



City of Hutto

Agenda

Parks Advisory Board

Wednesday, May 14, 2025 at 6:30 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 May 14, 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. Discussion and possible action on the meeting minutes for the regular scheduled Parks Advisory Board Meeting held on March 12, 2025
- 4.2. Discussion and possible action on the meeting minutes from the regular scheduled Parks Advisory Board Commission meeting held on April 9, 2025
- 4.3. Discussion and possible action on Parkland Dedication for Cottonwood Phase 5

5. OTHER BUSINESS

- 5.1. Discussion on Nature Trails.
- 5.2. Discussion on Veterans Memorial.
- 5.3. Discussion on Parks and Recreation Projects.
- 5.4. Discussion on Fritz Park.
- 5.5. Discussion on FY 26 budget.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the May 14, 2025 Hutto Parks Advisory Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 9, 2025 before 5:00 P.M.



Angel Kavanaugh
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: Parks Advisory Board
Subject: Discussion and possible action on the meeting minutes for the regular scheduled Parks Advisory Board Meeting held on March 12, 2025
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Parks Advisory Board meeting Minutes 3.12.2025



City of Hutto

Minutes

Parks Advisory Board

Wednesday, March 12, 2025 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Parks Advisory Board meeting was called to order at 6:31 PM.

2. ROLL CALL

All members of the Board were in attendance with Perry Savard at (6:58 PM) and Katie Weiss at (6:34 PM)

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 March 12, 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 regular scheduled Parks Advisory Board meeting held on February 12, 2025.

A motion was made by board member Sharon Dyer to approve to meeting minutes from the regular scheduled Parks Advisory Board meeting held on February 12, 2025 with the addition of adding Milt Reichek to item 4.2, seconded by board member Milt Reichek.

Motion passed 5 Ayes to 0 Nays

4.2. Discussion and possible action on Parkland Dedication for Cottonwood Phase 7

No action on this item

5. OTHER BUSINESS

5.1. Discussion on Veteran's Memorial

Staff updated board on status of Veteran's memorial.

5.2. Discussion on Parks and Recreation projects

Staff updated board on current Parks and Recreation projects.

5.3. Discussion on Fritz Park

Staff updated board on status of Fritz Park.

5.4. Discussion on FY 26 budget

Staff updated board on upcoming FY 26 budget.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

The Parks Advisory Board was adjourned at 7:33 PM.

8. CERTIFICATION

I certify that this notice of the March 12, 2025 Hutto Parks Advisory Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on DATE before 5:00 P.M.

Parks Advisory Board Chair or Representative

AGENDA ITEM REPORT

4.2.



To: Parks Advisory Board
Subject: Discussion and possible action on the meeting minutes from the regular scheduled Parks Advisory Board Commission meeting held on April 9, 2025
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Parks Advisory Board meeting minutes 4.9.2025



City of Hutto

Minutes

Parks Advisory Board

Wednesday, April 9, 2025 at 6:30 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Parks advisory Board meeting was called to order at 6:34 PM

2. ROLL CALL

The parks advisory board members in attendance were: Perry Savard, Sharon Dyer, Katie Weiss, Byron Washington and Cory Denena.
Milt Reicheck and Charlotte Tyer were not in attendance.

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 April 9, 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 regular scheduled Parks Advisory Board meeting held on February 12, 2025.
Incorrect minutes will add March and April to May packet

5. OTHER BUSINESS

- 5.1. Discussion on Veteran's Memorial
Staff updated board on the status of the Veteran's Memorial.
- 5.2. Discussion on Parks and Recreation projects
Staff updated board on the current Parks and Recreation projects.
- 5.3. Discussion on Fritz Park
Staff updated board on the status of Fritz Park.
- 5.4. Discussion on FY 26 budget
Staff updated board on the upcoming FY 26 budget.
- 5.5. Discussion on joint meeting with Planning and Zoning and Parks Advisory Board on May 14, 2025
Staff discussed dates for the joint Parks and P&Z meeting, and decided on April 29th.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

The Parks Advisory Board meeting was adjourned at 7:46 PM.

8. CERTIFICATION

I certify that this notice of the April 9, 2025 Hutto Parks Advisory Board meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 4, 2025 before 5:00 P.M.

Parks Advisory Board Chair or Representative

AGENDA ITEM REPORT

4.3.



To: Parks Advisory Board
Subject: Discussion and possible action on Parkland Dedication for Cottonwood Phase 5
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

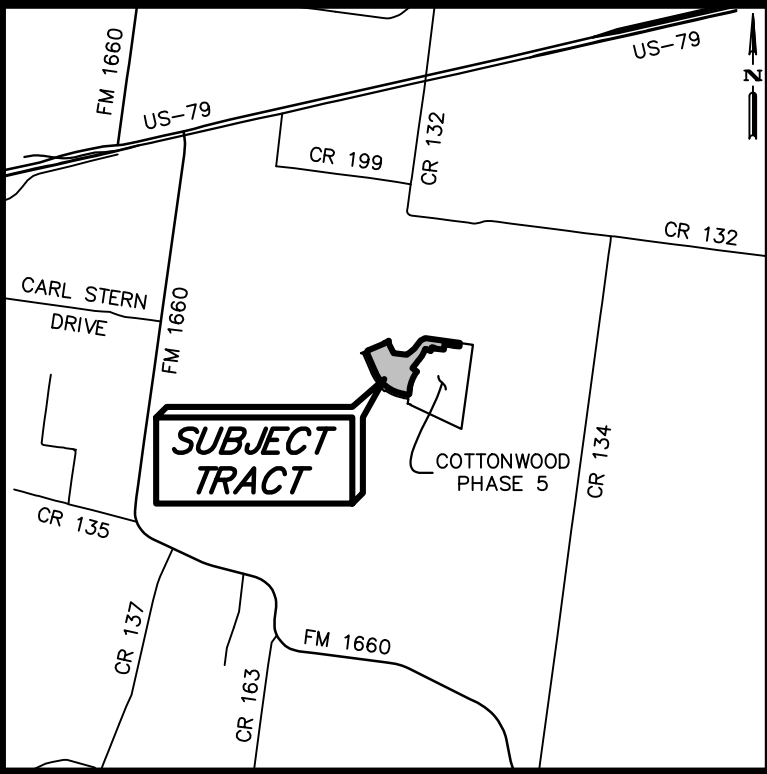
STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

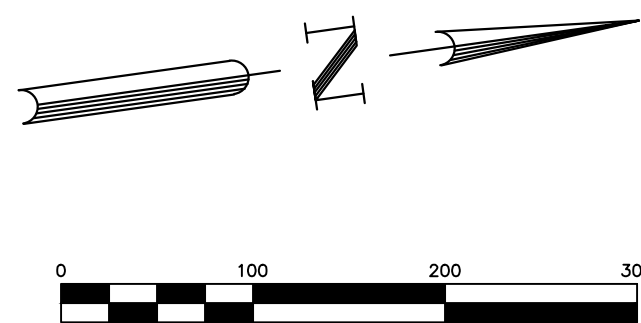
ATTACHMENTS:

1. Plat
2. Cottonwood 5 Map

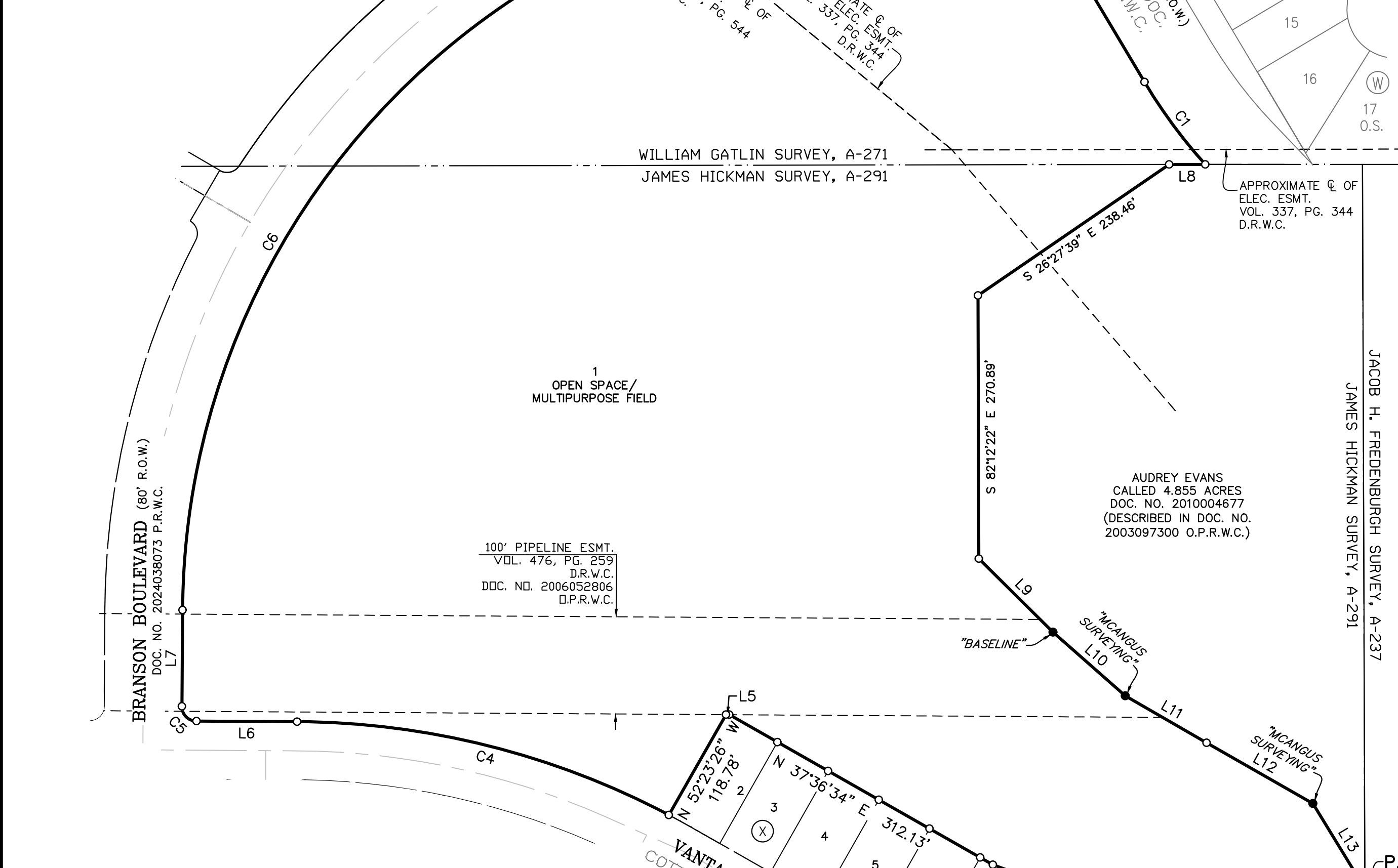


VICINITY MAP
NOT TO SCALE

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. CALLED 130.141 ACRES DOC. NO. 2019104719 O.P.R.W.C.

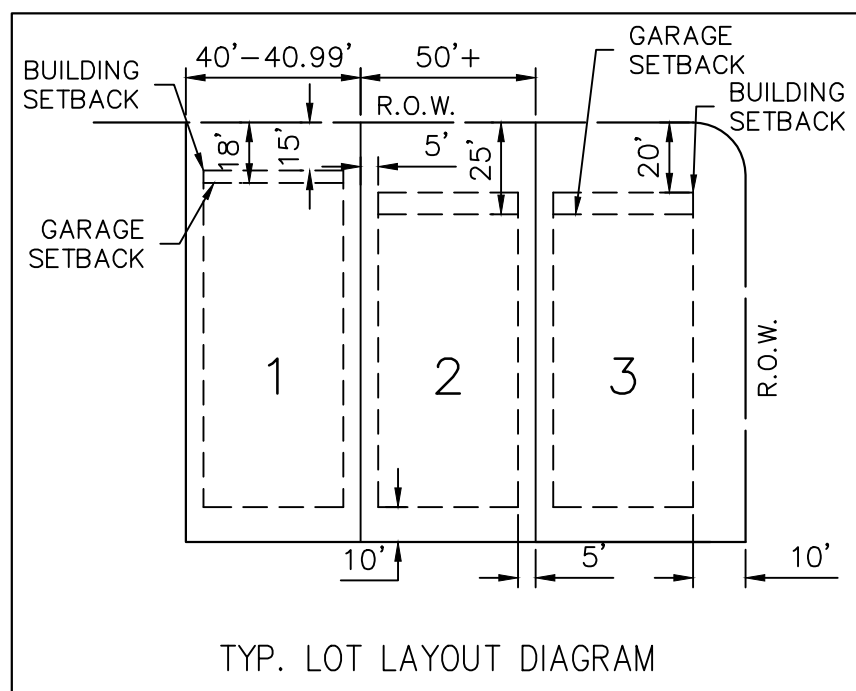


BEARING BASIS NOTE:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE COMBINED SCALE FACTOR = 0.99989025



100' PIPELINE ESMT.
VOL. 476, PG. 259
D.R.W.C.
DOC. NO. 2006052806
O.P.R.W.C.

AUDREY EVANS CALLED 4.855 ACRES DOC. NO. 2010004677 (DESCRIBED IN DOC. NO. 2003097300 O.P.R.W.C.)



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S7°51'01"W	75.00'
L2	S7°46'02"W	110.00'
L3	N82°13'58"W	182.82'
L4	N72°07'33"W	118.19'
L5	S8°19'01"W	3.34'
L6	S8°19'01"W	103.51'
L7	N81°40'59"W	99.27'
L8	S7°57'27"W	37.03'
L9	N52°43'18"E	107.54'
L10	N49°15'10"E	99.03'
L11	N38°02'42"E	96.62'
L12	N37°41'23"E	125.99'
L13	N66°38'01"E	102.61'
L14	S28°10'56"W	3.81'
L15	S11°04'35"W	22.13'
L16	N39°27'29"E	40.02'
L17	S64°54'50"E	30.38'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	540.00'	111°1'09"	105.42'	N 61°35'09" E	105.26'
C2	15.00'	39°42'54"	10.40'	N 62°22'31" W	10.19'
C3	50.00'	160°32'45"	140.10'	S 57°12'34" W	98.56'
C4	830.00'	27°28'20"	397.97'	S 22°03'11" W	394.17'
C5	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C6	760.00'	58°51'47"	780.79'	N 52°15'06" W	746.90'
C7	40.00'	90°00'00"	62.83'	N 22°10'48" E	56.57'
C8	15.00'	6°30'51"	1.71'	N 19°48'25" W	1.70'
C9	50.00'	91°34'00"	79.91'	S 22°43'11" W	71.67'
C10	50.00'	68°58'45"	60.20'	N 77°00'26" W	56.63'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	1	0.172 AC.
OPEN SPACE/MULTIPURPOSE FIELD	1	19.909 AC.
TOTAL	2	20.081 AC.

LEGEND

- 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
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- CALCULATED POINT
- SCALE BREAK SYMBOL

AMENDED PLAT OF LOTS 1 AND 10, BLOCK X OF COTTONWOOD PHASE 5

A SUBDIVISION OF 20.081 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO.
271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

LESCHBER INVESTMENT, LP
CALLED 50 ACRES
(THIRD TRACT)
DOC. NO. 2010007504 O.P.R.W.C.

LESCHBER INVESTMENT, LP
CALLED 43.34 ACRES
(FOURTH TRACT)
DOC. NO. 2010007504 O.P.R.W.C.



BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

LEGAL DESCRIPTION

FIELD NOTES FOR A 20.081 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS; BEING ALL OF LOTS 1 AND 10, BLOCK "X" COTTONWOOD PHASE 5 AS RECORDED IN DOCUMENT NUMBER 2024038073 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 20.081 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "BGE INC" set on the south line of a called 50 acre tract of land (Third Tract) as conveyed unto Leschber Investments, LP in Document Number 2010007504 332 of the Official Public Records of Williamson County, Texas, at the most northerly northwest corner of said Lot, for the most northerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 82°13'58" E, coincident with the common line of Lot 1, said 50 acre tract and a called 43.34 acre tract of land (Fourth Tract) as conveyed unto Leschber Investments, LP in said Document Number 2010007504, a distance of 726.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the east right-of-way line of Camargue Drive (R.O.W. ~ 60') as shown on said plat of Cottonwood Phase 5 at the northeast corner of Lot 1 for the northeast corner of the herein described tract;

THENCE, S 07°51'01" W, coincident with the common line of Lot 1 and said right-of-way, a distance of 75.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of Lot 1 and lot 15, said Block "X", for an east corner of the herein described tract;

THENCE, N 82°13'58" W, departing said right-of-way line, coincident with the common line of Lot 1 and Lots 11 through 15, said Block "X", a distance of 310.99 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner Lot 1 and said Lot 11, for a re-entrant corner of the herein described tract;

THENCE, S 07°46'02" W, coincident with the common line of Lot 1 and Lot 11, a distance of 110.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the north right-of-way line of Vantage Drive (R.O.W. ~ 60') as shown on said Plat of Phase 5, at the common corner of Lot 1 and Lot 11 for a corner of the herein described tract;

THENCE, coincident with the common line of Lot 1, said right-of-way, and the aforementioned Lot 10, the following four (4) courses:

- 1) N 82°13'58" W, a distance of 182.82 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 15.00 feet, an arc length of 10.40 feet, a central angle of 39°42'54", a chord bearing of N 62°22'31" W, and a chord distance of 10.19 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 3) Curving to the left, with a radius of 50.00 feet, an arc length of 140.10 feet, a central angle of 160°32'45", a chord bearing of S 57°12'34" W, and a chord distance of 98.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 4) Curving to the right, with a radius of 15.00 feet, an arc length of 1.71 feet, a central angle of 06°30'51", a chord bearing of S 19°48'25" E, and a chord distance of 1.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of said Lot 10 and Lot 9, said Block "X" for end of this curve for a corner of the herein described tract;

THENCE, N 72°07'33" W, departing said right-of-way, coincident with the common line of Lot 10 and said Lot 9, a distance of 118.19 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of Lot 10 and Lot 9, for a re-entrant corner of the herein described tract;

THENCE, coincident with the common line of Lot 1 and Lots 2 through 9, said Block "X", the following four (4) course:

- 1) S 28°10'56" W, a distance of 166.45 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 37°36'34" W, a distance of 312.13 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 3) S 08°19'01" W, a distance of 3.34 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 4) S 52°23'26" E, a distance of 118.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west curvilinear right-of-way line of the aforementioned Vantage Drive at the common corner of Lot 1 and Lot 2 for the beginning of a non-tangent curve and east corner of the herein described tract;

THENCE, curving to the left, coincident with the common line of Lot 1 and said right-of-way line, with a radius of 830.00 feet, an arc length of 397.97 feet, a central angle of 27°28'20", a chord bearing of S 22°03'11" W, and a chord distance of 394.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

THENCE, S 08°19'01" W, continuing coincident with said common line, a distance of 103.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

THENCE, curving to the right, continuing coincident with said common line, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 53°19'01" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the north right-of-way line of Branson Boulevard (R.O.W. ~ 80') as shown on said plat of Phase 5, for a point of tangency of the herein described tract;

THENCE, coincident with the common line of Lot 1 and said north right-of-way line, the following four (4) course:

- 1) N 81°40'59" W, a distance of 99.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 760.00 feet, an arc length of 780.79 feet, a central angle of 58°51'47", a chord bearing of N 52°15'06" W, and a chord distance of 746.90 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 3) N 22°49'12" W, a distance of 437.47 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 4) Curving to the right, with a radius of 40.00 feet, an arc length of 62.83 feet, a central angle of 90°00'00", a chord bearing of N 22°10'48" E, and a chord distance of 56.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the southeast right-of-way line of Carl Stern Drive (R.O.W. ~ 80') as shown on the plat of Cottonwood Phase 2 as recorded in Document Number 2022040029 of the Official Public Records of Williamson County, Texas, for a point of tangency of the herein described tract;

THENCE, N 67°10'48" E, coincident with the common line of Lot 1 and said southeast right-of-way line, a distance of 366.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

THENCE, curving to the left, continuing coincident with said common line, with a radius of 540.00 feet, an arc length of 105.42 feet, a central angle of 11°11'09", a chord bearing of N 61°35'09" E, and a chord distance of 105.26 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the west line of a called 4.855 acre tract of land as conveyed unto Audrey Evans in Document Number 2010004667 and described in Document Number 2003097300, both of the Official Public Records of Williamson County, Texas, at the end of this curve for the common corner of Lot 1 and said right-of-way line, and the herein described tract;

THENCE, coincident with the common line of Lot 1, said 4.855 acre tract, the following eight (8) courses:

- 1) S 07°57'27" W, a distance of 37.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 26°27'39" E, a distance of 238.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 3) S 82°12'22" E, a distance of 270.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 4) N 52°43'18" E, a distance of 107.54 feet to a 1/2-inch iron rod with a cap stamped "BASELINE" found for an angle point of the herein described tract;
- 5) N 49°15'10" E, a distance of 99.03 feet to a 1/2-inch iron rod with a cap stamped "MCANGUS SURVEYING" found for an angle point of the herein described tract;
- 6) N 38°02'42" E, a distance of 96.62 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 7) N 37°41'23" E, a distance of 125.99 feet to a 1/2-inch iron rod with a cap stamped "MCANGUS SURVEYING" found for an angle point of the herein described tract and;
- 8) THENCE, N 66°38'01" E, a distance of 102.61 feet to the POINT OF BEGINNING and containing 20.081 acres of land, more or less.

AMENDED PLAT OF
**LOTS 1 AND 10, BLOCK X
OF COTTONWOOD PHASE 5**

A SUBDIVISION OF 20.081 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO.
271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH STEVEN C. PORATH, AUTHORIZED PERSON, BEING AN OWNER OF LOT 10 OF BLOCK X, OF COTTONWOOD PHASE 5, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 2024038073 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH KEN BLAKER, VICE PRESIDENT OF LAND DEVELOPMENT, BEING AN OWNER OF SAID LOT 1 OF BLOCK X, OF COTTONWOOD PHASE 5, SAID LOTS 1 AND 10 OF BLOCK X BEING 20.081 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY AND THE JAMES HICKMAN SURVEY, A-291, AND DOES HEREBY AMEND SAID LOTS 1 AND 10 OF BLOCK X FOR THE SOLE PURPOSE OF RELOCATING THE LOT LINES, AS AMENDED IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

AMENDED PLAT OF LOTS 1 AND 10, BLOCK X OF COTTONWOOD PHASE 5

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.

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

KW-HS LOT OPTION POOL 01, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: HEARTHSTONE, INC.,
A CALIFORNIA CORPORATION,
ITS SOLE MEMBER MANAGER

BY: _____
STEVEN C. PORATH
AUTHORIZED PERSON

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

KEN BLAKER, VICE PRESIDENT OF LAND DEVELOPMENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 NORTH F.M. 620
BUILDING 1, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KEN BLAKER, 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, STACY MULHOLLAND, 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.

STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE

I, DION P. ALBERTSON, 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 ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99989025
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 FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR 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. AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. 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.
14. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. 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 48491C0520F, EFFECTIVE DATE DECEMBER 12, 2019, FOR WILLIAMSON COUNTY, TEXAS.
16. 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.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. 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.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. THIS SUBDIVISION IS ZONED PUD 0-2021-037.
22. VEHICULAR ACCESS FOR LOTS 1-16, BLOCK FF, AND LOTS 1-13, BLOCK AA IS RESTRICTED TO CAMARGUE DRIVE
23. OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
24. LOT 10, BLOCK X WILL HAVE A 20' CHORD FRONT BUILDING SETBACK.
25. MULTIPURPOSE FIELD (LOT 1, BLOCK X) TO BE DEDICATED AND CONVEYED BY DEED, SHALL BE OWNED AND MAINTAINED BY THE CITY OF HUTTO. DEDICATION OF THIS LOT SATISFIES REQUIREMENTS IN SECTION 3.5.1 OF THE MEADOWS OF COTTONWOOD CREEK PUD.
26. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: QNCOR ENERGY
GAS (NATURAL OR PROPANE): ATMOS GAS

PLANNING AND ZONING COMMISSION CHAIR:

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

SUSANNA BOYER, PLANNING AND ZONING COMMISSION VICE CHAIR
DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR
DATE

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

THAT I, NANCY 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 RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

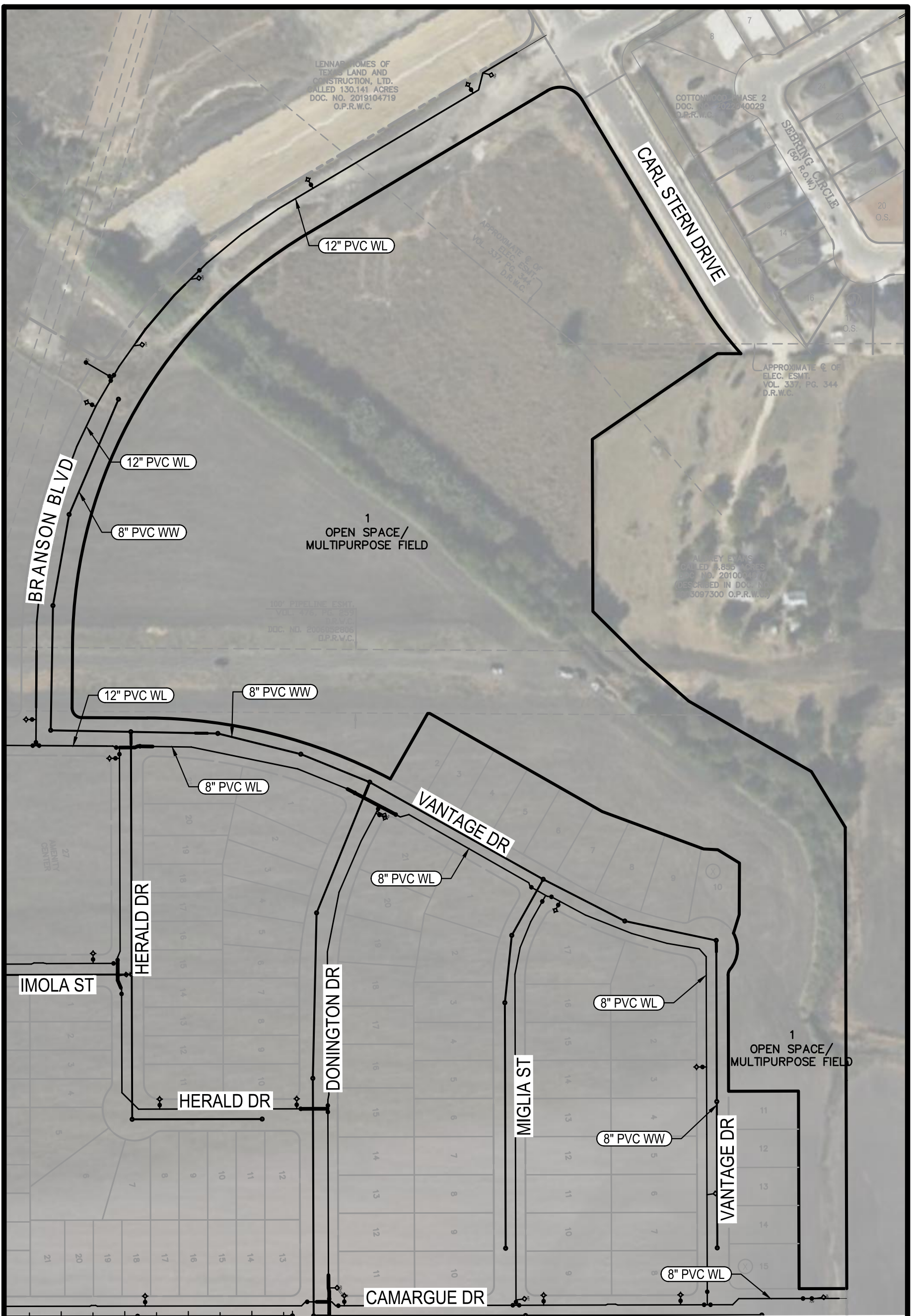
BY: _____
DEPUTY

AMENDED PLAT OF LOTS 1 AND 10, BLOCK X OF COTTONWOOD PHASE 5

A SUBDIVISION OF 20.081 ACRES OF LAND
LOCATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO.
271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS



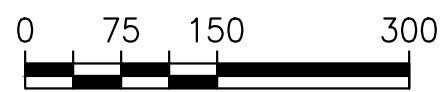
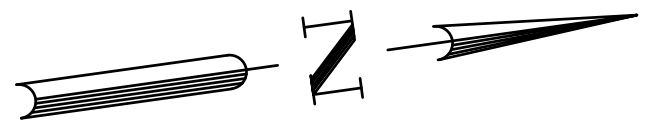
BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500



COTTONWOOD PHASE 5

LOT 1 BLOCK X

DETAILED PROPERTY MAP



SCALE: 1" = 150'

AGENDA ITEM REPORT

5.1.



To: Parks Advisory Board
Subject: Discussion on Nature Trails.
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

This item was requested by the Chair.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.2.



To: Parks Advisory Board
Subject: Discussion on Veterans Memorial.
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

Staff to provide an update on the Veterans Memorial.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.3.



To: Parks Advisory Board
Subject: Discussion on Parks and Recreation Projects.
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

Staff will provide an update on Parks and Recreations projects.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.4.



To: Parks Advisory Board
Subject: Discussion on Fritz Park.
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

Staff will provide an update on progress of the Fritz Park renovation.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

5.5.



To: Parks Advisory Board
Subject: Discussion on FY 26 budget.
Meeting: Wednesday, May 14, 2025
Department: Parks and Recreation
Staff Contact: Jeff White

BACKGROUND INFORMATION:

Staff will present the Parks and Recreation Department submitted budget items for FY26.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None