27.45	

Pre-Development Time of Concentration Calculation - DA EX-7		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	687.9	
Watercourse Low Elevation (ft)	687.4	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	926	
Watercourse High Elevation (ft)	687.4	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.006	
Average Velocity, V (fps)	1.23	
$T_t = L/(3600V)$ (hr) =	0.21	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	682	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	604	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.04	
Total (Tc) =	0.53	
Lag Time (min) =	19.17	

Pre-Development Time of Concentration Calculation - DA EX-8		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	687.9	
Watercourse Low Elevation (ft)	687.4	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	669	
Watercourse High Elevation (ft)	687.4	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.008	
Average Velocity, V (fps)	1.45	
$T_t = L/(3600V)$ (hr) =	0.13	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	682	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	335	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.02	
Total (Tc) =	0.43	
Lag Time (min) =	15.58	

Pre-Development Time of Concentration Calculation - DA EX-9		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	593.9	
Watercourse Low Elevation (ft)	593.4	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	593.4	
Watercourse Low Elevation (ft)	593.4	
Watercourse slope, s (ft/ft)	0.000	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	593.4	
Watercourse Low Elevation (ft)	593.4	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	2067	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.14	
Total (Tc) =	0.42	
Lag Time (min) =	15.30	

Pre-Development Time of Concentration Calculation - DA EX-10		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	687.9	
Watercourse Low Elevation (ft)	687.4	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.28	
Shallow Concetrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	348	
Watercourse High Elevation (ft)	687.4	
Watercourse Low Elevation (ft)	686	
Watercourse slope, s (ft/ft)	0.004	
Average Velocity, V (fps)	1.02	
$T_t = L/(3600V)$ (hr) =	0.09	
Shallow Concetrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	686	
Watercourse Low Elevation (ft)	686	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	806	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.06	
Total (Tc) =	0.43	
Lag Time (min) =	15.56	

Pre-Development Time of Concentration Calculation - DA EX-11		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	687.9	
Watercourse Low Elevation (ft)	687.4	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.37	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	428	
Watercourse High Elevation (ft)	687.4	
Watercourse Low Elevation (ft)	678	
Watercourse slope, s (ft/ft)	0.022	
Average Velocity, V (fps)	2.39	
$T_t = L/(3600V)$ (hr) =	0.05	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	678	
Watercourse Low Elevation (ft)	678	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	338	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.02	
Total (Tc) =	0.44	
Lag Time (min) =	15.99	

Post-Development Time of Concentration Calculation - DA-1		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	733	
Watercourse Low Elevation (ft)	732	
Watercourse slope, s (ft/ft)	0.01	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4})$ (hr) =	0.21	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1346	
Watercourse High Elevation (ft)	732	
Watercourse Low Elevation (ft)	718	
Watercourse slope, s (ft/ft)	0.010	
Average Velocity, V (fps)	1.65	
$T_t = L / (3600V)$ (hr) =	0.23	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	718	
Watercourse Low Elevation (ft)	718	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	9863	
Average Velocity, V (fps)	4.30	Calculated
$T_t = L / (3600V)$ (hr) =	0.64	
Total (Tc) =	1.08	
Lag Time (min) =	38.77	
HEC-HMS Routing (DA 1 to POI-1)		
Segment ID	5	
Flow Length, L (ft)	1819	
Average Velocity, V (fps)	4.94	Calculated
$T_t = L / (3600V)$ (hr) =	0.10	
Lag Time (min) =	3.68	

Post-Development Time of Concentration Calculation - DA-2		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	692.5	
Watercourse Low Elevation (ft)	692	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4}) \text{ (hr)} =$	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1957	
Watercourse High Elevation (ft)	692	
Watercourse Low Elevation (ft)	680	
Watercourse slope, s (ft/ft)	0.006	
Average Velocity, V (fps)	1.26	
$T_t = L / (3600V) \text{ (hr)} =$	0.43	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	680	
Watercourse Low Elevation (ft)	680	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V) \text{ (hr)} =$	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	1166	
Average Velocity, V (fps)	3.33	Calculated
$T_t = L / (3600V) \text{ (hr)} =$	0.10	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	2312	
Average Velocity, V (fps)	5.18	Calculated
$T_t = L / (3600V) \text{ (hr)} =$	0.12	
Total (Tc) =	0.93	
Lag Time (min) =	33.63	
HEC-HMS Routing (DA 2 to POI-1)		
Segment ID	6	
Flow Length, L (ft)	2326	
Average Velocity, V (fps)	4.94	Calculated
$T_t = L / (3600V) \text{ (hr)} =$	0.13	
Lag Time (min) =	4.71	

Post-Development Time of Concentration Calculation - DA-3		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	689.4	
Watercourse Low Elevation (ft)	688.8	
Watercourse slope, s (ft/ft)	0.006	
$T_t = 0.007(nL)^{0.8} / (P^{0.5} s^{0.4})$ (hr) =	0.26	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1034	
Watercourse High Elevation (ft)	688.8	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.007	
Average Velocity, V (fps)	1.31	
$T_t = L / (3600V)$ (hr) =	0.22	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	682	
Watercourse Low Elevation (ft)	682	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L / (3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	1881	
Average Velocity, V (fps)	3.33	Calculated
$T_t = L / (3600V)$ (hr) =	0.16	
Total (Tc) =	0.64	
Lag Time (min) =	22.96	
HEC-HMS Routing (DA 3 to POI-1)		
Segment ID	5	
Flow Length, L (ft)	2753	
Average Velocity, V (fps)	4.05	Calculated
$T_t = L / (3600V)$ (hr) =	0.19	
Segment ID	6	
Flow Length, L (ft)	1320	
Average Velocity, V (fps)	4.94	Calculated
$T_t = L / (3600V)$ (hr) =	0.07	
Lag Time (min) =	9.47	

Post-Development Time of Concentration Calculation - DA-4		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	30	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	686.6	
Watercourse Low Elevation (ft)	686.2	
Watercourse slope, s (ft/ft)	0.01333	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.10	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	90	
Watercourse High Elevation (ft)	686.2	
Watercourse Low Elevation (ft)	684.9	
Watercourse slope, s (ft/ft)	0.015	
Average Velocity, V (fps)	1.98	
$T_t = L/(3600V)$ (hr) =	0.01	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	95	
Watercourse High Elevation (ft)	684.9	
Watercourse Low Elevation (ft)	682.6	
Watercourse slope, s (ft/ft)	0.02	
Average Velocity, V (fps)	3.13	
$T_t = L/(3600V)$ (hr) =	0.01	
Pipe Flow		
Segment ID	4	
Flow Length, L (ft)	5341	
Average Velocity, V (fps)	9.38	Calculated
$T_t = L/(3600V)$ (hr) =	0.16	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	1195	
Average Velocity, V (fps)	4.90	Calculated
$T_t = L/(3600V)$ (hr) =	0.07	
Total (Tc) =	0.34	
Lag Time (min) =	12.33	

Post-Development Time of Concentration Calculation - DA-5		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	691	
Watercourse Low Elevation (ft)	690.2	
Watercourse slope, s (ft/ft)	0.008	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.31	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	1194	
Watercourse High Elevation (ft)	690.2	
Watercourse Low Elevation (ft)	672	
Watercourse slope, s (ft/ft)	0.015	
Average Velocity, V (fps)	1.99	
$T_t = L/(3600V)$ (hr) =	0.17	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	672	
Watercourse Low Elevation (ft)	672	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Pipe Flow		
Segment ID	4	
Flow Length, L (ft)	1192	
Average Velocity, V (fps)	11.65	Calculated
$T_t = L/(3600V)$ (hr) =	0.03	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	323	
Average Velocity, V (fps)	3.87	Calculated
$T_t = L/(3600V)$ (hr) =	0.02	
Total (Tc) =	0.53	
Lag Time (min) =	18.92	

Post-Development Time of Concentration Calculation - DA-6		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	30	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	681	
Watercourse Low Elevation (ft)	680.61	
Watercourse slope, s (ft/ft)	0.013	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.10	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	90	
Watercourse High Elevation (ft)	680.61	
Watercourse Low Elevation (ft)	679.413	
Watercourse slope, s (ft/ft)	0.013	
Average Velocity, V (fps)	1.86	
$T_t = L/(3600V)$ (hr) =	0.01	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	679.413	
Watercourse Low Elevation (ft)	679.413	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Pipe Flow		
Segment ID	4	
Flow Length, L (ft)	0	
Average Velocity, V (fps)	9.00	
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	2314	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.16	
Total (Tc) =	0.27	
Lag Time (min) =	9.75	

Post-Development Time of Concentration Calculation - DA-7	
Sheet Flow (Applicable to Tc only)	
Segment ID	1
Surface Description	Dense Grass
Mannings "n"	0.24
Flow Length, L (ft)	30
24-hour rainfall, P (in)	3.99
Watercourse High Elevation (ft)	681
Watercourse Low Elevation (ft)	680.61
Watercourse slope, s (ft/ft)	0.013
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.10
Shallow Concentrated Flow	
Segment ID	2
Surface Description (paved or unpaved)	unpaved
Flow Length, L (ft)	90
Watercourse High Elevation (ft)	680.61
Watercourse Low Elevation (ft)	679.44
Watercourse slope, s (ft/ft)	0.013
Average Velocity, V (fps)	1.84
$T_t = L/(3600V)$ (hr) =	0.01
Shallow Concentrated Flow	
Segment ID	3
Surface Description (paved or unpaved)	paved
Flow Length, L (ft)	0
Watercourse High Elevation (ft)	679.44
Watercourse Low Elevation (ft)	679.44
Watercourse slope, s (ft/ft)	0.00
Average Velocity, V (fps)	0.02
$T_t = L/(3600V)$ (hr) =	0.00
Pipe Flow	
Segment ID	4
Flow Length, L (ft)	0
Average Velocity, V (fps)	9.00
	Assumed
$T_t = L/(3600V)$ (hr) =	0.00
Channel Flow	
Segment ID	5
Flow Length, L (ft)	1089
Average Velocity, V (fps)	4.00
$T_t = L/(3600V)$ (hr) =	0.08
Total (Tc) =	0.19
Lag Time (min) =	6.69

Post-Development Time of Concentration Calculation - DA-8		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	30	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	687.9	
Watercourse Low Elevation (ft)	687.51	
Watercourse slope, s (ft/ft)	0.013	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.10	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	149	
Watercourse High Elevation (ft)	687.51	
Watercourse Low Elevation (ft)	685.57	
Watercourse slope, s (ft/ft)	0.013	
Average Velocity, V (fps)	1.84	
$T_t = L/(3600V)$ (hr) =	0.02	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	685.573	
Watercourse Low Elevation (ft)	685.573	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Pipe Flow		
Segment ID	4	
Flow Length, L (ft)	0	
Average Velocity, V (fps)	9.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	791	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.05	
Total (Tc) =	0.17	
Lag Time (min) =	6.26	

Post-Development Time of Concentration Calculation - DA-9		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Cultivated Soils	
Mannings "n"	0.17	
Flow Length, L (ft)	100	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	593.9	
Watercourse Low Elevation (ft)	593.4	
Watercourse slope, s (ft/ft)	0.005	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.28	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	593.4	
Watercourse Low Elevation (ft)	593.4	
Watercourse slope, s (ft/ft)	0.000	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	593.4	
Watercourse Low Elevation (ft)	593.4	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	4	
Flow Length, L (ft)	2067	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.14	
Total (Tc) =	0.42	
Lag Time (min) =	15.30	

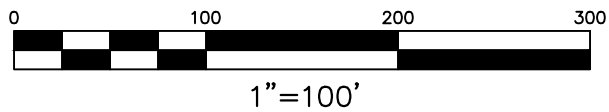
Post-Development Time of Concentration Calculation - DA-10		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	30	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	682	
Watercourse Low Elevation (ft)	681.61	
Watercourse slope, s (ft/ft)	0.013	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.10	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	90	
Watercourse High Elevation (ft)	681.61	
Watercourse Low Elevation (ft)	680.44	
Watercourse slope, s (ft/ft)	0.013	
Average Velocity, V (fps)	1.84	
$T_t = L/(3600V)$ (hr) =	0.01	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	0	
Watercourse High Elevation (ft)	680.44	
Watercourse Low Elevation (ft)	680.44	
Watercourse slope, s (ft/ft)	0.00	
Average Velocity, V (fps)	0.02	
$T_t = L/(3600V)$ (hr) =	0.00	
Pipe Flow		
Segment ID	4	
Flow Length, L (ft)	0	
Average Velocity, V (fps)	9.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	498	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.03	
Total (Tc) =	0.14	
Lag Time (min) =	5.21	

Post-Development Time of Concentration Calculation - DA-11		
Sheet Flow (Applicable to Tc only)		
Segment ID	1	
Surface Description	Dense Grass	
Mannings "n"	0.24	
Flow Length, L (ft)	30	
24-hour rainfall, P (in)	3.99	
Watercourse High Elevation (ft)	684	
Watercourse Low Elevation (ft)	683.61	
Watercourse slope, s (ft/ft)	0.013	
$T_t = 0.007(nL)^{0.8}/(P^{0.5}s^{0.4})$ (hr) =	0.10	
Shallow Concentrated Flow		
Segment ID	2	
Surface Description (paved or unpaved)	unpaved	
Flow Length, L (ft)	90	
Watercourse High Elevation (ft)	683.61	
Watercourse Low Elevation (ft)	682.26	
Watercourse slope, s (ft/ft)	0.015	
Average Velocity, V (fps)	1.98	
$T_t = L/(3600V)$ (hr) =	0.01	
Shallow Concentrated Flow		
Segment ID	3	
Surface Description (paved or unpaved)	paved	
Flow Length, L (ft)	231	
Watercourse High Elevation (ft)	682.26	
Watercourse Low Elevation (ft)	676	
Watercourse slope, s (ft/ft)	0.03	
Average Velocity, V (fps)	3.35	
$T_t = L/(3600V)$ (hr) =	0.02	
Pipe Flow		
Segment ID	4	
Flow Length, L (ft)	139	
Average Velocity, V (fps)	9.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.00	
Channel Flow		
Segment ID	5	
Flow Length, L (ft)	0	
Average Velocity, V (fps)	4.00	Assumed
$T_t = L/(3600V)$ (hr) =	0.00	
Total (Tc) =	0.13	
Lag Time (min) =	4.78	

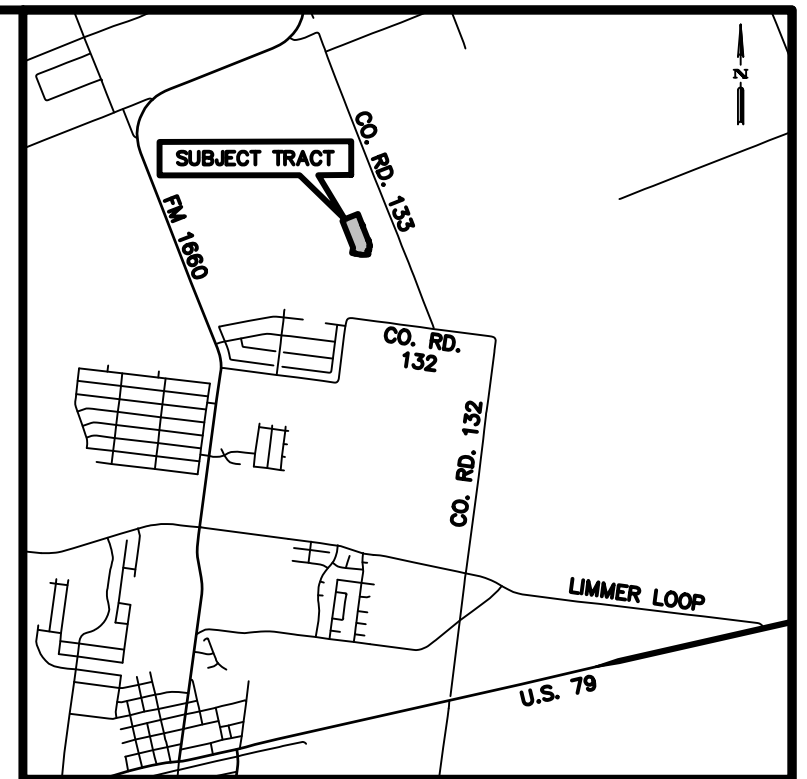


BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
COMBINED SCALE FACTOR = 0.99988116



Planning review by:
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Comments



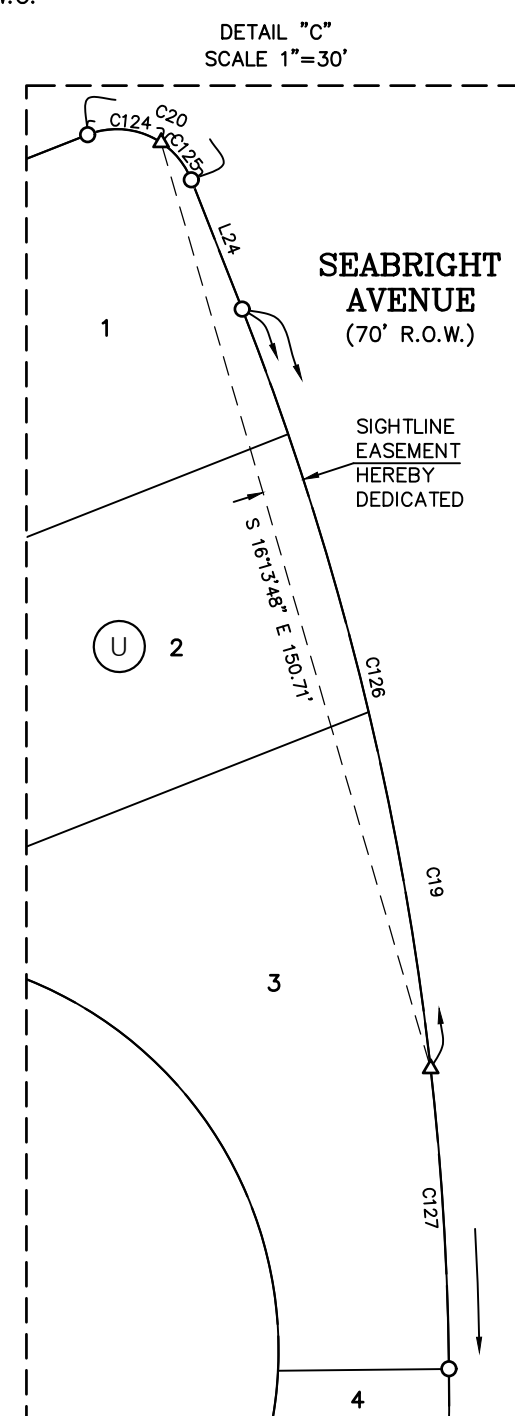
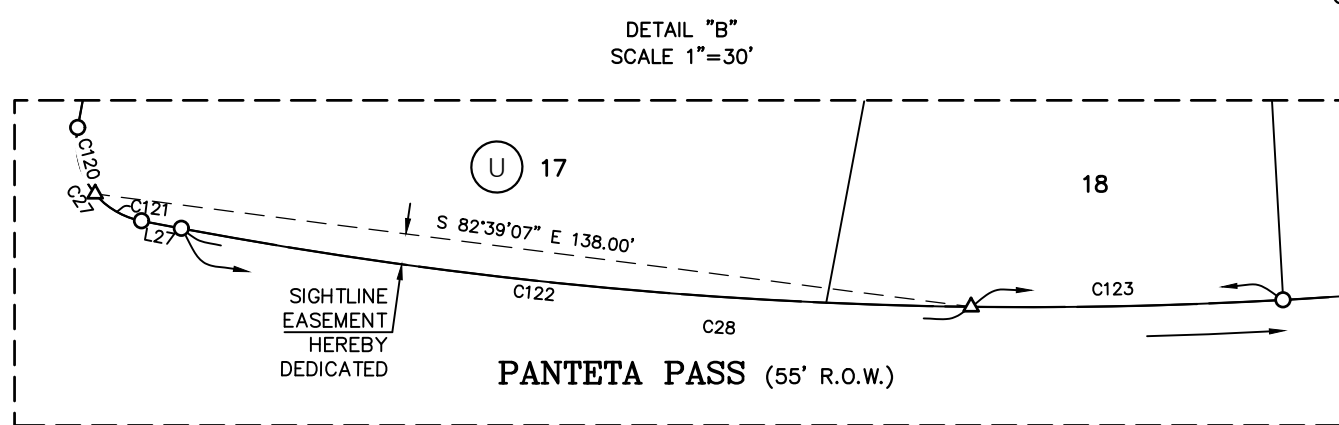
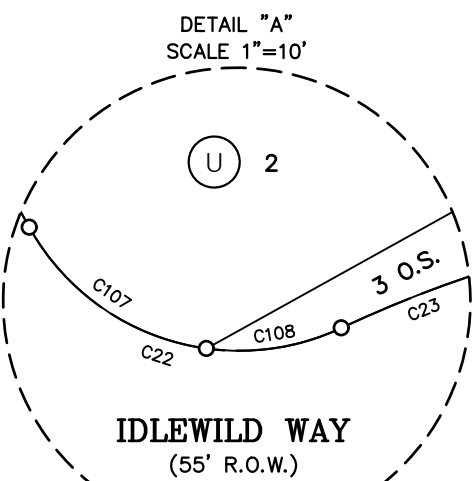
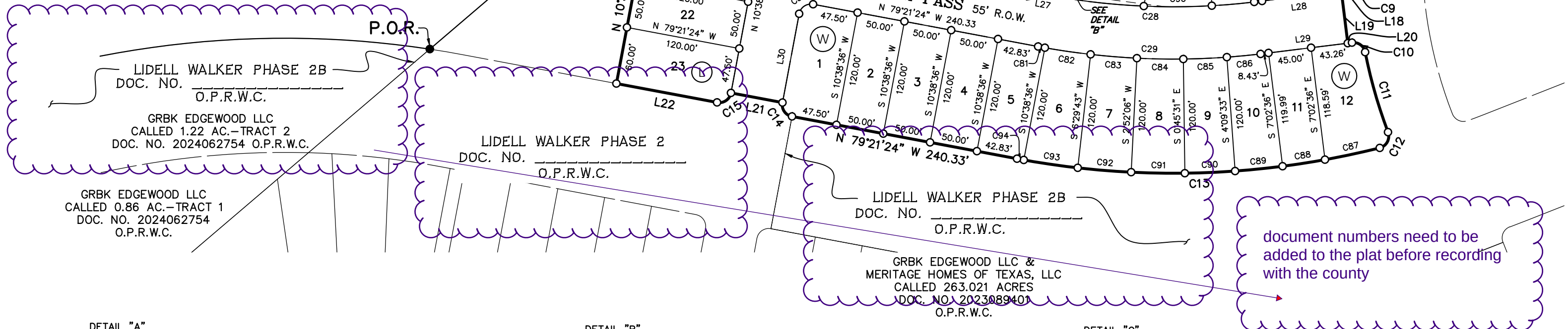
VICINITY MAP
NOT TO SCALE

GRBK EDGEWOOD LLC &
MERITAGE HOMES OF
TEXAS, LLC
CALLED 263.021 ACRES
DOC. NO. 2023089401
O.P.R.W.C.

MATCHLINE SHEET 2
MATCHLINE SHEET 1

HOWARD R. SLADEK AND BRENDA SLADEK
WARRANTY DEED
CALLED 27.36 ACRES
VOLUME 866, PAGE 661 D.R.W.C.

JOHN DYKES SURVEY
ABSTRACT NO. 186



SUBMITTED DATE: DECEMBER 9, 2024

OWNERS:

GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6721

MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD.
BUILDING 4, SUITE 400
AUSTIN, TEXAS 78759
TEL: (737) 309-5487

SURVEYOR:

BGE, INC.
101 W. LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400

ENGINEER:

GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HIGHWAY,
SUITE 140
AUSTIN, TEXAS 78759
TEL: 512-452-0371

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	172	24.093 AC.
OPEN SPACE	2	0.142 AC.
RIGHT-OF-WAY	-	12.339 AC.
TOTAL	174	36.574 AC.

LEGEND

D.E.	DRAINAGE EASEMENT
CAB.	CABINET
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.S.	OPEN SPACE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.W.L.E.	WASTEWATER LINE EASEMENT
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT
—	SCALE BREAK SYMBOL

FINAL PLAT
**LIDELL WALKER
PHASE 5**

A SUBDIVISION OF 36.574 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186
WILLIAMSON COUNTY, TEXAS

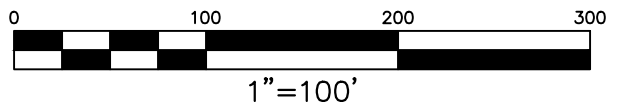


BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE 4203, NAD83. DISTANCES SHOWN
HEREON ARE IN SURFACE
COMBINED SCALE FACTOR = 0.99988116

RICKY D. KRUGER, BRENDA K. SLADEK
& TIMOTHY R. KRUGER
REMAINDER OF A CALLED 163.89 AC.
DOC. NO. 2016121073, O.P.R.W.C.

AS DESCRIBED IN
VOLUME 491, PAGE 547
O.R.W.C.

GRBK EDGEWOOD LLC &
MERITAGE HOMES OF TEXAS, LLC
CALLED 263.021 ACRES
DOC. NO. 2023089401
O.P.R.W.C.

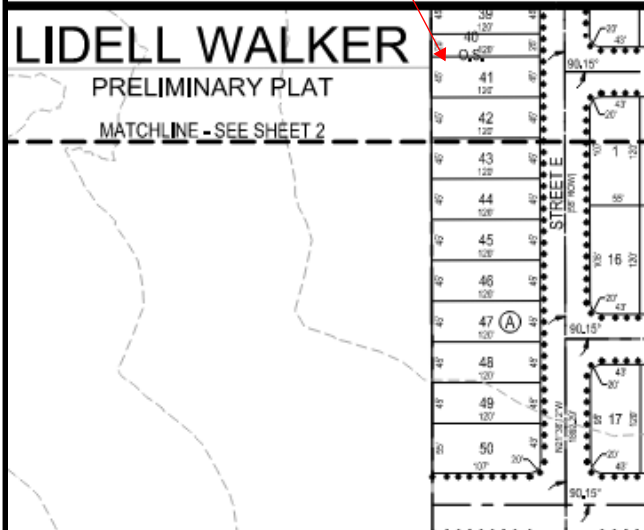
HOWARD RAY SLADEK
CALLED 14.00 AC.
DOC. NO. 2022081293
O.P.R.W.C.

AS DESCRIBED IN
VOL. 867, PG. 747
D.R.W.C.

JOHN DYKES SURVEY
ABSTRACT NO. 133

GRBK EDGEWOOD LLC &
MERITAGE HOMES OF TEXAS, LLC
CALLED 263.021 ACRES
DOC. NO. 2023089401
O.P.R.W.C.

prelim shows an
open space lot here.



HOWARD R. SLADEK AND BRENDA SLADEK
REMAINDER OF A CALLED 27.36 ACRES
VOLUME 866, PAGE 661 D.R.W.C.

MATCHLINE SHEET 2
MATCHLINE SHEET 1

LEGEND

D.E.	DRAINAGE EASEMENT
CAB.	CABINET
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.S.	OPEN SPACE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.W.L.E.	WASTEWATER LINE EASEMENT
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT
— —	SCALE BREAK SYMBOL

FINAL PLAT LIDELL WALKER PHASE 5

A SUBDIVISION OF 36.574 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

R – RESIDENTIAL O.S. – OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
38	A	5,400	R
39	A	5,400	R
40	A	5,400	R
41	A	5,400	R
42	A	5,400	R
43	A	5,400	R
44	A	5,400	R
45	A	5,400	R
46	A	5,400	R
47	A	5,400	R
48	A	5,400	R
49	A	6,585	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
13	F	7,166	R
14	F	6,000	R
15	F	6,000	R
16	F	6,000	R
17	F	6,000	R
18	F	6,000	R
19	F	5,597	R
20	F	5,400	R
21	F	5,400	R
22	F	5,400	R
23	F	5,400	R
24	F	6,585	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	6,623	R
2	G	5,400	R
3	G	5,400	R
4	G	5,400	R
5	G	5,400	R
6	G	5,400	R
7	G	5,400	R
8	G	10,871	R
9	G	10,796	R
10	G	5,400	R
11	G	5,400	R
12	G	5,400	R
13	G	5,400	R
14	G	5,400	R
15	G	5,400	R
16	G	6,585	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	H	6,599	R
2	H	5,438	R
3	H	5,438	R
4	H	5,438	R
5	H	5,438	R
6	H	5,438	R
7	H	5,438	R
8	H	5,438	R
9	H	5,306	R
10	H	6,418	R
11	H	11,263	R
12	H	7,238	R
13	H	5,056	R
14	H	6,000	R
15	H	6,000	R
16	H	6,000	R
17	H	7,133	R

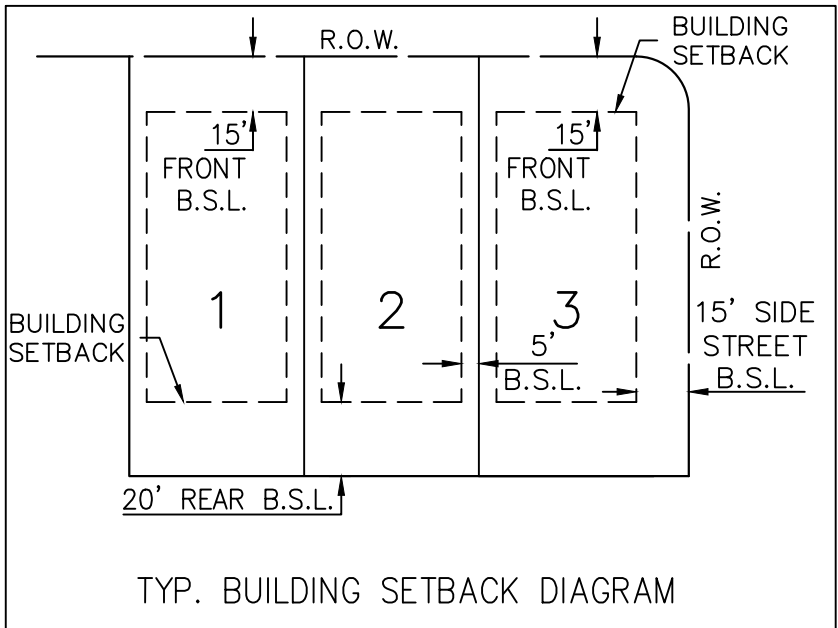
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	L	6,594	R
2	L	5,400	R
3	L	5,400	R
4	L	5,400	R
5	L	5,400	R
6	L	5,400	R
7	L	5,400	R
8	L	5,400	R
9	L	5,400	R
10	L	5,400	R
11	L	5,400	R
12	L	5,400	R
13	L	5,400	R
14	L	5,400	R
15	L	5,400	R
16	L	5,400	R
17	L	5,400	R
18	L	6,921	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
19	L	5,394	R
20	L	6,000	R
21	L	6,000	R
22	L	6,000	R
23	L	7,166	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	M	6,548	R
2	M	5,400	R
3	M	5,400	R
4	M	5,400	R
5	M	5,400	R
6	M	5,400	R
7	M	5,400	R
8	M	5,400	R
9	M	5,263	R
10	M	5,833	R
11	M	10,309	R
12	M	8,052	R
13	M	4,981	R
14	M	5,400	R
15	M	5,400	R
16	M	5,400	R
17	M	1,800	O.S.
18	M	6,000	R
19	M	6,000	R
20	M	6,000	R
21	M	6,000	R
22	M	6,000	R
23	M	6,000	R
24	M	7,133	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	N	7,120	R
2	N	5,400	R
3	N	6,000	R
4	N	6,000	R
5	N	6,000	R
6	N	6,000	R
7	N	6,000	R
8	N	7,091	R
9	N	7,166	R
10	N	6,000	R
11	N	6,000	R
12	N	6,000	R
13	N	6,000	R
14	N	6,000	R
15	N	5,400	R
16	N	7,083	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	O	7,027	R
2	O	5,400	R
3	O	6,000	R
4	O	6,000	R
5	O	6,000	R
6	O	6,000	R
7	O	6,000	R
8	O	7,166	R
9	O	7,166	R
10	O	6,000	R
11	O	6,000	R
12	O	6,000	R
13	O	6,000	R
14	O	6,000	R
15	O	5,400	R
16	O	6,990	R



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°21'48" E	120.00'
L2	N 21°38'12" W	40.40'
L3	N 68°21'48" E	55.00'
L4	N 68°30'46" E	5.00'
L5	S 21°29'14" E	70.00'
L6	S 68°30'46" W	5.00'
L7	N 68°30'46" E	5.00'
L8	S 21°29'14" E	55.00'
L9	S 68°30'46" W	5.00'
L10	S 21°29'14" E	21.69'
L11	S 88°27'36" E	4.58'
L12	S 01°32'24" W	55.00'
L13	N 88°27'36" W	4.58'
L14	S 06°13'39" W	9.30'
L15	S 06°43'31" W	108.30'
L16	S 88°00'19" W	70.00'
L17	S 02°25'26" E	8.01'
L18	S 82°57'24" W	4.50'
L19	S 07°02'36" E	55.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L20	N 82°57'24" E	4.50'
L21	N 79°21'24" W	55.00'
L22	N 79°21'24" W	107.50'
L23	N 49°28'29" E	10.94'
L24	N 21°29'14" W	21.69'
L25	S 21°29'14" E	77.50'
L26	S 10°38'36" W	16.63'
L27	S 79°21'24" E	6.34'
L28	N 82°57'24" E	92.07'
L29	S 82°57'24" W	92.19'
L30	S 10°38'36" W	95.00'
L31	S 68°30'46" W	107.53'
L32	N 68°30'46" E	107.47'
L33	S 10°38'36" W	16.63'
L34	N 10°38'36" E	63.54'
L35	N 87°00'37" E	87.05'
L36	N 89°25'05" E	26.70'
L37	N 21°29'14" W	107.50'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C2	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C3	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C4	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C5	175.89'	535.00'	18°50'15"	N 12°04'06" W	175.10'
C6	18.72'	12.50'	85°48'37"	S 45°33'18" E	17.02'
C7	18.72'	12.50'	85°48'37"	S 48°38'05" W	17.02'
C8	70.77'	465.00'	8°43'13"	S 02°21'55" W	70.70'
C9	18.72'	12.50'	85°48'34"	S 40°03'07" W	17.02'
C10	18.72'	12.50'	85°48'39"	S 54°08'16" E	17.02'
C11	87.55'	535.00'	9°22'33"	S 15°55'13" E	87.45'
C12	21.06'	12.50'	96°32'28"	S 27°39'44" W	18.66'
C13	383.84'	890.00'	24°42'38"	S 88°17'17" W	380.87'
C14	19.63'	12.50'	90°00'00"	N 34°21'24" W	17.68'
C15	19.63'	12.50'	90°00'00"	S 55°38'36" W	17.68'
C16	19.60'	12.50'	89°51'02"	S 66°33'43" E	17.65'
C17	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C18	81.42'	535.00'	8°43'13"	S 02°21'55" W	81.35'
C19	228.97'	465.00'	28°12'45"	N 07°22'51" W	226.66'
C20	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C21	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C22	18.80'	12.50'	86°10'39"	S 64°34'33" E	17.08'
C23	290.36'	62.50'	266°10'39"	N 25°25'26" E	91.29'
C24	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C25	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C26	127.58'	227.50'	32°07'49"	N 05°25'19" W	125.91'
C27	19.63'	12.50'	90°00'00"	S 34°21'24" E	17.68'
C28	217.63'	715.00'	17°26'23"	S 88°04'36" E	216.79'
C29	234.50'	770.00'	17°26'56"	S 88°04'52" E	233.59'
C30	19.63'	12.50'	90°00'00"	S 55°38'36" W	17.68'
C31	97.18'	172.50'	32°16'48"	N 05°29'48" W	95.90'
C32	19.60'	12.50'	89°51'02"	N 66°33'43" W	17.65'
C33	19.67'	12.50'	90°08'58"	N 23°26'17" E	17.70'
C34	19.67'	12.50'	90°08'58"	S 23°26'17" W	17.70'
C35	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C36	35.34'	22.50'	90°00'00"	N 23°30'46" E	31.82'
C37	19.60'	12.50'	89°51'02"	S 66°33'43" E	17.65'
C38	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C39	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C40	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C41	19.60'	12.50'	89°51'02"	S 66°33'43" E	17.65'
C42	19.67'	12.50'	90°08'58"	S 23°26'17" W	17.70'
C43	8.66'	12.50'	39°42'54"	S 88°22'14" W	8.49'
C44	155.25'	52.50'	169°25'49"	N 23°30'46" E	104.55'
C45	8.66'	12.50'	39°42'54"	S 41°20'41" E	8.49'
C46	19.67'	12.50'	90°08'58"	S 23°26'17" W	17.70'
C47	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C48	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C49	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C50	8.66'	12.50'	39°42'54"	S 01°37'46" E	8.49'
C51	155.25'	52.50'	169°25'49"	N 66°29'14" W	104.55'
C52	8.66'	12.50'	39°42'54"	N 48°39'19" E	8.49'
C53	19.60'	12.50'	89°51'02"	S 66°33'43" E	17.65'
C54	19.67'	12.50'	90°08'58"	S 23°26'17" W	17.70'
C55	35.34'	22.50'	90°00'00"	N 66°29'14" W	31.82'
C56	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C57	19.60'	12.50'	89°51'02"	S 66°33'43" E	17.65'
C58	19.67'	12.50'	90°08'58"	S 23°26'17" W	17.70'
C59	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C60	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C61	19.60'	12.50'	89°51'02"	S 66°33'43" E	17.65'
C62	19.48'	12.50'	89°16'26"	S 23°52'33" W	17.57'
C63	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C64	96.73'	172.50'	32°07'49"	N 05°25'19" W	95.47'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ALDERPOINT PASS	70 FT.	853 FT.
BERRY GLEN LANE	55 FT.	654 FT.
CLAM BEACH DRIVE	55 FT.	766 FT.
IDLEWILD WAY	55 FT.	1,287 FT.
PANTETA PASS	55 FT.	598 FT.
POLLOCK PINES DRIVE	55 FT.	469 FT.
SEABRIGHT AVENUE	70 FT.	1,891 FT.
SNOW CREEK DRIVE	55 FT.	370 FT.
WOOD VALE ROAD	55 FT.	703 FT.
WILSHIRE WAY	55 FT.	1,786 FT.
TOTAL LINEAR FEET		9,377 FT.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C65	19.63'	12.50'	90°00'00"	N 55°38'36" E	17.68'
C66	19.63'	12.50'	90°00'00"	S 34°21'24" E	17.68'
C67	124.69'	227.50'	31°24'16"	N 05°03'32" W	123.14'
C68	18.11'	52.50'	19°46'09"	S 81°39'24" E	18.02'
C69	38.31'	52.50'	41°48'15"	N 67°33'24" E	37.46'
C70	33.13'	52.50'	36°09'36"	N 28°34'28" E	32.59'
C71	31.81'	52.50'	34°42'40"	N 06°51'40" W	31.32'
C72	33.89'	52.50'	36°59'09"	N 42°42'34" W	33.30'
C73	38.89'	52.50'	42°26'40"	N 02°59'39" W	38.01'
C74	30.99'	52.50'	33°49'08"	N 41°07'33" W	30.54'
C75	30.86'	52.50'	33°40'29"	N 74°52'22" W	30.41'
C76	35.91'	52.50'	39°11'09"	S 68°41'49" W	35.21'
C77	18.61'	52.50'	20°18'23"	S 38°57'03" W	18.51'
C78	1.06'	172.50'	0°21'08"	N 21°27'38" W	1.06'
C79	92.16'	172.50'	30°36'41"	N 05°58'43" W	91.07'
C80	3.96'	172.50'	1°18'58"	N 09°59'07" E	3.96'
C81	7.17'	770.00'	0°32'01"	S 79°37'25" E	7.17'
C82	48.57'	770.00'	3°36'51"	S 81°41'51" E	48.56'
C83	48.74'	770.00'	3°37'37"	S 85°19'05" E	48.73'
C84	48.74'	770.00'	3°37'37"	S 88°56'42" E	48.73'
C85	45.70'	770.00'	3°24'02"	N 87°32'28" E	45.69'
C86	35.57'	770.00'	2°38'47"	N 84°31'04" E	35.56'
C87	58.84'	890.00'	3°47'17"	N 77°49'36" E	58.83'
C88	45.03'	890.00'	2°53'55"	N 81°10'12" E	45.02'
C89	50.04'	890.00'	3°13'17"	N 84°13'49" E	50.03'
C90	52.82'	890.00'	3°24'02"	N 87°32'28" E	52.81'
C91	56.34'	890.00'	3°37'37"	S 88°56'42" E	56.33'
C92	56.34'	890.00'	3°37'37"	S 85°19'05" E	56.33'
C93	57.26'	890.00'	3°41'10"	S 81°39'42" E	57.25'
C94	7.17'	890.00'	0°27'42"	S 79°35'16" E	7.17'
C95	44.71'	715.00'	3°34'59"	N 84°59'42" E	44.71'
C96	71.42'	715.00'	5°43'22"	N 89°38'52" E	71.39'
C97	101.50'	715.00'	8°08'02"	S 83°25'25" E	101.42'
C98	33.18'	227.50'	8°21'20"	N 06°27'55" E	33.15'
C99	38.32'	227.50'	9°39'04"	N 02°32'17" W	38.28'
C100	39.69'	227.50'	9°59'48"	N 12°21'42" W	39.64'
C101	16.39'	227.50'	4°07'38"	N 19°25'25" W	16.38'
C102	21.41'	62.50'	19°37'35"	S 31°18'03" E	21.30'
C103	32.08'	62.50'	29°24'29"	S 55°49'05" E	31.73'
C104	29.88'	62.50'	27°23'41"	S 84°13'10" E	29.60'
C105	86.44'	62.50'	79°14'17"	N 42°27'51" E	79.71'
C106	120.55'	62.50'	110°30'36"	N 52°24'36" W	102.71'
C107	11.59'	12.50'	53°07'48"	S 48°03'08" E	11.18'
C108	7.21'	12.50'	33°02'50"	N 88°51'33" E	7.11'
C109	20.82'	465.00'	2°33'54"	N 20°12'17" W	20.82'
C110	45.21'	465.00'	5°34'16"	N 16°08'11" W	45.20'
C111	103.63'	465.00'	12°46'08"	N 06°57'59" W	103.42'
C112	59.30'	465.00'	7°18'26"	N 03°04'18" E	59.26'
C113	16.40'	172.50'	5°16'47"	N 18°45'50" W	16.39'
C114	80.34'	172.50'	26°41'02"	N 02°41'55" W	79.61'
C115	13.53'	12.50'	62°02'21"	S 48°20'14" E	12.88'
C116	6.10'	12.50'	27°57'39"	S 03°20'14" E	6.04'
C117	34.46'	227.50'	8°40'42"	N 06°18'15" E	34.42'
C118	47.27'	227.50'	11°54'17"	N 03°59'14" W	47.18'
C119	42.97'	227.50'	10°49'17"	N 15°21'01" W	42.90'
C120	11.07'	12.50'	50°45'25"	S 14°44'07" E	10.71'
C121	8.56'	12.50'	39°14'35"	S 59°44'07" E	8.40'
C122	124.15'	715.00'	9°56'56"	S 84°19'52" E	124.00'
C123	48.77'	715.00'	3°54'29"	N 88°44'26" E	48.76'
C124	11.99'	12.50'	54°57°04"	N 84°00'41" W	11.53'
C125	7.65'	12.50'	35°02'56"	N 39°00'41" W	7.53'
C126	122.63'	465.00'	15°06'34"	S 13°55'57" W	122.27'
C127	47.04'	465.00'	5°47'44"	N 03°28'47" W	47.02'

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 36.574 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 263.021 ACRE TRACT OF LAND AS TO CONVEYED TO GRBK EDGEWOOD LLC AND MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.574 ACRE TRACT OF LAND CONSISTING OF TWO TRACTS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARTS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found at a westerly corner of the above described 263.021-acre tract on the south line of the remainder of a called 27.36 acre tract of land, as conveyed to Howard R. Sladek and Brenda Sladek by warranty deed recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas; Thence, with the southeast line of said 27.36-acre remainder tract, and a northwesterly line of said 263.021-acre tract, N 49°28'29" E a distance of 317.67 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a westerly exterior corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the southeasterly line of said 27.36-acre remainder tract, and a westerly line of said 263.021-acre tract, N 49°28'29" E a distance of 10.94 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a westerly interior corner of the herein described tract;

THENCE, with a westerly line of said 263.021-acre tract and partially with an easterly line of said 27.36-acre remainder tract and a called 14.00-acre tract of land as conveyed to Howard Ray Sladek by Document Number 2022081293 of the Official Public Records of Williamson County, as described in Contract of Sale and Purchase in Volume 867, Page 747 of the Deed Records of Williamson County, N 21°38'12" W a distance of 1,422.37 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the east line of said 14.00-acre tract and the west line of said 263.021-acre tract, for the most westerly north corner of the herein described tract, from which a 1-inch iron rod found at the northwest corner of the above described 263.021-acre tract and the northeast corner of a said 14.00-acre tract on the southeast line of the remainder of a called 163.89-acre tract of land as conveyed to Ricky D. Kruger, Brenda K. Sladek & Timothy R. Kruger by Executor's Deed recorded in Document Number 2016121073 of the Official Public Records of Williamson County, Texas, as described in deed to Richard H. Kruger & Frances M. Kruger recorded in Volume 491, Page 547 of the Official Records of Williamson County, Texas, bears N 21°38'12" W a distance of 645.26 feet;

THENCE, over and across said 263.021-acre tract, N 68°21'48" E a distance of 120.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly interior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, N 21°38'12" W a distance of 40.40 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, N 68°21'48" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said 263.021-acre tract, N 68°30'46" E a distance of 661.95 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 21°29'14" E a distance of 578.35 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears S 66°29'14" E a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, N 68°30'46" E a distance of 5.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 21°29'14" E a distance of 70.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 68°30'46" W a distance of 5.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, S 21°29'14" E a distance of 685.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears S 66°29'14" E a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, N 68°30'46" E a distance of 5.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 68°30'46" W a distance of 5.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, S 21°29'14" E a distance of 21.69 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the right, an arc distance of 175.89 feet, having a radius of 535.00 feet, a central angle of 18°50'15" and chord which bears N 12°04'06" W a distance of 175.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 18.72 feet, having a radius of 12.50 feet, a central angle of 85°48'37" and chord which bears S 45°33'18" E a distance of 17.02 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, S 88°27'36" E a distance of 4.58 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 01°32'24 W a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 88°27'36" E a distance of 4.58 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 18.72 feet, having a radius of 12.50 feet, a central angle of 85°48'37" and chord which bears S 48°38'05" E a distance of 17.02 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, S 06°43'31" W a distance of 108.30 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 70.77 feet, having a radius of 465.00 feet, a central angle of 08°43'13" and chord which bears S 02°21'55" E a distance of 70.70 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southeasterly exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 88°00'19" W a distance of 70.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southeasterly interior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 02°25'26" E a distance of 8.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the right, an arc distance of 18.72 feet, having a radius of 12.50 feet, a central angle of 85°48'34" and chord which bears S 40°03'07" W a distance of 17.02 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, S 82°57'24" W a distance of 4.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly interior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, S 07°02'36" E a distance of 55.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an easterly interior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, N 82°57'24" E a distance of 4.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the right, an arc distance of 18.72 feet, having a radius of 12.50 feet, a central angle of 85°48'39" and chord which bears S 54°08'16" E a distance of 17.02 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the left, an arc distance of 87.55 feet, having a radius of 535.00 feet, a central angle of 09°22'33" and chord which bears S 15°55'13" E a distance of 87.45 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the right, an arc distance of 21.06 feet, having a radius of 12.50 feet, a central angle of 96°32'28" and chord which bears S 27°39'44" W a distance of 18.66 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the right, an arc distance of 383.84 feet, having a radius of 890.00 feet, a central angle of 24°42'38" and chord which bears S 88°17'17" W a distance of 380.87 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, N 79°21'24" W a distance of 240.33 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears N 34°21'24" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a southerly interior corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, N 79°21'24" W a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021-acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears N 55°38'36" W a distance of 17.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said 263.021-acre tract, N 79°21'24" W a distance of 107.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, continuing over and across said 263.021-acre tract, N 10°38'36" E a distance of 246.84 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on a westerly line of said 263.021-acre tract, and a southeasterly line of said 27.36-acre remainder tract to the POINT OF BEGINNING and containing 36.574 acres of land, more or less.

FINAL PLAT
LIDELL WALKER
PHASE 5

A SUBDIVISION OF 36.574 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

THAT GRBK EDGEWOOD LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH AUSTIN EVETTS, IT'S AUTHORIZED SIGNER AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ACTING HEREIN BY AND THROUGH BRANDON HAMMANN, IT'S VICE PRESIDENT OF LAND DEVELOPMENT, OWNERS OF A CALLED 263.021 ACRE TRACT OF LAND AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 36.574 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

AUSTIN EVETTS, AUTHORIZED SIGNER
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED AUSTIN EVETTS, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

BRANDON HAMMANN, VICE PRESIDENT OF LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD.
BUILDING 4, SUITE 400
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BRANDON HAMMANN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**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**

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HWY #140
AUSTIN, TX 78759

DATE _____

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

**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**

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE _____

FINAL PLAT
LIDELL WALKER
PHASE 5

A SUBDIVISION OF 36.574 ACRES OF LAND
LOCATED IN THE
JOHN DYKES SURVEY, ABSTRACT NO. 186
WILLIAMSON COUNTY, TEXAS

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE 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.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS, IF NECESSARY.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED SF-1 VILLAGE.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 57%.
23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
25. TRAFFIC IMPACT FEES WILL BE DUE BASED ON RESOLUTION R-2021-147A.
26. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

DATE

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

BRYAN LEE, CHAIR

DATE

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT 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 ON THE ____DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

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

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

BY: _____
DEPUTY



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