



City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, July 8, 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 July 8, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on June 3, 2025.
- 4.2. Consideration and possible action to disapprove the proposed Stromberg Preliminary Plat, 327.14 acres, more or less, of land, consisting of residential, multifamily, commercial, and light industrial uses, located south of CR132 approximately one mile west of FM3349.
- 4.3. Consideration and possible action on the proposed Urbana at Limmer Loop Final Plat, 20.33 Acres , more or less, of land, one multi-family lot, located along the north side of Limmer Loop.
- 4.4. Consideration and possible action on the proposed Gola Phase 4 Final Plat, 24.052 acres, more or less, of land, 133 residential lots and 4 open space lots, located on FM 1660 South.
- 4.5. Consideration and possible action on the proposed Cottonwood Phase 6 Amended Plat, 36.373 acres , more or less, of land, one multi-family lot, located along the north side of Limmer Loop.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider possible approval of the proposed Meadow Brook Preliminary Plat, 87.8 acres, more or less, of land, 335 lots, located on FM 1660 South.
- 5.2. Conduct a public hearing and consider possible action to approve a variance request for the property at 1101 Muirfield Bend Drive, 3.11 acres, more or less, of land, Lot 3, Block B of the Star Ranch Subdivision, Phase 2, Section 2, located on Muirfield Bend Drive, from the requirements, as outlined in Chapter 10, Section 10.410 and

10.410.3.4 of the Unified Development Code (UDC), to allow for an increase in the maximum allowed height and maximum square footage for monument signage.

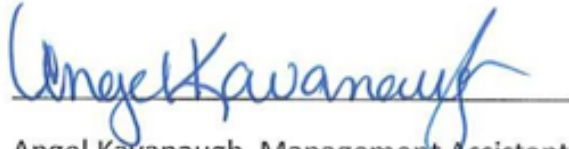
6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the July 8, 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 July 3, 2025 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 regularly scheduled Planning and Zoning Commission meeting held on June 3, 2025.
Meeting: Tuesday, July 8, 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 June 3, 2025



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 3, 2025 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The planning and Zoning meeting was called to order at 7:05 PM

2. ROLL CALL

All Planning and Zoning Commission members were present except Cheryl Stewart.

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 June 3, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

Public comment opened at 7:05 PM - No comments - Closed at 7:05 PM

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning meeting held on May 6, 2025.

A motion was made by Commissioner Tony Wertz to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 6, 2025, seconded by Commissioner Hazel Sherrod. Motion passed 5 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 2059 Limmer Loop, to allow an office: professional, as the main use in the LI (Light Industrial) zoning district.

Public hearing opened at 7:10 PM closed at 7:10 PM.

Discussion about traffic and driveway alignment, timing of the innovation light improvements, landscape screening of the construction parking area along 108.

Commissioner Hazel Sherrod made a motion to approve the Specific Use Permit as written, seconded by Commissioner Jim Morris. Motion passed 5Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

* Reminders to the Commission of the CIP special Called Planning and Zoning meeting on June 10, 2025

7. ADJOURNMENT

The meeting was adjourned at 7:30 PM

8. CERTIFICATION

I certify that this notice of the June 3, 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 May 30, 2025 before 5:00 P.M.

Planning and Zoning Commission Chair or Representative

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action to disapprove the proposed Stromberg Preliminary Plat, 327.14 acres, more or less, of land, consisting of residential, multifamily, commercial, and light industrial uses, located south of CR132 approximately one mile west of FM3349.
Meeting: Tuesday, July 8, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Stromberg property is approximately 327 acres and includes 859 residential lots, 148.78 acres of light industrial area, 14.67 acres of multifamily, 7.15 acres of commercial, and associated roadways. The property was annexed in May 2019 and the property was zoned PUD in 2024.

NORTH: CR132 ROW

SOUTH: East Wilco Highway extension and ETJ

EAST: ETJ

WEST: ETJ

SUMMARY OF REQUEST:

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application. Conditional approval or disapproval requires the condition or denial be directly related to the platting requirements and include a code citation.

STAFF REVIEW:

This plat is subject to the shot clock and is recommended for denial per state law. There are still outstanding comments thus the item is recommended for denial. The preliminary plat must be submitted on a denial submittal date going forward.

FISCAL NOTES:

None.

POLICY IMPLICATIONS:

None.

ATTACHMENTS:

AGENDA ITEM REPORT

4.2.



-
1. Stromberg Newspaper_Map
 2. StrombergPrelim(2)-InitComIssued(7-2-25)

Stromberg PUD



CR-134

R020555

R020702

R020545

R020697

CR-132

FM-3349

0 2,500 5,000

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.



July 2, 2025

Gray Engineering, Inc.
Tim Holland
8834 N. Capital of Texas Highway #140
Austin, TX 78759
tholland@grayengineeringinc.com - *communication provided via email*
jdougherty@waymakerventures.com - *communication provided via email*

RE: Stromberg Preliminary Plat (2), Hutto, TX 78634
Plat Review – Stromberg Preliminary Plat (2) - Comment Report to Initial Submittal (received 6-24-25)
Project No.: PLAT-25-0019

Mr. Holland,

Upon review of the above referenced plat initial application submitted on June 24, 2025, the following comments are required to be resolved and updated plans submitted for review.

Please provide **Update #1** addressing all comments. With your updated plat, please provide a comment response letter detailing how each comment was addressed in **digital** format only. If the plat contains more than one sheet, please combine all plat sheets into one document file. Upload to GovWell permit as **“Create new plan set”** and email the digital update files via a link for staff to download to: planning@huttotx.gov, reference project number, project name and update number.

Planning Review – Emmanuel Hernandez, Planner (512) 759-4038 – manny.hernandez@huttotx.gov

1. See attached markups.
2. Provide written WCESD#3 plan review approval.

Engineering Review – Matt Rector, P.E., City Engineer (512) 759-4025 – matt.rector@huttotx.gov

3. See attached markups.

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

STROMBERG PRELIMINARY PLAT (2) (DENIAL RESUBMITTAL) - INITIA

7/2/2025

Attendees

Edward Hill (Edward.hill@huttotx.gov)
sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

StrombergPrelim(2)-Init-DrainRpt(6-24-25).pdf
StrombergPrelim(2)-Init-Plat(6-24-25).pdf

DRAINAGE IMPACT ANALYSIS

FOR

STROMBERG PRELIMINARY PLAN



Prepared By:



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

Table of Contents

Section 1 – Introduction	1
Section 2 – Methodology	2
Section 3 - Hydrologic Results	6
Section 4 – Conclusions	9
Exhibit I – Location Map	10
Exhibit II – FEMA Floodplain Map	12
Exhibit III – Preliminary Williamson County Atlas 14 100-YR Floodplain.....	14
Exhibit IV – HEC-HMS.....	16
Exhibit V – Existing Drainage Area Map.....	18
Exhibit VI – Proposed Drainage Area Map	20
Exhibit VII – USDA Soil Report Map.....	22
Exhibit VIII – Existing and Proposed Curve Number Summary.....	24
Exhibit IX - Existing and Proposed Time of Concentration Calculations	29

Section 1 – Introduction

Introduction

On behalf of our client WMV HUTTO 390 DE, LLC, Gray Engineering, Inc. submits this Drainage Impact Analysis in support of the Preliminary Plan for the Stromberg subdivision to define the drainage impact at the outfall locations along the Stromberg property boundary.

Project Description

The Stromberg subdivision will consist of 859 single family residential lots, 148.78 acres of light industrial, 14.67 acres of multifamily, 7.15 acres of commercial and 44,166 linear feet of public roadways within 327.14 acres.

Site Location

The subject property is in Williamson County and the City of Hutto city limits. This site is bounded by CR 132 to the north and the future East Wilco Highway to the south, approximately one mile west of FM 3349. 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. 48491C0520F, dated December 20, 2019, for Williamson County, Texas, and Incorporated Areas. Refer to **Exhibit II** for **Floodplain Insurance Map**.

Williamson County has developed preliminary Atlas-14 floodplain information in partnership with the Texas Water Development Board. These floodplains are still preliminary and subject to change until the study is complete. Based on this preliminary study, portions of the property are now shown within the floodplain. Due to this floodplain not being regulated by FEMA, it is anticipated that drainage improvements will be designed to reroute the floodplain with future subdivision and site improvement construction plans. A more detailed analysis will be provided with at that time. **Exhibit III** shows the current Williamson County floodplain within the Stromberg property.

Section 2 – Methodology

Hydrology

This study estimates peak flow rates at each project discharge point identified as POI-1 through POI-9 using the USACE Hydrologic Engineering Center's HEC-HMS 4.8 computer tool. Peak flow rates are calculated for 2-, 10-, 25-, and 100-year storm events under current and anticipated conditions. **Exhibit VI** 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

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) and BGE, Inc surveying is used to define the POI basins. Existing Drainage Area and the Proposed Drainage Area Maps used in the models are presented in **Exhibits V and VI**.

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 define 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 website 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 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 row crops in the pre-development. In the post-development conditions, the proposed land use is residential lots that are 1/8 of an acre in size, light industrial, commercial, and multifamily.

The SCS runoff equation is:

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

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

Where:

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

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.

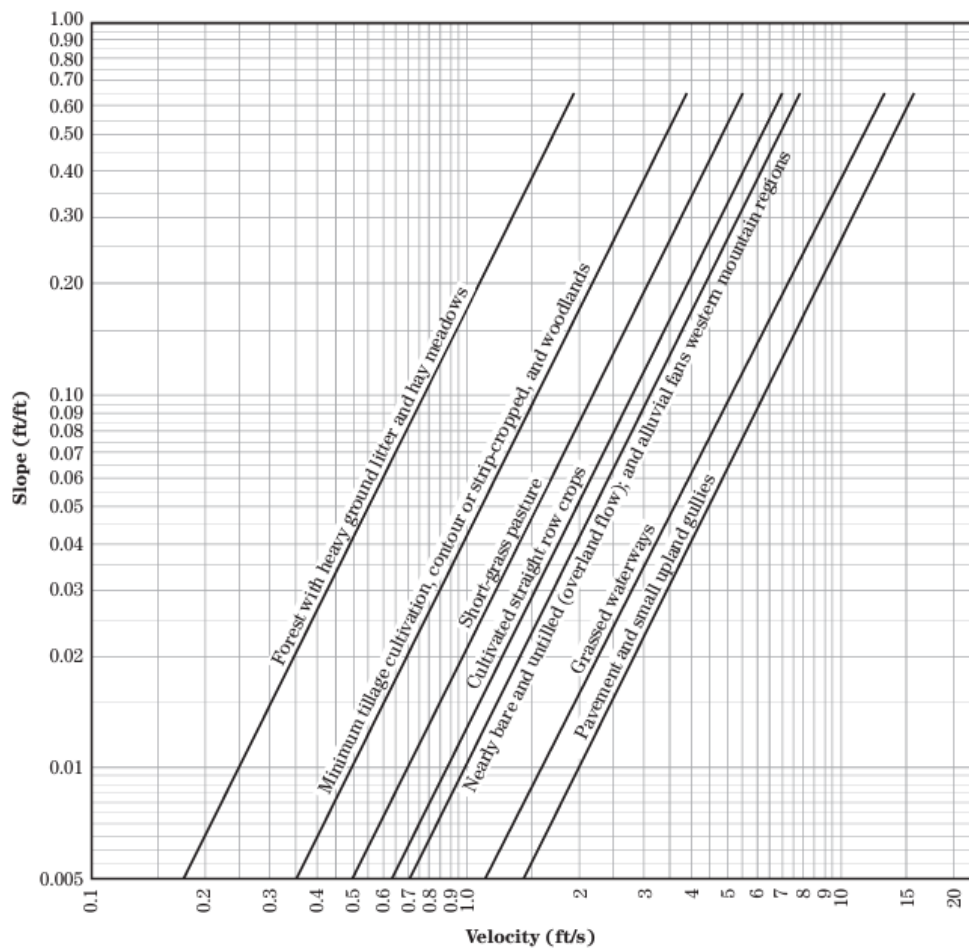
- **Sheet Flow:** This is the flow of water over the plane surface as a more or less uniformly thick film or sheet of water. For sheet flow of less than 100 feet, Manning's kinematic solution formula is used.

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

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:

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

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

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 5 ft/s for open channel flow segments. Once more accurate results were obtained from hydraulic models, the channel velocities are updated to actual velocities where applicable. For pipe velocities, 9 ft/s was assumed.

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 2-10 below compare the computed flow rates at POI-1, POI-2, POI-3, POI-4, POI-5, POI-6, POI-7, POI-8, and POI-9.

Table 2

	Flow @ POI-1 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	995	1185.9	984.9
10-Year	1736.1	2001.9	1675.6
25-Year	2229.9	2539.3	2182.1
100-Year	3037.2	3415.2	3034.9

Table 3

	Flow @ POI-2 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	12	10.4	10.4
10-Year	20.6	15.7	15.7
25-Year	26.2	19.1	19.1
100-Year	35.3	24.7	24.7

Table 4

	Flow @ POI-3 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	9.9	6.7	6.7
10-Year	17	10.1	10.1
25-Year	21.6	12.3	12.3
100-Year	29.2	15.9	15.9

Table 5

	Flow @ POI-4 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	111.5	101.2	101.1
10-Year	192.4	166.4	166.4
25-Year	245.5	208.7	208.7
100-Year	331.7	277.7	277.7

Table 6

	Flow @ POI-5 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	26.9	3.3	3.3
10-Year	46.5	5	5
25-Year	59.3	6.1	6.1
100-Year	80.1	7.9	7.9

Table 7

	Flow @ POI-6 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	197.2	530.2	196.7
10-Year	344.5	841	324.1
25-Year	442.7	1040.3	423.2
100-Year	603.2	1365	602.5

Table 8

	Flow @ POI-7 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	33.7	5.3	5.3
10-Year	58.2	9.5	9.5
25-Year	74.3	12.3	12.3
100-Year	100.5	16.7	16.7

Table 9

	Flow @ POI-8 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	20.7	17.6	17.6
10-Year	35.7	28.1	28.1
25-Year	45.4	34.9	34.9
100-Year	61.3	45.8	45.8

Table 10

	Flow @ POI-9 (cfs)		
	Pre-Development	Post-Development	Post-Development w/Pond
2-Year	21.1	19	19
10-Year	36.4	29.5	29.5
25-Year	46.4	36.3	36.3
100-Year	62.5	47.3	47.3

As shown in the tables above, the proposed Stromberg subdivision will not have an adverse impact on the neighboring properties. Two detention ponds are proposed with this subdivision

at POI-1 and POI-6. These ponds are designed to avoid exceeding the pre-development flows for the 2-yr, 10-yr, 25-yr, and 100-yr storm events in the post-development, where the flow exits the Stromberg boundary.

The tables below represent the elevation-area of the proposed Ponds.

Table 11. POI-1 Pond Elevation-Area

Stage (ft msl)	Area
(Elevation)	(acre)
629.50	0.000
630.00	0.115
631.00	1.055
632.00	2.874
633.00	5.386
634.00	8.056
635.00	10.371
636.00	11.850
637.00	12.474
638.00	12.676
639.00	12.879

Table 12. POI-6 Pond Elevation-Area

Stage (ft msl)	Area
(Elevation)	(acre)
601.51	0.000
602.00	0.108
603.00	1.253
604.00	2.969
605.00	4.633
606.00	5.725
607.00	6.420
608.00	6.709
609.00	6.938
610.00	7.175
610.50	7.348

The POI-1 Pond outfall structure will consist of a 4' rectangular weir at elevation 629.51' and a 29' rectangular weir at elevation 634.2'.

The POI-6 Pond outfall structure will consist of a 6.25' rectangular weir at elevation 601.52' and a 6.75' rectangular weir at elevation 606.10'.

Tables 13-14 below represent the water surface elevation for each storm event in each pond. Based on the tables and the elevation area tables above, POI-1 Pond provides 1.5 feet of freeboard and POI-6 Pond provides 0.9 feet of freeboard between the 100-yr water surface elevation and the top of the pond.

Table 13. POI-1 Pond Water Surface Elevation

	POI-1 Pond
	Water Surface Elevation (ft)
2-Year	634.2
10-Year	635.2
25-Year	635.8
100-Year	636.5

Table 14. POI-6 Pond Water Surface Elevation

	Pond
	Water Surface Elevation (ft)
2-Year	606.1
10-Year	607.4
25-Year	608.3
100-Year	609.6

Section 4 – Conclusions

Per the results presented in Section 3 of this report, the two detention ponds proposed before POI-1 and POI-6 will decrease the post-development flows to less than pre-development conditions even though there is an increase in impervious cover.

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

STROMBERG PRELIMINARY PLAT

Legend

Property Boundary

POI-1

POI-2

POI-3

LOI-4

LOI-5

POI-6

POI-7

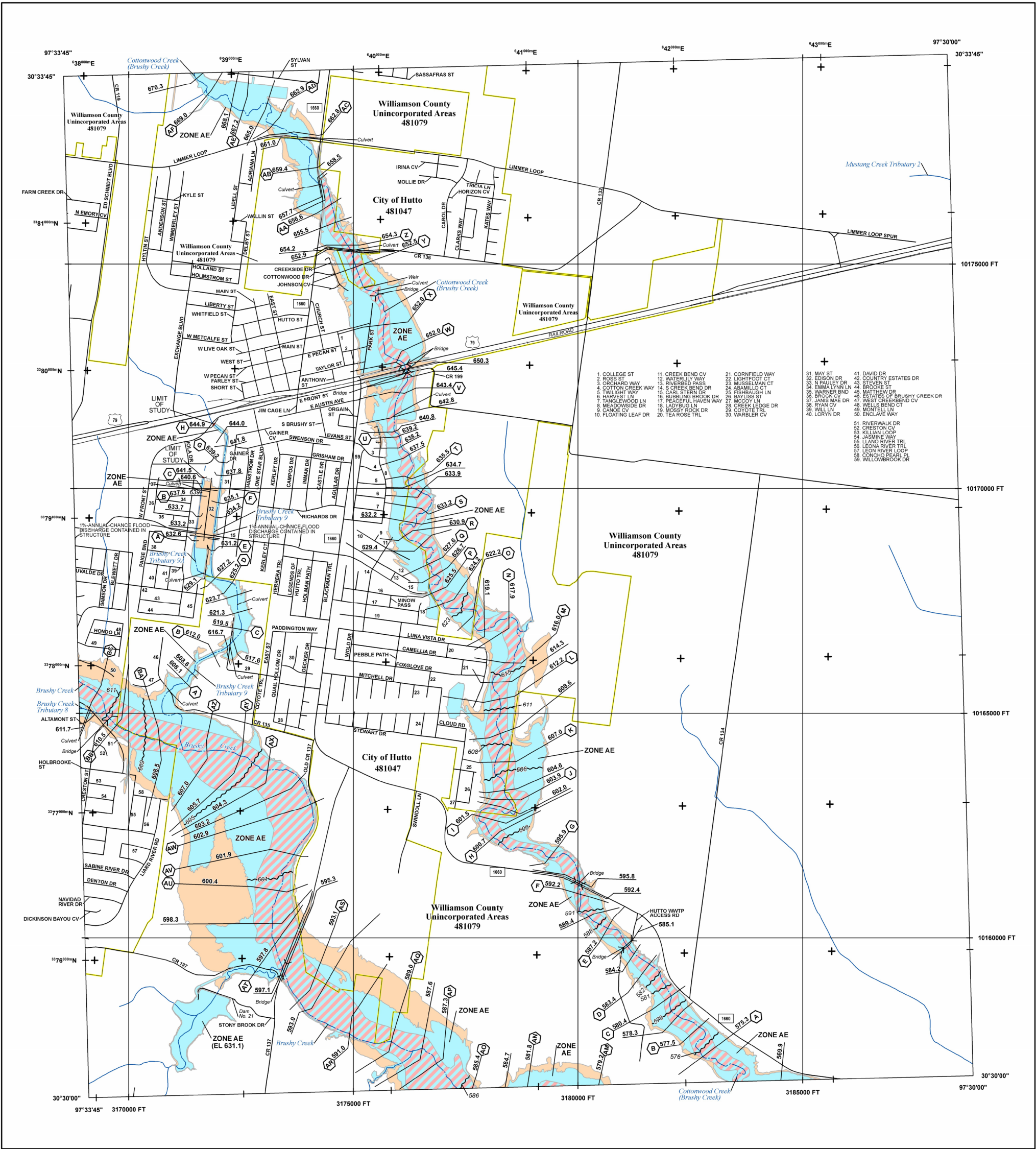
POI-8

POI-9



3000 ft

Exhibit II – FEMA Floodplain Map



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes Zone X
		NO SCREEN Areas of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert or Storm Sewer
		Levee, Dike or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect Coastal Transect Baseline Profile Baseline Hydrographic Feature Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

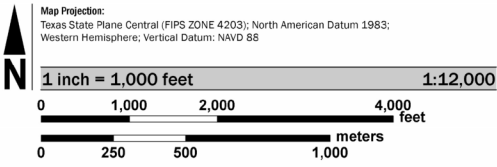
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

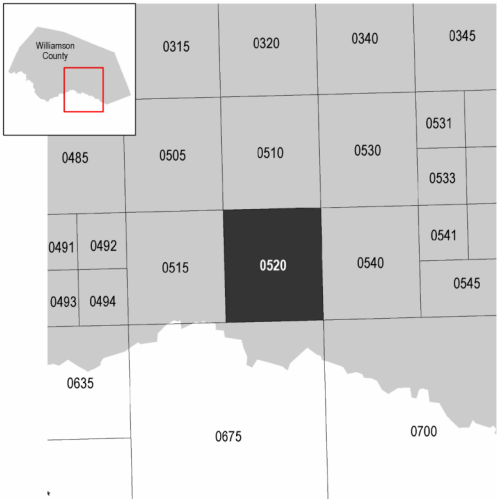
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resources Information Systems (TNRIS), dated 2009; United States Census Bureau, dated 2015; United States Geological Survey, dated 2005; and the Williamson County Geographic Information Systems (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
PANEL 520 OF 750

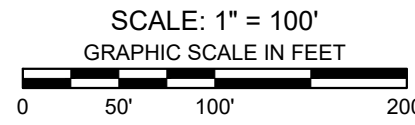
Panel Contains:
COMMUNITY
HUTTO, CITY OF
WILLIAMSON COUNTY

NUMBER	PANEL	SUFFIX
481047	0520	F
481079	0520	F

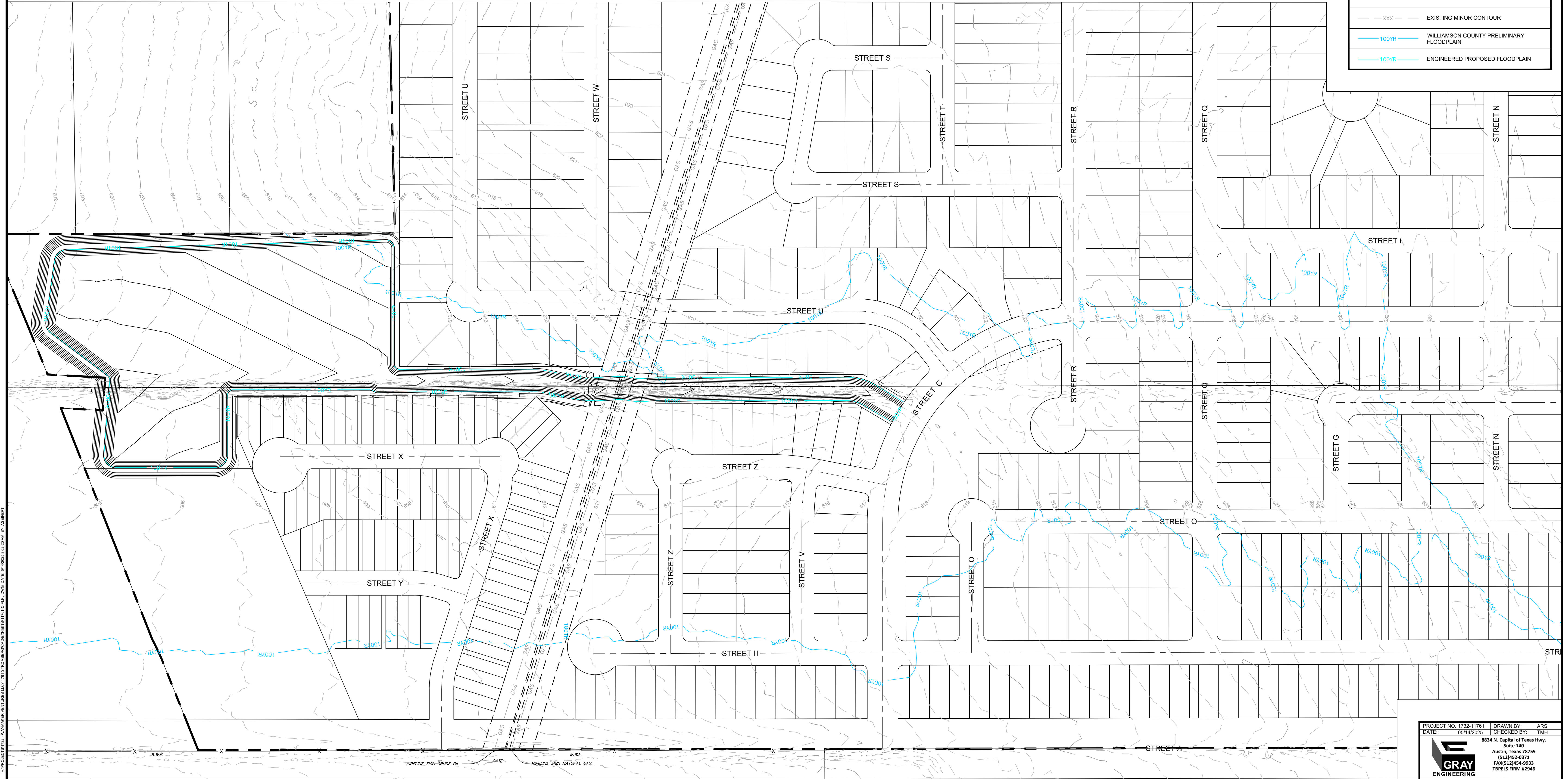
VERSION NUMBER
2.3.3.3
MAP NUMBER
48491C0520F
MAP REVISED
DECEMBER 20, 2019

Exhibit III – Preliminary Williamson County Atlas 14 100-YR Floodplain

PRELIMINARY WILLIAMSON COUNTY FLOODPLAIN



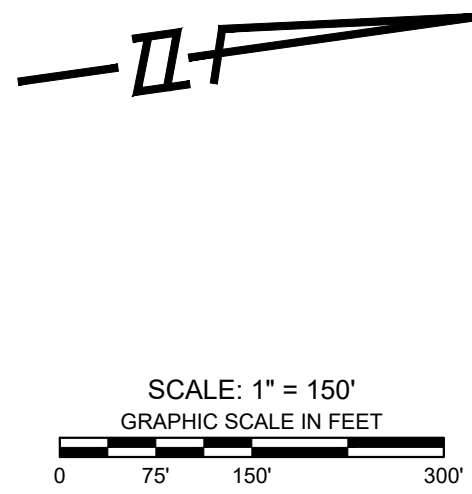
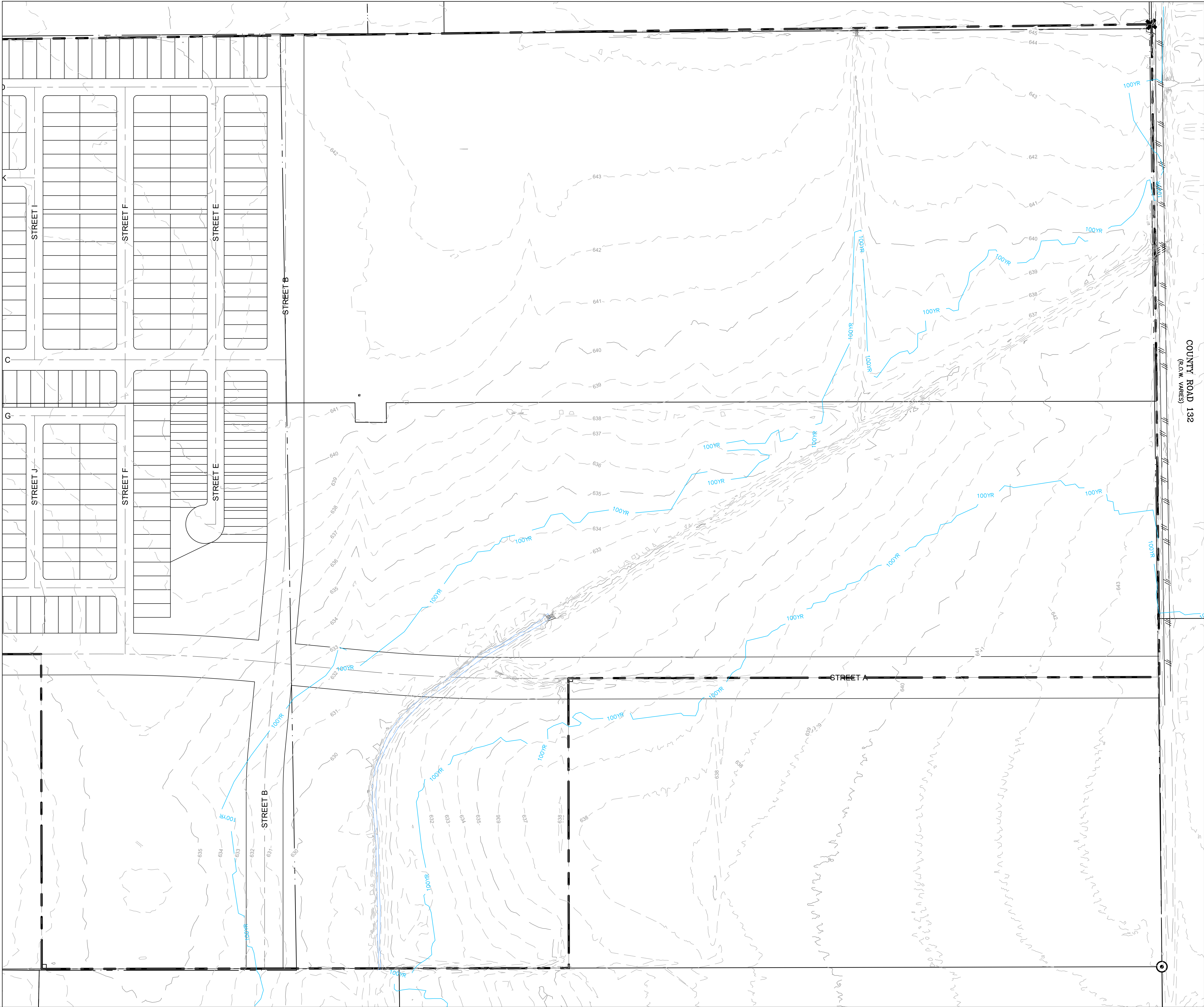
LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	WILLIAMSON COUNTY PRELIMINARY FLOODPLAIN
	ENGINEERED PROPOSED FLOODPLAIN



PROJECT NO. 1732-11761	DRAWN BY: ARS
DATE: 05/14/2025	CHECKED BY: TMH
8834 N. Capital of Texas Hwy. Suite 140 Austin, Texas 78759 (512)452-0371 FAX(512)454-9933 TBPELS FIRM #23946	

\\PROJECTS\1732 - WILLIAMSON COUNTY FLOODPLAIN\1732-11761\1732-11761.dwg DATE: 05/14/2025 10:22 AM BY: ARS

PRELIMINARY WILLIAMSON COUNTY FLOODPLAIN

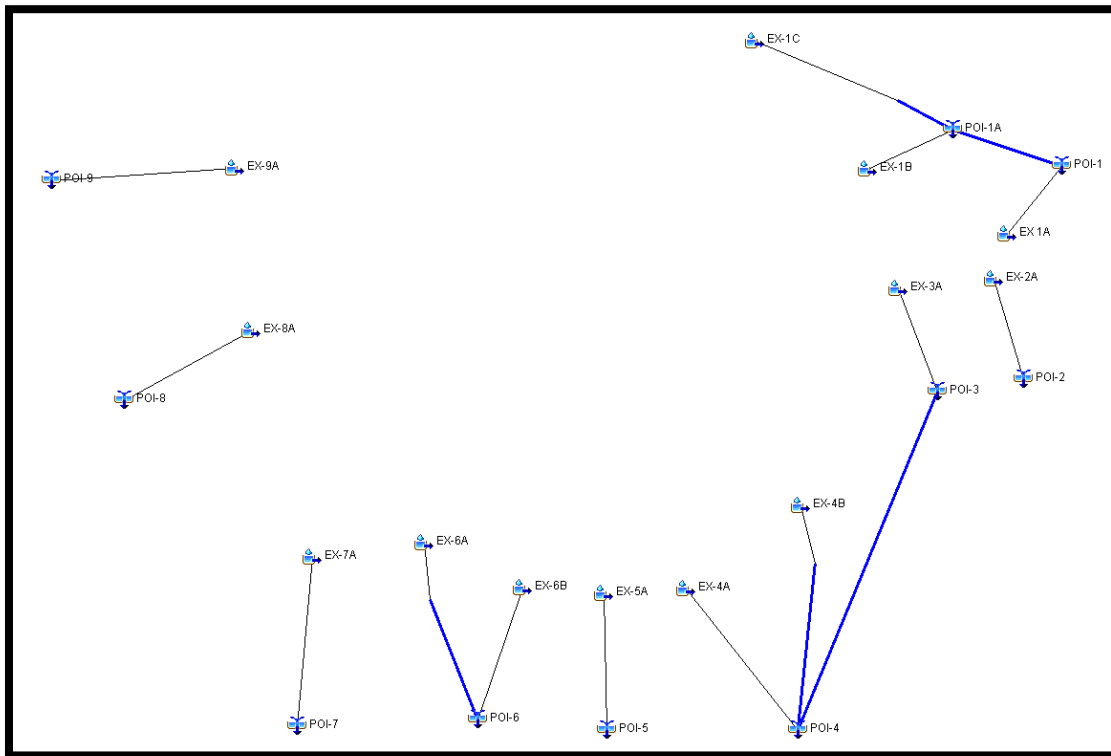


LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	WILLIAMSON COUNTY PRELIMINARY FLOODPLAIN
	ENGINEERED PROPOSED FLOODPLAIN

PROJECT NO. 1732-11761	DRAWN BY: ARS
DATE: 05/14/2025	CHECKED BY: TMH
8834 N. Capital of Texas Hwy. Suite 140 Austin, Texas 78759 (512)452-0371 FAX(512)454-9933 TBPCLS FIRM #23946	

Exhibit IV – HEC-HMS

Pre-Development



Post-Development

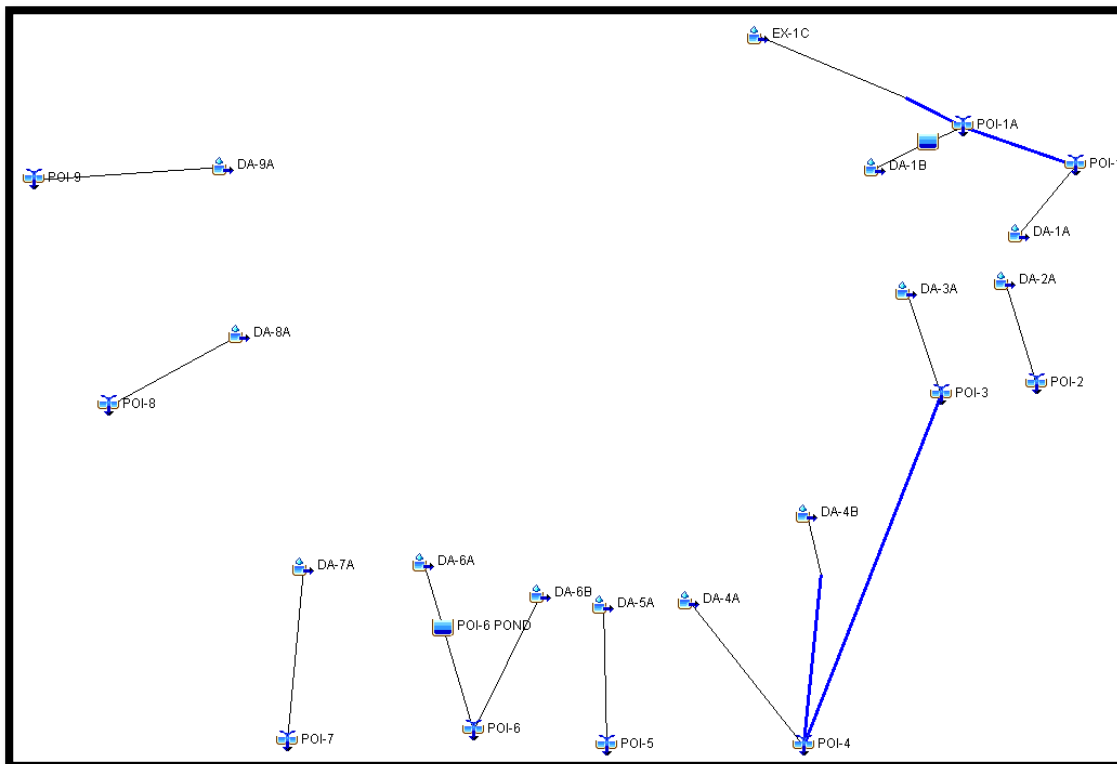
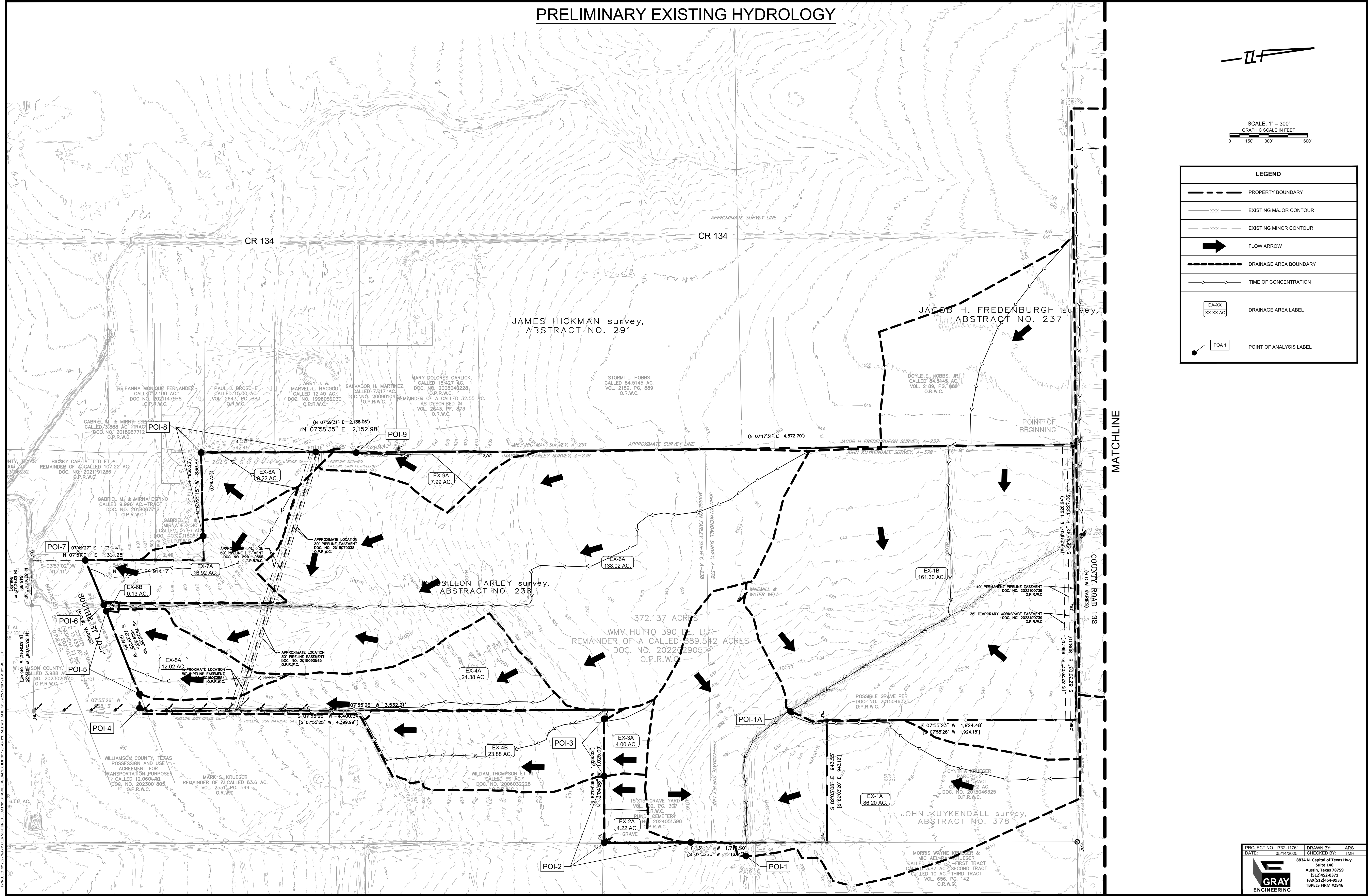


Exhibit V – Existing Drainage Area Map

PRELIMINARY EXISTING HYDROLOGY



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION
	DRAINAGE AREA LABEL
	POINT OF ANALYSIS LABEL

PRELIMINARY EXISTING HYDROLOGY

MATCHLINE

EDWARD RYAN survey,
ABSTRACT NO. 542

THOMAS GREEN survey,
ABSTRACT NO. 740

EX-1C
449.33 AC.

US-79



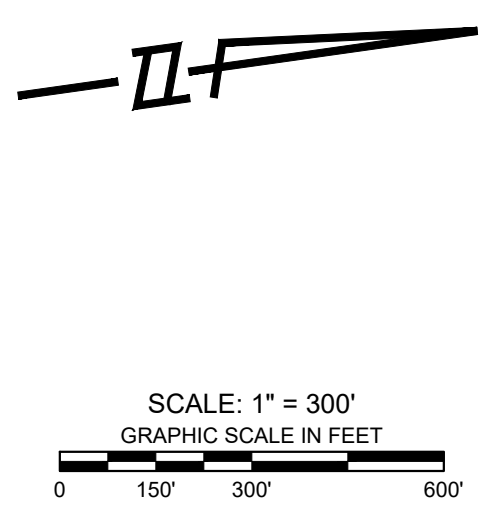
SCALE: 1" = 300'
GRAPHIC SCALE IN FEET
0 150' 300' 600'

LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION
	DRAINAGE AREA LABEL
	POINT OF ANALYSIS LABEL

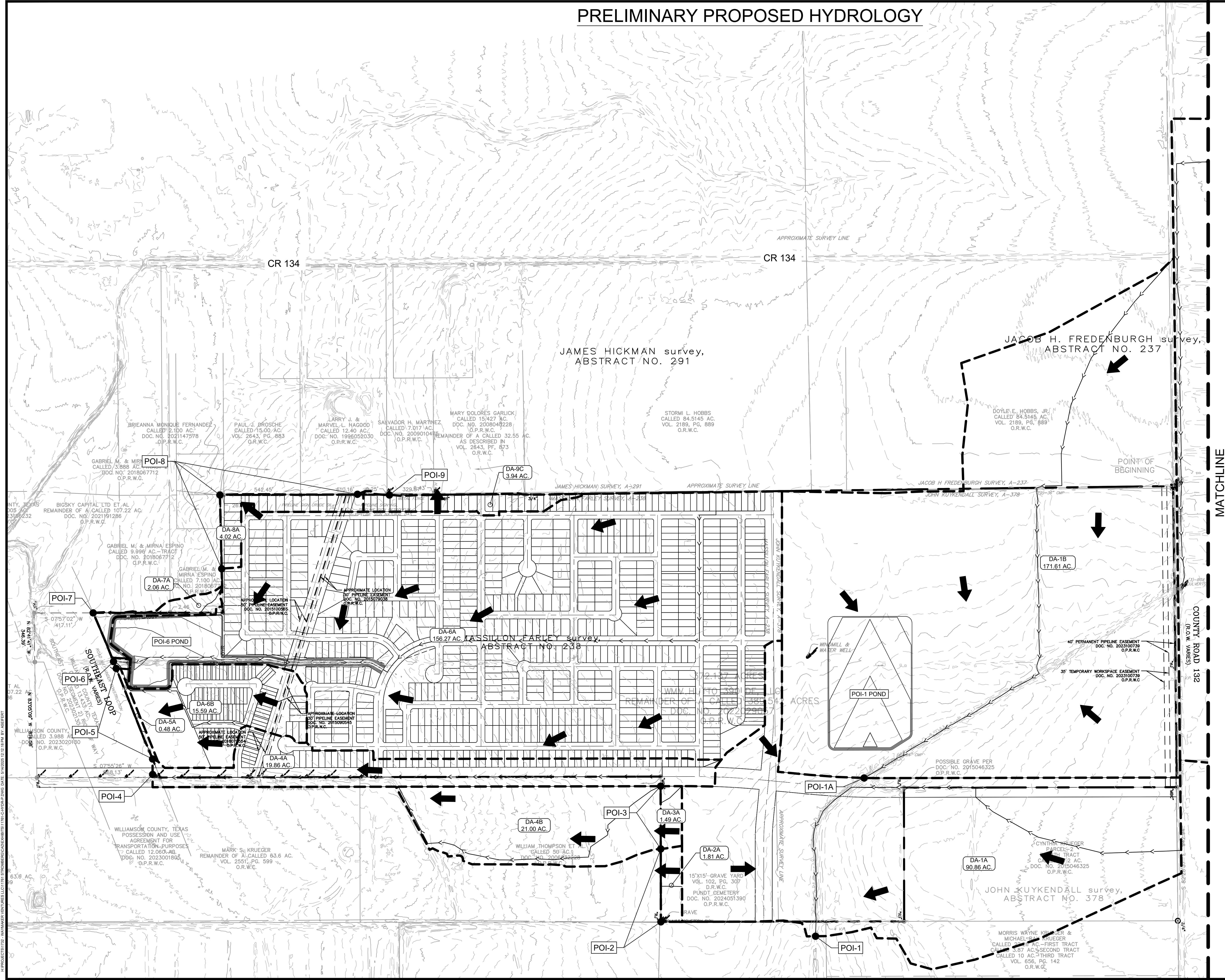
PROJECT NO. 1732-11761	DRAWN BY: ARS
DATE: 02/25/2025	CHECKED BY: TMH
	8834 N. Capital of Texas Hwy.
	Suite 140
	Austin, Texas 78759
	(512)452-0371 FAX(512)454-9933 TBPCL FIRM #23946

Exhibit VI – Proposed Drainage Area Map

PRELIMINARY PROPOSED HYDROLOGY



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION
	DRAINAGE AREA LABEL
	POINT OF ANALYSIS LABEL

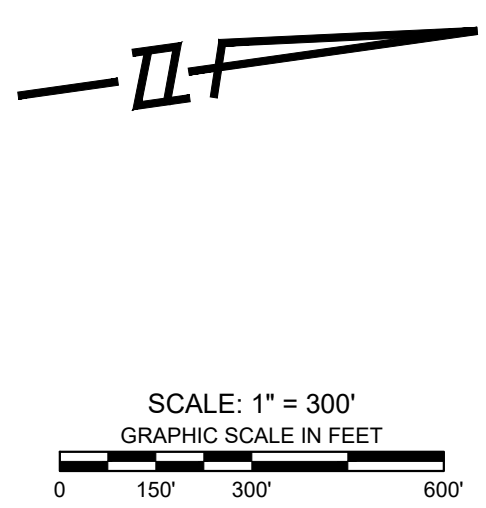
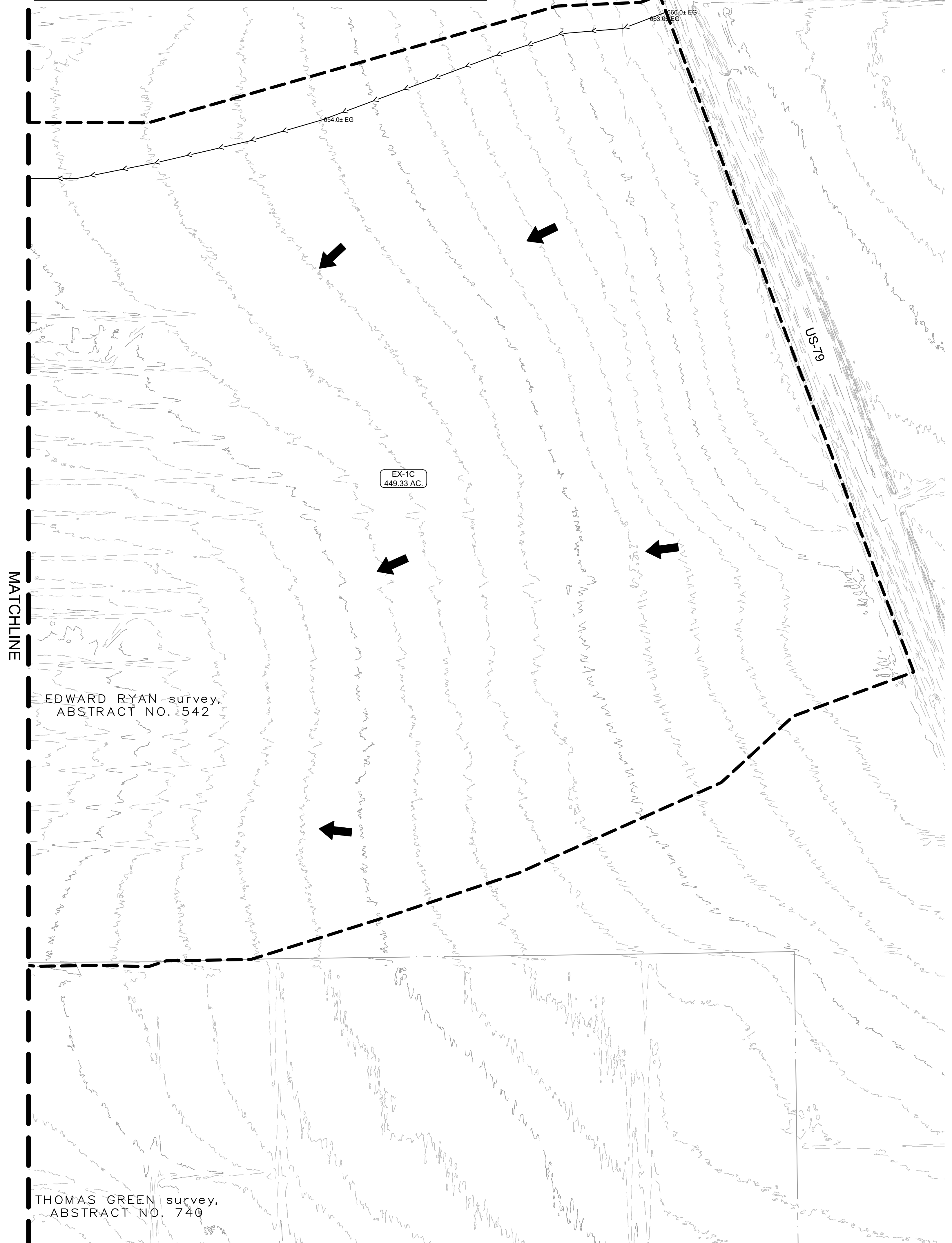


PROJECT NO. 1732-11761
DATE: 05/14/2025

DRAWN BY: ARS
CHECKED BY: TMH

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

PRELIMINARY PROPOSED HYDROLOGY



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOW ARROW
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION
	DRAINAGE AREA LABEL
	POINT OF ANALYSIS LABEL

PROJECT NO. 1732-11761	DRAWN BY: ARS
DATE: 02/25/2025	CHECKED BY: TMH

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBP&LS FIRM #23946

Exhibit VII – USDA Soil Report Map

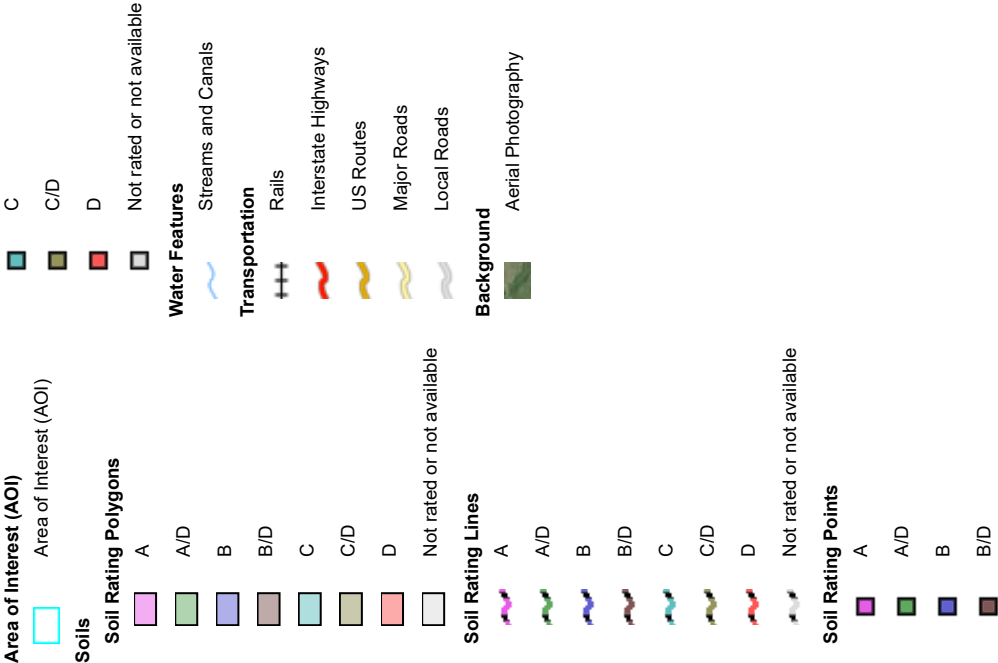
Hydrologic Soil Group—Williamson County, Texas



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 25, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 2, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrA	Branyon clay, 0 to 1 percent slopes	D	812.3	25.1%
BrB	Branyon clay, 1 to 3 percent slopes	D	669.0	20.7%
BrkB	Branyon-Krum complex, 1 to 3 percent slopes	D	75.6	2.3%
BuA	Burleson clay, 0 to 1 percent slopes	D	1,539.6	47.6%
BuB	Burleson clay, 1 to 3 percent slopes	D	11.5	0.4%
HeB	Heiden clay, 1 to 3 percent slopes	D	12.4	0.4%
KrbA	Krum-Branyon complex, 0 to 1 percent slopes	C	16.9	0.5%
LegC	Lewisville-Altoga complex, 2 to 5 percent slopes	C	56.9	1.8%
TcA	Tinn clay, 0 to 1 percent slopes, occasionally flooded	D	16.7	0.5%
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	D	24.1	0.7%
Totals for Area of Interest			3,235.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit VIII – Existing and Proposed Curve Number Summary

Pre-Development Runoff Curve Number					
Pre-Development DA- EX-1A					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	86.000	7310.000
D	Streets & Roads	Paved with Open Ditch	93	0.200	18.600
			Totals	86.200	7328.600
			Composite CN		85.02
Pre-Development DA- EX-1B					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	158.440	13467.400
D	Streets & Roads	Paved with Open Ditch	93	2.860	265.980
			Totals	161.300	13733.380
			Composite CN		85.14
Pre-Development DA- EX-1C					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	446.470	37949.950
D	Streets & Roads	Paved with Open Ditch	93	2.860	265.980
			Totals	449.33	38215.93
			Composite CN		85.05
Pre-Development DA- EX-2A					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	4.220	358.700
			Totals	4.22	358.7
			Composite CN		85
Pre-Development DA- EX-3A					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	4.000	340.000
			Totals	4	340
			Composite CN		85
Pre-Development DA- EX-4A					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	24.380	2072.300
			Totals	24.38	2072.3
			Composite CN		85

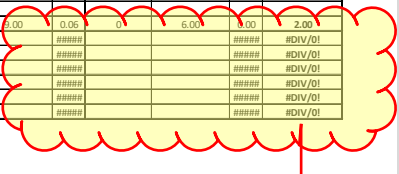
Pre-Development DA-			EX-4B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	23.880	2029.800
			Totals	23.88	2029.8
			Composite CN		85
Pre-Development DA-			EX-5A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	12.020	1021.700
			Totals	12.02	1021.7
			Composite CN		85
Pre-Development DA-			EX-6A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	138.020	11731.700
			Totals	138.020	11731.700
			Composite CN		85
Pre-Development DA-			EX-6B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	0.130	11.050
			Totals	0.130	11.050
			Composite CN		85
Pre-Development DA-			EX-7A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	16.920	1438.200
			Totals	16.920	1438.200
			Composite CN		85
Pre-Development DA-			EX-8A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	8.220	698.700
			Totals	8.220	698.700
			Composite CN		85
Pre-Development DA-			EX-9A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	7.990	679.150
			Totals	7.990	679.150
			Composite CN		85

Post-Development Runoff Curve Number					
Post-Development DA- 1A					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	43.620	3707.700
D	Streets & Roads	Paved with Open Ditch	93	0.420	39.060
D	Streets & Roads	Paved; curb and storm sewer	98	15.240	1493.520
D	Urban	Commercial	95	12.690	1205.550
D	Urban	Industrial	93	18.890	1756.770
			Totals	90.860	8202.600
			Composite CN		90.28
Post-Development DA- 1B					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	39.980	3398.300
D	Streets & Roads	Paved with Open Ditch	93	2.250	209.250
D	Urban	Industrial	93	129.380	12032.340
			Totals	171.610	15639.890
			Composite CN		91.14
Post-Development DA- EX-1C					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	446.470	37949.950
D	Streets & Roads	Paved with Open Ditch	93	2.860	265.980
			Totals	449.33	38215.93
			Composite CN		85.05
Post-Development DA- 2A					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Urban	Commercial	95	1.810	171.950
			Totals	1.81	171.95
			Composite CN		95
Post-Development DA- 3A					
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Urban	Commercial	95	1.490	141.550
			Totals	1.49	141.55
			Composite CN		95
Post-Development DA- 4A					
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 acre or less	92	18.645	1715.340
D	Open Space	Good	80	1.215	97.200
			Totals	19.860	1812.54
			Composite CN		91.27

Post-Development DA-			4B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	21.000	1785.000
			Totals	21	1785
			Composite CN		85
Post-Development DA-			5A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Urban	Commercial	95	0.480	45.600
			Totals	0.48	45.6
			Composite CN		95
Post-Development DA-			6A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	0.070	5.950
D	Open Space	Good	80	15.630	1250.400
D	Urban	Commercial	95	2.540	241.300
D	Residential	1/8 acre or less	92	138.030	12698.760
			Totals	156.270	14196.410
			Composite CN		90.85
Post-Development DA-			6B		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Open Space	Good	80	3.460	276.800
D	Urban	Commercial	95	4.210	399.950
D	Residential	1/8 acre or less	92	7.920	728.640
			Totals	15.590	1405.390
			Composite CN		90.15
Post-Development DA-			7A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Row Crops (C+ CR)	Good	85	1.120	95.200
D	Open Space	Good	80	0.940	75.200
			Totals	2.060	170.400
			Composite CN		82.72
Post-Development DA-			8A		
Soil Name and Hydrologic Group (Section 2.1.3)	Cover Description	Hydrologic Condition	CN	Area (Acres)	Product of CN x Area
D	Open Space	Good	80	0.710	56.800
D	Residential	1/8 acre or less	92	3.310	304.520
			Totals	4.020	361.320
			Composite CN		89.88
Post-Development DA-			9A		
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 acre or less	92	3.940	362.480
			Totals	3.940	362.480
			Composite CN		92

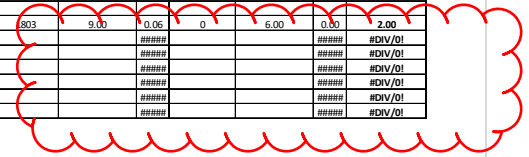
Exhibit IX - Existing and Proposed Time of Concentration Calculations

Post-Development Time of Concentration Calculation																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Drainage Area	Surface Description	Mannings "n"	Sheet Flow (Applicable to Tc only)					Tt (hr)	Shallow Concentrated Flow										Shallow Concentrated Flow										Channel Flow (Pipe flow)			Channel Flow			Total (Tc)	Lag Time (min) =		HEC-HMS Routing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			Flow Length, L (ft)	24-hour rainfall, P (in)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)		Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Pipe Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Channel Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)				Lag Time (min) =																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Post-Development DA-1A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	645	643.7	0.013	0.19	unpaved	1447	643.7	636.6	0.005	1.13	0.36	paved	0	636.1	636.1	0.000	0.02	0.00	1052	9.00	0.03	1055	6.00	0.05	0.63	22.66	1A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																



Calculation error?

Post-Development Time of Concentration Calculation																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Drainage Area	Surface Description	Mannings "n"	Sheet Flow (Applicable to Tc only)					Tt (hr)	Shallow Concentrated Flow										Shallow Concentrated Flow										Channel Flow (Pipe flow)			Channel Flow			Total (Tc) =	Lag Time (min) =		HEC-HMS Routing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			Flow Length, L (ft)	24-hour rainfall, P (in)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)		Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse High Elevation (ft)	Watercourse Low Elevation (ft)	Watercourse slope, s (ft/ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Pipe Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)	Channel Flow Length, L (ft)	Average Velocity, V (fps)	Tt (hr)				Lag Time (min) =																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Post-Development DA-1A	Cultivated Soils (Residue cover >20%)	0.17	100	3.97	645	643.7	0.013	0.19	unpaved	1447	643.7	636.6	0.005	1.13	0.36	paved	0	636.1	636.1	0.000	0.02	0.00	1052	9.00	0.03	1055	6.00	0.05	0.63	22.66	1A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		



STROMBERG PRELIMINARY PLAT

OWNER:
WMV HUTTO 390 DE, LLC
3310 N. CAPITAL OF TEXAS HWY
SUITE 202
AUSTIN TEXAS 78746

ENGINEER:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY.
SUITE 140
AUSTIN, TEXAS 78759

SURVEYOR:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744

CITY OF HUTTO DEVELOPMENT
SERVICES:
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

ELECTRIC SERVICE:
ONCOR
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
SI ENERGY
281-778-6250

WASTEWATER SERVICE:
CITY OF HUTTO
500 W. LIVE OAK STREET
HUTTO, TEXAS 78634
512-759-3479

WATER SERVICE:
JONAH SUD

FIRE DEPARTMENT:
WILLIAMSON COUNTY ESD #3
501 EXCHANGE BLVD.
HUTTO, TEXAS 78634
512-759-2616

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198
07/02/2025 12:35:57 PM
DENIED

SCALE: 1" = 300'
GRAPHIC SCALE IN FEET
0 150 300 600

LEGEND

- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- POINT OF BEGINNING

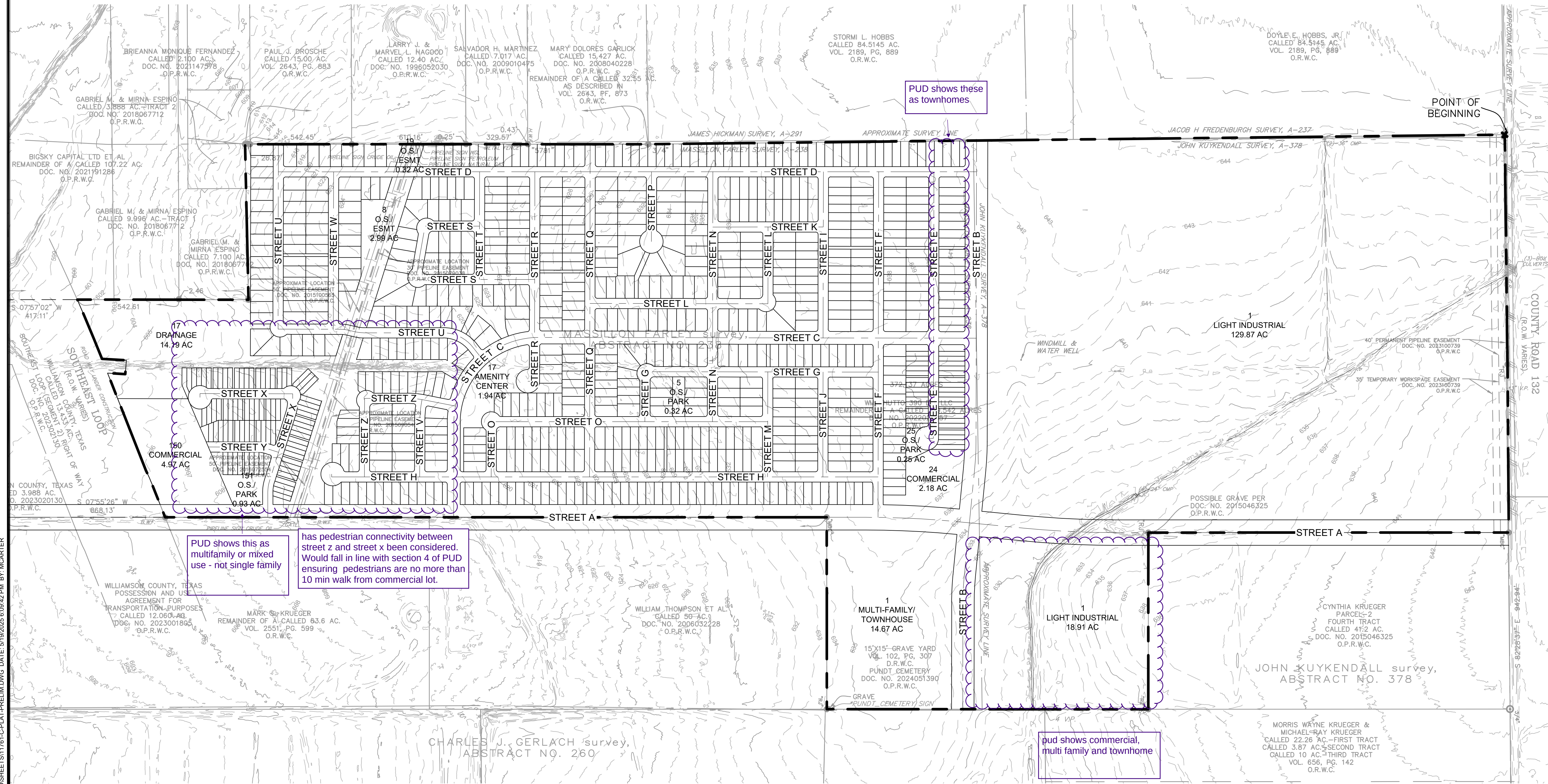
- NOTES:
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - BUILDING SETBACK LINES SHALL BE AS SHOWN ON THIS SHEET.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BY BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. ALL STRUCTURES ADJACENT TO FLOODPLAIN SHALL HAVE THE LOWEST FINISH FLOOR ELEVATION 2 FEET ABOVE THE BASE FLOOD ELEVATION.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH SUD
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: SI ENERGY
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0520F - DATE: 12-20-19. NO WORK THAT REQUIRES CLOMR/LOMR SHALL COMMENCE UNTIL APPROVED BY FEMA.
 - AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - 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. D103.6.1/D103.6.2).
 - 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. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS.

STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET TYPE	STREET OWNERSHIP
STREET A	136'-0"	28'-0"	45	C&G	MAJOR ARTERIAL	F	PUBLIC 8045
STREET B	120'-0"	62'-0"	40	C&G	MINOR ARTERIAL	F	PUBLIC 3041
STREET C	68'-0"	38'-0"	35	C&G	COLLECTOR	F	PUBLIC 3580
STREET D	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 3728
STREET E	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1459
STREET F	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1846
STREET G	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1513
STREET H	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 3707
STREET I	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 887
STREET J	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 560
STREET K	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 590
STREET L	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1360
STREET M	55'-0"	30'-0"	30	C&G	LOCAL	D	PUBLIC 561
STREET N	55'-0"	28'-0"	30	C&G	LOCAL	F	PUBLIC 1335
STREET O	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1816
STREET P	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 373
STREET Q	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1777
STREET R	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1154
STREET S	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1265
STREET T	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 580
STREET U	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 2128
STREET V	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 420
STREET W	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 851
STREET X	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 1194
STREET Y	55'-0"	30'-0"	30	C&G	LOCAL	F	PUBLIC 378
(TOTAL LF)							44148

LOT COUNT TABLE		
LOT TYPE	LOTS	PERCENTAGE
26'	116	12.9%
45'	453	50.3%
50'	148	16.4%
60'	141	15.7%
MULTIFAMILY/TOWNHOUSE	1	0.1%
O.S./DRAINAGE	7	0.8%
O.S./PARK	29	3.2%
AMENITY CENTER	1	0.1%
COMMERCIAL	2	0.2%
LIGHT INDUSTRIAL	2	0.2%
TOTAL	900	100%

TOTAL BLOCKS: 35
TOTAL SITE: 372.14 AC
TOTAL ROW: 74.87 AC

VICINITY MAP
1" = 5000'



PUD shows this as multifamily or mixed use - not single family

has pedestrian connectivity between street z and street x been considered. Would fall in line with section 4 of PUD ensuring pedestrians are no more than 10 min walk from commercial lot.

PUD shows these as townhomes

pud shows commercial, multi family and townhome

TYP. LOT LAYOUT DIAGRAM (SF-1, SF-1 VILLAGE)

TYP. LOT LAYOUT DIAGRAM (SF-2)

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

GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

STROMBERG
HUTTO, TX

OVERALL PRELIMINARY PLAT

PROJECT NO: 1732-11761

DESIGNED BY: ARS

DRAWN BY: MRC

CHECKED BY: TMH

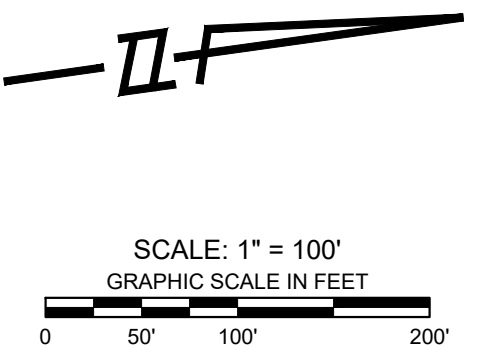
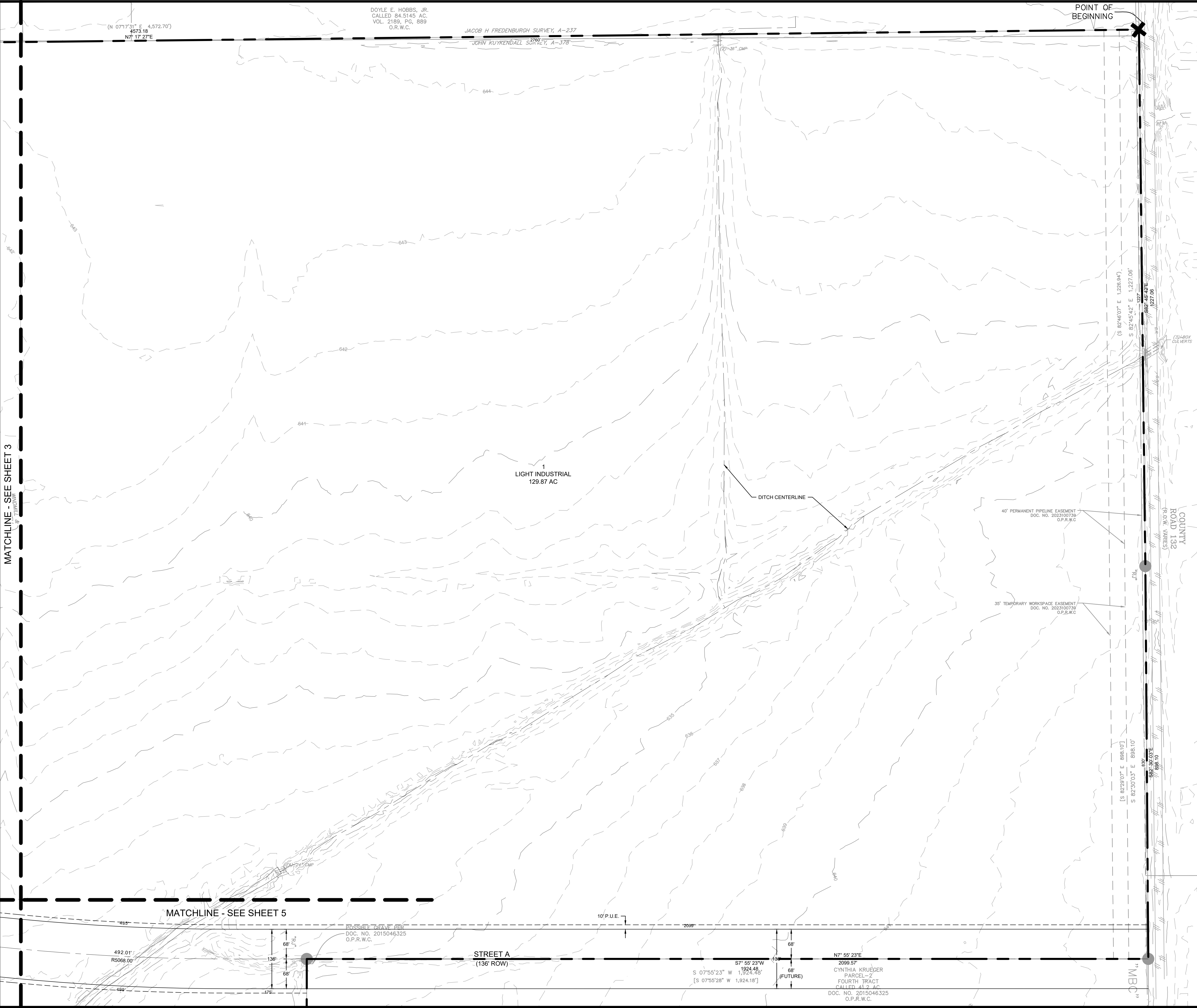
NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

SHEET 1 OF 8



HYPROJECTS\732 - WAXMANER VENTURES LLC\1763 STROMBERG CAD SHEETS\1763 C-PLAT PRELIM.DWG DATE: 6/19/2025 6:09:58 PM BY: MCARTER

MATCHLINE - SEE SHEET 3



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	POINT OF BEGINNING

- NOTES:
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - BUILDING SETBACK LINES SHALL BE AS SHOWN ON THIS SHEET.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - SIDEWALKS AND TREES SHALL BE CONSTRUCTED ON BOTH SIDE OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BY BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET. ALL STRUCTURES ADJACENT TO FLOODPLAIN SHALL HAVE THE LOWEST FINISH FLOOR ELEVATION 2 FEET ABOVE THE BASE FLOOD ELEVATION.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER JONAH SUD
WASTEWATER CITY OF HUTTO
ELECTRIC ONCOR
GAS SI ENERGY
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YR FLOODPLAIN AS DEFINED BY FEMA PANEL NO. 48491C0520F - DATE: 12-20-19. NO WORK THAT REQUIRES CLOMR/LOMR SHALL COMMENCE UNTIL APPROVED BY FEMA.
 - AMENITY AND OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65%.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - 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. D103.6.1/D103.6.2).
 - 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.
 - DRAINAGE EASEMENTS, STORM WATER FACILITIES/ FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/ OR BY INDIVIDUAL PROPERTY OWERS.

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

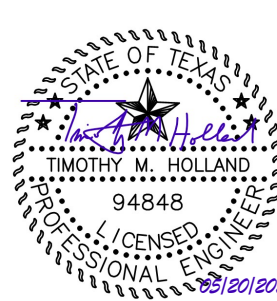
GRAY
ENGINEERING

REVISION DESCRIPTION	
NO.	DATE

STROMBERG
HUTTO, TX

PRELIMINARY PLAT
(3 OF 4)

PROJECT NO: 1732-11761
DESIGNED BY: ARS
DRAWN BY: MRC
CHECKED BY: TMH
NOTICE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.



H:\PROJECTS\1732 - WAYMAKER VENTURES LLC\1732 STROMBERG CAD SHEETS\1732-C-PLAT-PRELIM.DWG DATE: 5/19/2025 4:10:08 PM BY: MCMARTER

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 372.137 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLAMSON COUNTY, TEXAS; BEING THE REMAINDER OF A CALLED 389.542 ACRE TRACT OF LAND AS CONVEYED TO WMV HUTTO 390 DE, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022029057 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS; SAID 372.137 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr. by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, at the northwest corner of the above described WMV Hutto 390 DE tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said WMV Hutto 390 DE tract, S 82°45'42" E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped 'RJ SURVEYING' found for angle point;

THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said WMV Hutto 390 DE tract, S 82°30'03" E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped 'MBC ENGINEERS' found at the northeast corner of said WMV Hutto 390 DE tract at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recorded in Document Number 2015046325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said County Road 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37" E a distance of 942.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said WMV Hutto 390 DE tract, S 07°55'23" W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped 'RJ SURVEYING' found at an interior corner of said WMV Hutto 390 DE tract, at the southwest corner of said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with a north line of said WMV Hutto 390 DE tract, S 82°03'08" E a distance of 943.55 feet to a 1/2-inch iron rod with cap stamped 'RJ SURVEYING' found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 36.13-acre tract, at the southeast corner of said Cynthia Krueger 41.2-acre tract, at an exterior corner of said WMV Hutto 390 DE tract, for an exterior corner on the east line of the herein described tract;

THENCE, with the east line of said WMV Hutto 390 DE tract, S 07°55'58" W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped 'RJ SURVEYING' found on the west line of a called 150.69-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor's Lien recorded in Volume 1066, Page 457 of the Official Records of Williamson County, Texas, at an exterior corner of said WMV Hutto 390 DE tract at the northeast corner of a called 50.0-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al. by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said WMV Hutto 390 DE tract, N 82°04'58" W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap 'MBC ENGINEERS' found at an interior corner of said WMV Hutto 390 DE tract, at the northwest corner of said James L. Jarvis 50.0-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with the east line of said WMV Hutto 390 DE tract, S 07°55'26" W a distance of 3,532.21 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set on the north right-of-way line of Southeast Loop (right-of-way, varies) as conveyed to Williamson County, Texas by Deed (Southeast Loop (Segment 2) Right of Way) as recorded in Document Number 2023020130 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, from which a 5/8-inch iron rod with aluminum cap stamped Williamson County bears N 07°55'26" E a distance of 1.38 feet, and from which a 1/2-inch iron rod with cap stamped 'RJ SURVEYING' found at the original southeast corner of said WMV Hutto 390 DE tract bears S 07°55'26" W a distance of 868.13 feet;

THENCE, leaving the east line of said WMV Hutto 390 DE tract, with the north right-of-way line of said Southeast Loop the following eight (8) courses;

- 1) S 76°12'05" W a distance of 199.68 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for angle point;
- 2) S 76°28'25" W a distance of 7.41 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;
- 3) Along said curve to the left an arc distance of 62.92 feet, having a radius of 565.00 feet, a central angle of 6°22'51" and a chord which bears S 73°16'59" W a distance of 62.89 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for corner;
- 4) S 76°28'25" W a distance of 559.65 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an exterior corner of the herein described tract;
- 5) N 11°18'32" E a distance of 94.34 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
- 6) N 77°30'40" W a distance of 74.02 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;
- 7) S 11°18'32" W a distance of 130.14 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a point of curvature of a non-tangent curve to the left, for an exterior corner of the herein described tract; and
- 8) Along said curve to the left an arc distance of 342.66 feet, having a radius of 9,440.00 feet, a central angle of 2°04'47" and a chord which bears S 75°18'03" W a distance of 342.64 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' set at a southeast corner of a remainder of a called 107.22-acre tract of land as conveyed to BigSky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner of the herein described tract, from which a 1/2-inch rod with cap stamped 'ALLSTAR 5729' previously found at the original southerly southwest corner of said WMV Hutto 390 DE tract bears S 07°57'02" W a distance of 417.11 feet;

THENCE, with a west line of said WMV Hutto 390 DE tract, N 07°57'02" E, pass a 1/2-inch iron rod found 2.46 feet left at a distance of 542.61 feet, and continuing on for a total distance of 914.17 feet to a 1/2-inch iron rod found at an interior corner of said WMV Hutto 390 DE tract, at the northeast corner of a called 7.100-acre tract of land as conveyed to Gabriel M. and Mirna Espino by Warranty Deed with Vendor's Lien recorded in Document Number 2018067702 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped 'ALLSTAR 5729' bears S 65°55'58" W a distance of 3.34 feet;

THENCE, with a south line of said WMV Hutto 390 DE tract and the north line of said Espino 7.100-acre tract, N 83°21'15" W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said WMV Hutto 390 DE tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brianna Monique Fernandez by Special Warranty Deed recorded in Document Number 2021147578 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of a called 3.888-acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an exterior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped 'ALLSTAR 5729' bears N 01°57'48" W a distance 14.77 feet;

THENCE, with the west line of said WMV Hutto 390 DE tract and the east line of said Fernandez 2.100-acre tract, N 07°55'35" E, pass a 1/2-inch iron rod found at the northeast corner of said Fernandez 2.100-acre tract and the southeast corner of a called 15.00 acre tract as conveyed to Paul J. Droschke by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Droschke 15.00-acre tract and the southeast corner of a called 12.40 acre tract as conveyed to Larry J. & Marvel L. Hagood by Correction Warranty Deed recorded in Document Number 1996052030 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,179.48 feet, pass a 1/2-inch iron rod with cap stamped 'RFLS 5781' found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.98 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Sorlock by Special Warranty Deed recorded in Document Number 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said WMV Hutto 390 DE tract, N 07°17'27" E a distance of 4,573.18 feet to the POINT OF BEGINNING and containing 372.137 acres of land, more or less.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 76°12'05" W	199.68'
	<S 76°12'05" W> <201.16'>	
L2	S 76°28'25" W	7.41'
	<S 76°28'25" W> <7.41'>	
L3	N 11°18'32" E	94.34'
	<N 11°18'32" E> <94.34'>	
L4	N 77°30'40" W	74.02'
	<N 77°30'40" W> <74.02'>	
L5	S 11°18'32" W	130.14'
	<S 11°18'32" W> <130.14'>	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.92'	565.00'	6°22'51"	S 73°16'59" W	62.89'
	<62.92'>		<565.00'>	<6°22'51">	<S 73°16'59" W> <62.89'>
C2	342.66'	9,440.00'	2°04'47"	S 75°18'03" W	342.64'
	<343.51'>		<9,440.00'>	<2°05'06">	<S 75°18'03" W> <343.51'>

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK A LOT 1	4,189	0.10	O.S.
BLOCK A LOT 2	6,211	0.14	
BLOCK A LOT 3	6,188	0.14	
BLOCK A LOT 4	6,166	0.14	
BLOCK A LOT 5	6,144	0.14	
BLOCK A LOT 6	6,121	0.14	
BLOCK A LOT 7	6,099	0.14	
BLOCK A LOT 8	6,077	0.14	
BLOCK A LOT 9	6,054	0.14	
BLOCK A LOT 10	6,032	0.14	
BLOCK A LOT 11	6,010	0.14	
BLOCK A LOT 12	5,987	0.14	
BLOCK A LOT 13	5,965	0.14	
BLOCK A LOT 14	5,942	0.14	
BLOCK A LOT 15	5,920	0.14	
BLOCK A LOT 16	5,898	0.14	
BLOCK A LOT 17	5,875	0.13	
BLOCK A LOT 18	5,853	0.13	
BLOCK A LOT 19	5,831	0.13	
BLOCK A LOT 20	5,808	0.13	
BLOCK A LOT 21	5,786	0.13	
BLOCK A LOT 22	5,764	0.13	
BLOCK A LOT 23	5,741	0.13	
BLOCK A LOT 24	5,719	0.13	
BLOCK A LOT 25	5,696	0.13	
BLOCK A LOT 26	5,674	0.13	
BLOCK A LOT 27	5,652	0.13	
BLOCK A LOT 28	5,629	0.13	
BLOCK A LOT 29	5,607	0.13	
BLOCK A LOT 30	5,585	0.13	
BLOCK A LOT 31	5,562	0.13	
BLOCK A LOT 32	5,540	0.13	
BLOCK A LOT 33	5,518	0.13	
BLOCK A LOT 34	5,495	0.13	
BLOCK A LOT 35	5,473	0.13	
BLOCK A LOT 36	5,450	0.13	
BLOCK A LOT 37	5,428	0.12	
BLOCK A LOT 38	5,406	0.12	
BLOCK A LOT 39	5,396	0.12	
BLOCK A LOT 40	5,395	0.12	
BLOCK A LOT 41	5,395	0.12	
BLOCK A LOT 42	5,395	0.12	
BLOCK A LOT 43	5,395	0.12	
BLOCK A LOT 44	6,559	0.15	
BLOCK AA LOT 1	7,353	0.17	
BLOCK AA LOT 2	5,400	0.12	
BLOCK AA LOT 3	5,400	0.12	
BLOCK AA LOT 4	5,400	0.12	
BLOCK AA LOT 5	5,400	0.12	
BLOCK AA LOT 6	5,221	0.12	
BLOCK AA LOT 7	6,761	0.16	
BLOCK B LOT 1	7,875	0.18	
BLOCK B LOT 2	6,300	0.14	
BLOCK B LOT 3	6,300	0.14	
BLOCK B LOT 4	6,300	0.14	
BLOCK B LOT 5	6,300	0.14	
BLOCK B LOT 6	6,300	0.14	
BLOCK B LOT 7	6,300	0.14	
BLOCK B LOT 8	6,300	0.14	
BLOCK B LOT 9	2,100	0.05	O.S.
BLOCK B LOT 10	6,300	0.14	
BLOCK B LOT 11	6,300	0.14	
BLOCK B LOT 12	6,300	0.14	
BLOCK B LOT 13	6,300	0.14	
BLOCK B LOT 14	6,300	0.14	
BLOCK B LOT 15	6,300	0.14	
BLOCK B LOT 16	6,300	0.14	
BLOCK B LOT 17	6,300	0.14	
BLOCK B LOT 18	6,300	0.14	
BLOCK B LOT 19	4,833	0.11	O.S.
BLOCK BB LOT 1	7,494	0.17	
BLOCK BB LOT 2	6,014	0.14	
BLOCK BB LOT 3	6,000	0.14	
BLOCK BB LOT 4	6,181	0.14	
BLOCK BB LOT 5	5,400	0.12	

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK BB LOT 6	5,400	0.12	
BLOCK BB LOT 7	7,427	0.17	
BLOCK BB LOT 8	7,454	0.17	
BLOCK BB LOT 9	5,400	0.12	
BLOCK BB LOT 10	5,400	0.12	
BLOCK BB LOT 11	6,181	0.14	
BLOCK BB LOT 12	6,000	0.14	
BLOCK BB LOT 13	6,000	0.14	
BLOCK BB LOT 14	7,204	0.17	
BLOCK C LOT 1	4,973	0.11	
BLOCK C LOT 2	3,640	0.08	
BLOCK C LOT 3	3,640	0.08	
BLOCK C LOT 4	3,640	0.08	
BLOCK C LOT 5	3,640	0.08	
BLOCK C LOT 6	3,640	0.08	
BLOCK C LOT 7	1,400	0.03	O.S.
BLOCK C LOT 8	3,640	0.08	
BLOCK C LOT 9	3,640	0.08	
BLOCK C LOT 10	3,640	0.08	
BLOCK C LOT 11	3,640	0.08	
BLOCK C LOT 12	3,640	0.08	
BLOCK C LOT 13	3,640	0.08	
BLOCK C LOT 14	1,400	0.03	O.S.
BLOCK C LOT 15	3,640	0.08	
BLOCK C LOT 16	3,640	0.08	
BLOCK C LOT 17	3,640	0.08	
BLOCK C LOT 18	3,640	0.08	
BLOCK C LOT 19	1,400	0.03	O.S.
BLOCK C LOT 20	3,640	0.08	
BLOCK C LOT 21	3,641	0.08	
BLOCK C LOT 22	3,740	0.09	
BLOCK C LOT 23	4,202	0.10	
BLOCK C LOT 24	95,126	2.18	COMMERCIAL
BLOCK C LOT 25	11,044	0.25	O S / PARK
BLOCK C LOT 26	2,879	0.07	
BLOCK C LOT 27	3,120	0.07	
BLOCK C LOT 28	3,120	0.07	
BLOCK C LOT 29	3,120	0.07	
BLOCK C LOT 30	1,200	0.03	O.S.
BLOCK C LOT 31	3,120	0.07	
BLOCK C LOT 32	3,120	0.07	
BLOCK C LOT 33	3,120	0.07	
BLOCK C LOT 34	3,120	0.07	
BLOCK C LOT 35	3,120	0.07	
BLOCK C LOT 36	3,120	0.07	
BLOCK C LOT 37	1,200	0.03	O.S.
BLOCK C LOT 38	3,064	0.07	
BLOCK C LOT 39	3,179	0.07	
BLOCK C LOT 40	3,116	0.07	
BLOCK C LOT 41	3,120	0.07	
BLOCK C LOT 42	3,120	0.07	
BLOCK C LOT 43	4,286	0.10	
BLOCK C LOT 44	7,639	0.18	
BLOCK C LOT 45	6,000	0.14	
BLOCK C LOT 46	6,000	0.14	
BLOCK C LOT 47	6,000	0.14	
BLOCK C LOT 48	6,000	0.14	
BLOCK C LOT 49	5,400	0.12	
BLOCK C LOT 50	5,400	0.12	
BLOCK C LOT 51	5,400	0.12	
BLOCK C LOT 52	5,400	0.12	
BLOCK C LOT 53	5,400	0.12	
BLOCK C LOT 54	5,400	0.12	
BLOCK C LOT 55	5,400	0.12	
BLOCK C LOT 56	5,400	0.12	
BLOCK C LOT 57	5,400	0.12	
BLOCK C LOT 58	5,400	0.12	
BLOCK C LOT 59	5,400	0.12	
BLOCK C LOT 60	5,400	0.12	
BLOCK D LOT 1	6,732	0.15	
BLOCK D LOT 2	5,400	0.12	
BLOCK D LOT 3	5,400	0.12	
BLOCK D LOT 4	5,400	0.12	
BLOCK D LOT 5	5,400	0.12	
BLOCK D LOT 6	5,400	0.12	

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK D LOT 7	5,400	0.12	
BLOCK D LOT 8	5,400	0.12	
BLOCK D LOT 9	3,600	0.08	O.S.
BLOCK D LOT 10	5,400	0.12	
BLOCK D LOT 11	5,400	0.12	
BLOCK D LOT 12	5,400	0.12	
BLOCK D LOT 13	5,400	0.12	
BLOCK D LOT 14	5,400	0.12	
BLOCK D LOT 15	6,000	0.14	
BLOCK D LOT 16	6,000	0.14	
BLOCK D LOT 17	6,000	0.14	
BLOCK D LOT 18	7,766	0.18	
BLOCK D LOT 19	7,766	0.18	
BLOCK D LOT 20	6,000	0.14	
BLOCK D LOT 21	6,000	0.14	
BLOCK D LOT 22	6,000	0.14	
BLOCK D LOT 23	5,400	0.12	
BLOCK D LOT 24	5,400	0.12	
BLOCK D LOT 25	5,400	0.12	
BLOCK D LOT 26	5,400	0.12	
BLOCK D LOT 27	5,400	0.12	
BLOCK D LOT 28	5,400	0.12	
BLOCK D LOT 29	5,400	0.12	
BLOCK D LOT 30	5,400	0.12	
BLOCK D LOT 31	5,400	0.12	
BLOCK D LOT 32	5,400	0.12	
BLOCK D LOT 33	5,400	0.12	
BLOCK D LOT 34	5,400	0.12	
BLOCK D LOT 35	6,705	0.15	
BLOCK E LOT 1	6,665	0.15	
BLOCK E LOT 2	5,400	0.12	
BLOCK E LOT 3	5,400	0.12	
BLOCK E LOT 4	5,400	0.12	
BLOCK E LOT 5	5,400	0.12	
BLOCK E LOT 6	5,400	0.12	
BLOCK E LOT 7	5,400	0.12	
BLOCK E LOT 8	5,400	0.12	
BLOCK E LOT 9	3,600	0.08	O.S.
BLOCK E LOT 10	5,400	0.12	
BLOCK E LOT 11	5,400	0.12	
BLOCK E LOT 12	5,400	0.12	
BLOCK E LOT 13	5,400	0.12	
BLOCK E LOT 14	5,400	0.12	
BLOCK E LOT 15	6,000	0.14	
BLOCK E LOT 16	6,000	0.14	
BLOCK E LOT 17	6,000	0.14	
BLOCK E LOT 18	7,766	0.18	
BLOCK E LOT 19	7,766	0.18	
BLOCK E LOT 20	6,000	0.14	
BLOCK E LOT 21	6,000	0.14	
BLOCK E LOT 22	6,000	0.14	
BLOCK E LOT 23	5,400	0.12	
BLOCK E LOT 24	5,400	0.12	
BLOCK E LOT 25	5,400	0.12	
BLOCK E LOT 26	5,400	0.12	
BLOCK E LOT 27	5,400	0.12	
BLOCK E LOT 28	5,400	0.12	
BLOCK E LOT 29	5,400	0.12	
BLOCK E LOT 30	5,400	0.12	
BLOCK E LOT 31	5,400	0.12	
BLOCK E LOT 32	5,400	0.12	
BLOCK E LOT 33	5,400	0.12	
BLOCK E LOT 34	5,400	0.12	
BLOCK E LOT 35	6,638	0.15	
BLOCK F LOT 1	6,533	0.15	
BLOCK F LOT 2	5,400	0.12	
BLOCK F LOT 3	5,400	0.12	
BLOCK F LOT 4	5,400	0.12	
BLOCK F LOT 5	5,400	0.12	
BLOCK F LOT 6	5,400	0.12	
BLOCK F LOT 7	5,400	0.12	
BLOCK F LOT 8	5,400	0.12	
BLOCK F LOT 9	5,400	0.12	
BLOCK F LOT 10	5,400	0.12	
BLOCK F LOT 11	5,400	0.12	

HYPROJECTS\732 - WAYMAKER VENTURES LLC\1763 STROMBERG\DWGS\1763-C-PLAT-PRELIM.DWG DATE: 5/19/2025 5:10:44 PM BY: MCARTER

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK H LOT 47	5,400	0.12	
BLOCK H LOT 48	5,400	0.12	
BLOCK H LOT 49	5,400	0.12	
BLOCK H LOT 50	3,087	0.07	O.S.
BLOCK HH LOT 1	5,657,298	129.87	LIGHT INDUSTRIAL
BLOCK I LOT 1	6,570	0.15	
BLOCK I LOT 2	5,402	0.12	
BLOCK I LOT 3	5,402	0.12	
BLOCK I LOT 4	5,402	0.12	
BLOCK I LOT 5	5,402	0.12	
BLOCK I LOT 6	5,403	0.12	
BLOCK I LOT 7	5,403	0.12	
BLOCK I LOT 8	5,403	0.12	
BLOCK I LOT 9	6,003	0.14	
BLOCK I LOT 10	6,003	0.14	
BLOCK I LOT 11	7,770	0.18	
BLOCK I LOT 12	7,762	0.18	
BLOCK I LOT 13	6,000	0.14	
BLOCK I LOT 14	6,000	0.14	
BLOCK I LOT 15	5,400	0.12	
BLOCK I LOT 16	5,400	0.12	
BLOCK I LOT 17	5,400	0.12	
BLOCK I LOT 18	5,400	0.12	
BLOCK I LOT 19	5,400	0.12	
BLOCK I LOT 20	5,400	0.12	
BLOCK I LOT 21	5,400	0.12	
BLOCK I LOT 22	6,570	0.15	
BLOCK II LOT 1	6,695	0.15	
BLOCK II LOT 2	6,000	0.14	
BLOCK II LOT 3	6,000	0.14	
BLOCK II LOT 4	6,000	0.14	
BLOCK II LOT 5	6,000	0.14	
BLOCK II LOT 6	6,000	0.14	
BLOCK II LOT 7	6,000	0.14	
BLOCK II LOT 8	6,000	0.14	
BLOCK II LOT 9	5,607	0.13	
BLOCK II LOT 10	5,413	0.12	
BLOCK II LOT 11	3,600	0.08	O.S.
BLOCK II LOT 12	6,000	0.14	
BLOCK II LOT 13	6,000	0.14	
BLOCK II LOT 14	6,000	0.14	
BLOCK II LOT 15	6,000	0.14	
BLOCK II LOT 16	6,000	0.14	
BLOCK II LOT 17	7,166	0.16	
BLOCK II LOT 18	8,366	0.19	
BLOCK II LOT 19	7,200	0.17	
BLOCK II LOT 20	7,200	0.17	
BLOCK II LOT 21	7,200	0.17	
BLOCK II LOT 22	7,200	0.17	
BLOCK II LOT 23	5,387	0.12	
BLOCK II LOT 24	5,607	0.13	
BLOCK II LOT 25	6,000	0.14	
BLOCK II LOT 26	6,000	0.14	
BLOCK II LOT 27	6,000	0.14	
BLOCK II LOT 28	6,000	0.14	
BLOCK II LOT 29	6,000	0.14	
BLOCK II LOT 30	6,000	0.14	
BLOCK II LOT 31	6,000	0.14	
BLOCK II LOT 32	6,695	0.15	
BLOCK J LOT 1	6,566	0.15	
BLOCK J LOT 2	5,400	0.12	
BLOCK J LOT 3	5,400	0.12	
BLOCK J LOT 4	5,400	0.12	
BLOCK J LOT 5	5,400	0.12	
BLOCK J LOT 6	5,400	0.12	
BLOCK J LOT 7	5,400	0.12	
BLOCK J LOT 8	5,400	0.12	
BLOCK J LOT 9	6,000	0.14	
BLOCK J LOT 10	6,000	0.14	
BLOCK J LOT 11	7,192	0.17	
BLOCK J LOT 12	7,133	0.16	
BLOCK J LOT 13	6,000	0.14	
BLOCK J LOT 14	6,000	0.14	
BLOCK J LOT 15	6,000	0.14	
BLOCK J LOT 16	5,581	0.13	

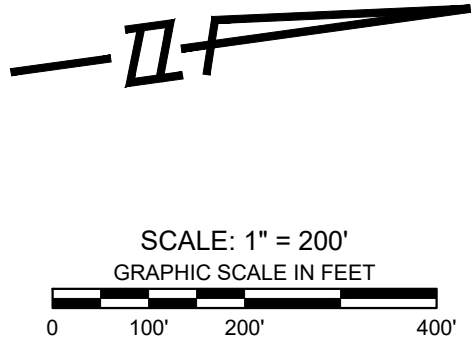
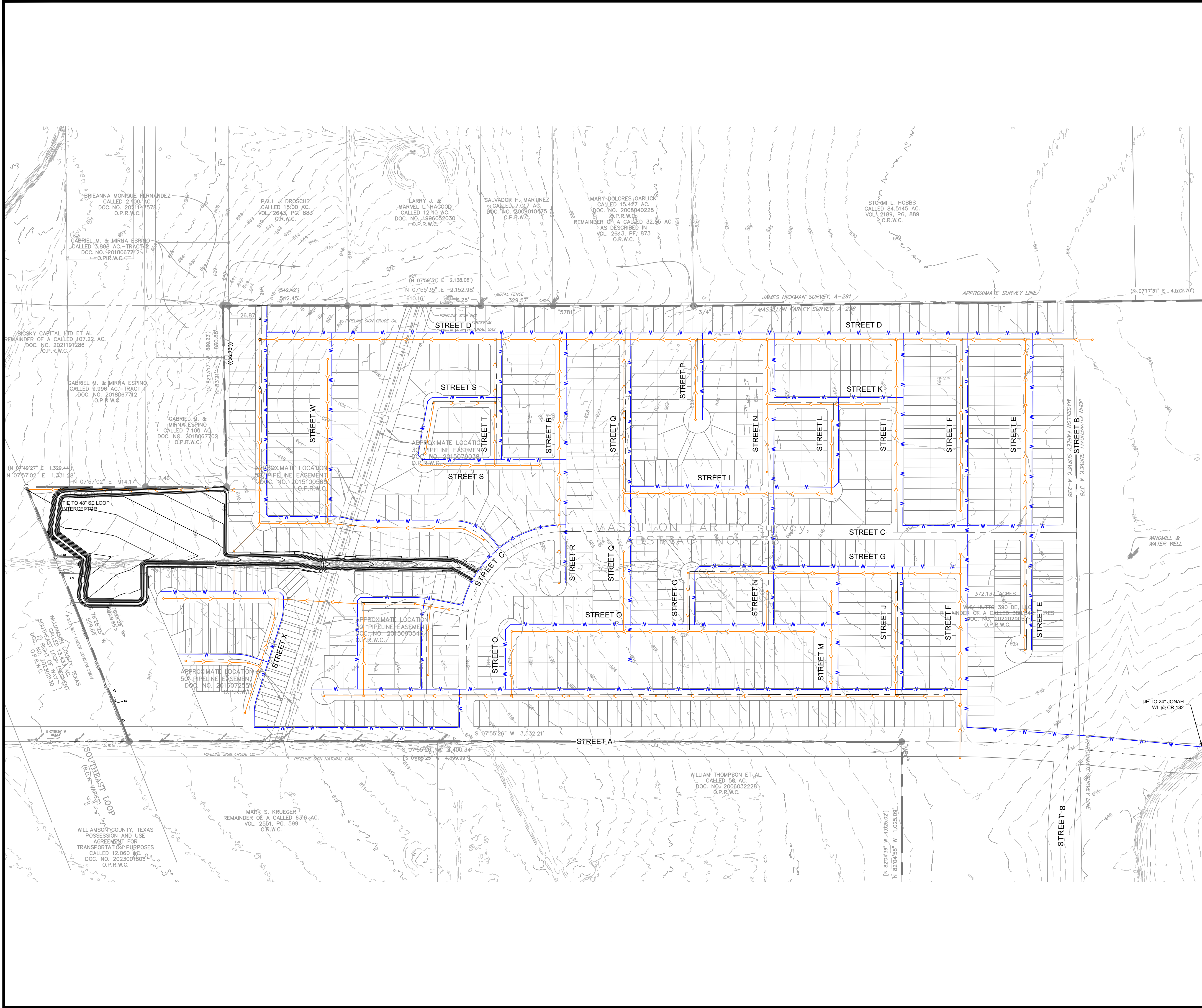
LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK J LOT 17	11,301	0.26	
BLOCK J LOT 18	11,341	0.26	
BLOCK J LOT 19	5,054	0.12	
BLOCK J LOT 20	5,400	0.12	
BLOCK J LOT 21	5,400	0.12	
BLOCK J LOT 22	5,400	0.12	
BLOCK J LOT 23	5,400	0.12	
BLOCK J LOT 24	5,400	0.12	
BLOCK J LOT 25	5,400	0.12	
BLOCK J LOT 26	6,567	0.15	
BLOCK K LOT 1	6,566	0.15	
BLOCK K LOT 2	5,400	0.12	
BLOCK K LOT 3	5,400	0.12	
BLOCK K LOT 4	5,400	0.12	
BLOCK K LOT 5	6,000	0.14	
BLOCK K LOT 6	6,000	0.14	
BLOCK K LOT 7	7,649	0.18	
BLOCK K LOT 8	7,696	0.18	
BLOCK K LOT 9	6,000	0.14	
BLOCK K LOT 10	6,000	0.14	
BLOCK K LOT 11	5,400	0.12	
BLOCK K LOT 12	5,400	0.12	
BLOCK K LOT 13	5,400	0.12	
BLOCK K LOT 14	6,567	0.15	
BLOCK K LOT 15	7,467	0.17	
BLOCK L LOT 2	6,000	0.14	
BLOCK L LOT 3	6,000	0.14	
BLOCK L LOT 4	6,000	0.14	
BLOCK L LOT 5	6,000	0.14	
BLOCK L LOT 6	6,000	0.14	
BLOCK L LOT 7	5,400	0.12	
BLOCK L LOT 8	5,400	0.12	
BLOCK L LOT 9	5,400	0.12	
BLOCK L LOT 10	6,938	0.16	
BLOCK L LOT 11	6,965	0.16	
BLOCK L LOT 12	5,400	0.12	
BLOCK L LOT 13	5,400	0.12	
BLOCK L LOT 14	5,400	0.12	
BLOCK L LOT 15	6,000	0.14	
BLOCK L LOT 16	6,000	0.14	
BLOCK L LOT 17	6,000	0.14	
BLOCK L LOT 18	6,000	0.14	
BLOCK L LOT 19	6,000	0.14	
BLOCK L LOT 20	7,467	0.17	
BLOCK M LOT 1	7,166	0.16	
BLOCK M LOT 2	6,000	0.14	
BLOCK M LOT 3	5,400	0.12	
BLOCK M LOT 4	6,706	0.15	
BLOCK M LOT 5	6,733	0.15	
BLOCK M LOT 6	5,400	0.12	
BLOCK M LOT 7	6,000	0.14	
BLOCK M LOT 8	7,166	0.16	
BLOCK N LOT 1	7,166	0.16	
BLOCK N LOT 2	5,400	0.12	
BLOCK N LOT 3	5,400	0.12	
BLOCK N LOT 4	5,400	0.12	
BLOCK N LOT 5	5,400	0.12	
BLOCK N LOT 6	5,400	0.12	
BLOCK N LOT 7	5,400	0.12	
BLOCK N LOT 8	5,400	0.12	
BLOCK N LOT 9	5,400	0.12	
BLOCK N LOT 10	5,400	0.12	
BLOCK N LOT 11	5,400	0.12	
BLOCK N LOT 12	3,600	0.08	O.S.
BLOCK N LOT 13	5,460	0.13	
BLOCK N LOT 14	5,400	0.12	
BLOCK N LOT 15	5,400	0.12	
BLOCK N LOT 16	5,400	0.12	
BLOCK N LOT 17	5,400	0.12	
BLOCK N LOT 18	5,400	0.12	
BLOCK N LOT 19	5,400	0.12	
BLOCK N LOT 20	6,567	0.15	
BLOCK N LOT 21	6,566	0.15	
BLOCK N LOT 22	5,400	0.12	
BLOCK N LOT 23	5,400	0.12	

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK N LOT 24	5,400	0.12	
BLOCK N LOT 25	5,400	0.12	
BLOCK N LOT 26	5,400	0.12	
BLOCK N LOT 27	5,400	0.12	
BLOCK N LOT 28	5,460	0.13	
BLOCK N LOT 29	5,400	0.12	
BLOCK N LOT 30	5,400	0.12	
BLOCK N LOT 31	5,400	0.12	
BLOCK N LOT 32	5,400	0.12	
BLOCK N LOT 33	5,400	0.12	
BLOCK N LOT 34	5,400	0.12	
BLOCK N LOT 35	5,400	0.12	
BLOCK N LOT 36	5,400	0.12	
BLOCK N LOT 37	5,400	0.12	
BLOCK N LOT 38	5,400	0.12	
BLOCK N LOT 39	7,167	0.16	
BLOCK O LOT 1	8,864	0.20	
BLOCK O LOT 2	7,200	0.17	
BLOCK O LOT 3	7,200	0.17	
BLOCK O LOT 4	7,200	0.17	
BLOCK O LOT 5	7,200	0.17	
BLOCK O LOT 6	6,600	0.15	
BLOCK O LOT 7	6,600	0.15	
BLOCK O LOT 8	6,600	0.15	
BLOCK O LOT 9	6,000	0.14	
BLOCK O LOT 10	8,366	0.19	
BLOCK O LOT 11	7,200	0.17	
BLOCK O LOT 12	7,200	0.17	
BLOCK O LOT 13	7,200	0.17	
BLOCK O LOT 14	7,200	0.17	
BLOCK O LOT 15	7,112	0.16	
BLOCK O LOT 16	6,207	0.14	O.S./D.E.
BLOCK O LOT 17	6,000	0.14	
BLOCK O LOT 18	5,975	0.14	
BLOCK O LOT 19	5,750	0.13	
BLOCK O LOT 20	6,866	0.16	
BLOCK O LOT 21	5,975	0.14	
BLOCK O LOT 22	6,000	0.14	
BLOCK O LOT 23	7,200	0.17	
BLOCK O LOT 24	7,200	0.17	
BLOCK O LOT 25	7,200	0.17	
BLOCK O LOT 26	7,200	0.17	
BLOCK O LOT 27	7,200	0.17	
BLOCK O LOT 28	7,200	0.17	
BLOCK O LOT 29	8,755	0.20	
BLOCK O LOT 30	11,193	0.26	
BLOCK O LOT 31	9,165	0.21	
BLOCK O LOT 32	9,165	0.21	
BLOCK O LOT 33	9,165	0.21	
BLOCK O LOT 34	8,771	0.20	
BLOCK O LOT 35	9,461	0.22	
BLOCK O LOT 36	16,497	0.38	
BLOCK O LOT 37	12,738	0.29	
BLOCK O LOT 38	15,771	0.36	
BLOCK O LOT 39	9,461	0.22	
BLOCK O LOT 40	8,771	0.20	
BLOCK O LOT 41	9,165	0.21	
BLOCK O LOT 42	9,165	0.21	
BLOCK O LOT 43	9,165	0.21	
BLOCK O LOT 44	11,253	0.26	
BLOCK P LOT 1	7,733	0.18	
BLOCK P LOT 2	6,000	0.14	
BLOCK P LOT 3	6,000	0.14	
BLOCK P LOT 4	6,000	0.14	
BLOCK P LOT 5	6,000	0.14	
BLOCK P LOT 6	6,000	0.14	
BLOCK P LOT 7	6,600	0.15	
BLOCK P LOT 8	6,600	0.15	
BLOCK P LOT 9	6,600	0.15	
BLOCK P LOT 10	6,600	0.15	
BLOCK P LOT 11	7,793	0.18	
BLOCK Q LOT 1	6,533	0.15	
BLOCK Q LOT 2	5,400	0.12	
BLOCK Q LOT 3	5,400	0.12	
BLOCK Q LOT 4	5,400	0.12	

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK T LOT 20	5,394	0.12	
BLOCK T LOT 21	5,390	0.12	
BLOCK T LOT 22	6,549	0.15	
BLOCK T LOT 23	7,136	0.16	
BLOCK T LOT 24	6,003	0.14	
BLOCK T LOT 25	6,000	0.14	
BLOCK T LOT 26	6,000	0.14	
BLOCK T LOT 27	7,166	0.16	
BLOCK U LOT 1	6,566	0.15	
BLOCK U LOT 2	5,400	0.12	
BLOCK U LOT 3	5,400	0.12	
BLOCK U LOT 4	5,400	0.12	
BLOCK U LOT 5	5,400	0.12	
BLOCK U LOT 6	5,400	0.12	
BLOCK U LOT 7	5,400	0.12	
BLOCK U LOT 8	5,400	0.12	
BLOCK U LOT 9	5,400	0.12	
BLOCK U LOT 10	6,492	0.15	
BLOCK U LOT 11	6,566	0.15	
BLOCK U LOT 12	5,400	0.12	
BLOCK U LOT 13	5,400	0.12	
BLOCK U LOT 14	5,400	0.12	
BLOCK U LOT 15	5,400	0.12	
BLOCK U LOT 16	5,400	0.12	
BLOCK U LOT 17	5,400	0.12	
BLOCK U LOT 18	5,400	0.12	
BLOCK U LOT 19	5,400	0.12	
BLOCK U LOT 20	6,567	0.15	
BLOCK V LOT 1	5,973	0.14	
BLOCK V LOT 2	5,400	0.12	
BLOCK V LOT 3	5,400	0.12	
BLOCK V LOT 4	5,400	0.12	
BLOCK V LOT 5	5,400	0.12	
BLOCK V LOT 6	5,400	0.12	
BLOCK V LOT 7	5,400	0.12	
BLOCK V LOT 8	5,400	0.12	
BLOCK V LOT 9	5,400	0.12	
BLOCK V LOT 10	6,000	0.14	
BLOCK V LOT 11	7,167	0.16	
BLOCK V LOT 12	7,166	0.16	
BLOCK V LOT 13	6,000	0.14	
BLOCK V LOT 14	5,400	0.12	
BLOCK V LOT 15	5,400	0.12	
BLOCK V LOT 16	5,400	0.12	
BLOCK V LOT 17	5,400	0.12	
BLOCK V LOT 18	5,400	0.12	
BLOCK V LOT 19	5,400	0.12	
BLOCK V LOT 20	5,400	0.12	
BLOCK V LOT 21	5,400	0.12	
BLOCK V LOT 22	5,973	0.14	
BLOCK W LOT 1	6,569	0.15	
BLOCK W LOT 2	5,402	0.12	
BLOCK W LOT 3	5,402	0.12	
BLOCK W LOT 4	5,402	0.12	
BLOCK W LOT 5	5,402	0.12	
BLOCK W LOT 6	5,402	0.12	
BLOCK W LOT 7	7,444	0.17	
BLOCK W LOT 8	130,440	2.99	O.S./ESMT
BLOCK W LOT 9	5,671	0.13	
BLOCK W LOT 10	6,001	0.14	
BLOCK W LOT 11	6,001	0.14	
BLOCK W LOT 12	8,369	0.19	
BLOCK W LOT 13	7,200	0.17	
BLOCK W LOT 14	7,200	0.17	
BLOCK W LOT 15	7,200	0.17	
BLOCK W LOT 16	7,200	0.17	
BLOCK W LOT 17	7,200	0.17	
BLOCK W LOT 18	7,200	0.17	
BLOCK W LOT 19	7,200	0.17	
BLOCK W LOT 20	7,139	0.16	
BLOCK W LOT 21	6,266	0.14	
BLOCK W LOT 22	8,981	0.21	
BLOCK W LOT 23	6,900	0.16	
BLOCK W LOT 24	6,900	0.16	
BLOCK W LOT 25	6,900	0.16	

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK Q LOT 5	5,400	0.12	
BLOCK Q LOT 6	5,400	0.12	
BLOCK Q LOT 7	4,988	0.11	
BLOCK Q LOT 8	8,780	0.20	
BLOCK Q LOT 9	10,917	0.25	
BLOCK Q LOT 10	5,653	0.13	
BLOCK Q LOT 11	5,359	0.12	
BLOCK Q LOT 12	5,400	0.12	
BLOCK Q LOT 13	5,400	0.12	
BLOCK Q LOT 14	8,095	0.19	
BLOCK Q LOT 15	7,181	0.16	
BLOCK Q LOT 16	5,400	0.12	
BLOCK Q LOT 17	5,400	0.12	
BLOCK Q LOT 18	5,400	0.12	
BLOCK Q LOT 19	5,400	0.12	
BLOCK Q LOT 20	5,400	0.12	
BLOCK Q LOT 21	5,400	0.12	
BLOCK Q LOT 22	6,687	0.16	
BLOCK R LOT 1	7,166	0.16	
BLOCK R LOT 2	6,000	0.14	
BLOCK R LOT 3	5,400	0.12	
BLOCK R LOT 4	6,773	0.16	
BLOCK R LOT 5	13,879	0.32	O.S./ PARK
BLOCK R LOT 6	6,814	0.16	
BLOCK R LOT 7	5,400	0.12	
BLOCK R LOT 8	6,000	0.14	
BLOCK R LOT 9	7,091	0.16	
BLOCK S LOT 1	7,162	0.16	
BLOCK S LOT 2	5,996	0.14	
BLOCK S LOT 3	5,996	0.14	
BLOCK S LOT 4	5,997	0.14	
BLOCK S LOT 5	5,397	0.12	
BLOCK S LOT 6	5,397	0.12	
BLOCK S LOT 7	5,397	0.12	
BLOCK S LOT 8	5,397	0.12	
BLOCK S LOT 9	5,397	0.12	
BLOCK S LOT 10	5,397	0.12	
BLOCK S LOT 11	5,397	0.12	
BLOCK S LOT 12	5,397	0.12	
BLOCK S LOT 13	5,397	0.12	
BLOCK S LOT 14	5,398	0.12	
BLOCK S LOT 15	5,398	0.12	
BLOCK S LOT 16	5,398	0.12	
BLOCK S LOT 17	5,398	0.12	
BLOCK S LOT 18	9,867	0.23	
BLOCK S LOT 19	13,844	0.32	O.S./ ESMT
BLOCK S LOT 20	8,042	0.18	
BLOCK S LOT 21	7,198	0.17	
BLOCK S LOT 22	7,198	0.17	
BLOCK S LOT 23	7,198	0.17	
BLOCK S LOT 24	7,198	0.17	
BLOCK S LOT 25	7,198	0.17	
BLOCK S LOT 26	7,198	0.17	
BLOCK S LOT 27	7,198	0.17	
BLOCK S LOT 28	7,198	0.17	
BLOCK S LOT 29	8,365	0.19	
BLOCK T LOT 1	6,566	0.15	
BLOCK T LOT 2	5,400	0.12	
BLOCK T LOT 3	5,400	0.12	
BLOCK T LOT 4	5,400	0.12	
BLOCK T LOT 5	5,400	0.12	
BLOCK T LOT 6	5,400	0.12	
BLOCK T LOT 7	5,400	0.12	
BLOCK T LOT 8	7,521	0.17	
BLOCK T LOT 9	5,652	0.13	
BLOCK T LOT 10	5,656	0.13	
BLOCK T LOT 11	5,660	0.13	
BLOCK T LOT 12	5,973	0.14	
BLOCK T LOT 13	5,668	0.13	
BLOCK T LOT 14	5,672	0.13	
BLOCK T LOT 15	5,675	0.13	
BLOCK T LOT 16	5,238	0.12	
BLOCK T LOT 17	84,616	1.94	AMENITY CENTER
BLOCK T LOT 18	5,302	0.12	
BLOCK T LOT 19	5,398	0.12	

HYPROJECTS\732 - WYAMER VENTURES LLC\1761 STROMBERG\DWG SHEETS\1761-1 PREL.DWG DATE: 6/19/2025 6:11:59 PM BY: MCARTER



LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED ROAD CENTERLINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER LINE

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

GRAY
ENGINEERING

REVISION DESCRIPTION			
NO.	BY	DATE	DESCRIPTION

STROMBERG
HUTTO, TX

PRELIMINARY WATER AND
WASTEWATER PLAN

PROJECT NO: 1732-11761
DESIGNED BY: ARS
DRAWN BY: MRC
CHECKED BY: TMH

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

SHEET 8 OF 8

Page 56 of 171

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Urbana at Limmer Loop Final Plat, 20.33 Acres , more or less, of land, one multi-family lot, located along the north side of Limmer Loop.
Meeting: Tuesday, July 8, 2025
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Urbana at Limmer Loop tract is approximately 20.33 acres for the development of a multi-family project. The developer has an approved Development Agreement for the proposed project (attached) and was been annexed and zoned MF (multi-family) District subsequent to the agreement being approved by City Council. The project will include 240 residential units, 240 residential units plus a leasing office and amenity center. Primary access will be taken off Limmer Loop with secondary emergency access connecting to Gemsbok Road at the northeast of the project. The project will be served by Jonah Special Utility District and City of Hutto wastewater. Parkland will be satisfied via fee-in-lieu as approved in the Development Agreement.

WEST: ETJ, developed non-residential and undeveloped

NORTH: ETJ, residential

EAST: Developed residential, zoned SF-1

SOUTH: Existing Commercial/dance studio, zoned SF-1

SUMMARY OF REQUEST:

The project will include 240 residential units, 240 residential units plus a leasing office and amenity center. Primary access will be taken off Limmer Loop with secondary emergency access connecting to Gemsbok Road at the northeast of the project. The project will be served by Jonah Special Utility District and City of Hutto wastewater. Parkland will be satisfied via fee-in-lieu as approved in the Development Agreement.

STAFF REVIEW:

The plat meets the requirements of the approved Development Agreement and the Unified Development Code, staff recommends approval of the Final Plat with the condition the Traffic Impact Analysis is finalized prior to recordation.

FISCAL NOTES:

None with this item.

AGENDA ITEM REPORT

4.3.



POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. Urbana Limmer Loop R-2025-062_Amendment_
2. UatLLFP-U1-Plat(5-20-25)
3. UatLLFP-Init-EngSumLtr(4-8-25)

RESOLUTION NO. R-2025-062

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, APPROVING AMENDMENT NO. 1 TO THE DEVELOPMENT AGREEMENT BETWEEN ATLANTIC URBANA ACQUISITION COMPANY III AND THE CITY OF HUTTO; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING PROPER NOTICE & MEETING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to enter into an amendment to the development agreement between Atlantic Urbana Acquisition Company III, a Delaware limited liability company, and the City of Hutto and authorize the City Manager to execute Amendment No. 1 to the Urbana at Limmer Loop Development Agreement ("Agreement"), attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are incorporated into the body of this Resolution, as set forth herein.

SECTION 2: The Hutto City Council approves and authorizes the City Manager to execute the Agreement, attached as Exhibit A, a copy of same, attached hereto and incorporated herein for all purposes.

SECTION 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION 4: This Resolution shall take effect immediately upon its passage.

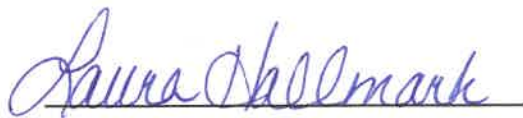
PASSED AND APPROVED by the CITY COUNCIL of the CITY OF HUTTO, on the 6th day of March 6, 2025, on a vote of 7 AYES; _____ NAYS; and _____ ABSTENTIONS.

CITY OF HUTTO, TEXAS:



Mike Snyder, Mayor

ATTEST:



Laura Hallmark, City Secretary



**SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT
URBANA AT LIMMER LOOP**

The City of Hutto, Texas, a home-rule municipal corporation (“City”) and Atlantic Urbana Acquisition Company III, LLC, a Delaware limited liability company and its successors and assigns (“Developer”), each a “Party” and collectively the “Parties”, enter into this Second Amended and Restated Development Agreement (the “Agreement”) for the purpose of developing a multi-family residential community and all related improvements (the “Project”), as defined below, in accordance with Section 212.172 of the Texas Local Government Code and all applicable City code provisions, ordinances, building codes, construction standards, and any other regulation properly adopted by the City, as may be amended.

RECITALS

WHEREAS, Developer is currently under contract to purchase that certain approximately 16 acres of land located in Williamson County, Texas, within the extraterritorial jurisdiction of the City, as more specifically described by metes and bounds in **Exhibit A (“Tract 1”)**, pursuant to that certain Commercial Contract – Unimproved Property by and between Developer and Wehring Family Investments, L.P., a Texas limited partnership, dated effective as of December 16, 2022;

WHEREAS, Developer is currently under contract to purchase that certain approximately 4 acres of land located in Williamson County, Texas, within the extraterritorial jurisdiction of the City, as more specifically described by metes and bounds in **Exhibit A (“Tract 2”)**, pursuant to that certain Commercial Contract – Unimproved Property by and between Developer and CLC Properties LLC, a Texas limited liability company, dated effective as of April 27, 2023;

WHEREAS, following the acquisition of the Property pursuant to the Contract, Developer intends to develop a residential rental community consisting of single-family, duplex, townhomes and/or horizontal cottage products, with a leasing office and amenities consisting of up to 240 residential units, as depicted on the Concept Plan attached as **Exhibit B-1**; and

WHEREAS, the Property is within the service area of the Jonah Water Special Utility District, and pursuant to a water service availability letter dated November 14, 2023, the Property can be provided with water as required by state law and the rules and regulations of the Jonah Special Utility District;

WHEREAS, the real property upon which the Project shall be annexed into the city limits of the City of Hutto and shall be zoned MF (Multi-Family Residential), as further described in the City of Hutto’s Unified Development Code; and

WHEREAS, the City and Developer desire to set forth, in this Agreement, certain terms and conditions for the planning, design, construction, and development of the Project;

NOW, THEREFORE, the Parties agree as follows:

I. DEFINITIONS

“[Applicable Requirements](#)” shall mean the applicable federal, state and local laws, rules and regulations.

“[City Council](#)” means the City Council of the City.

“[City Manager](#)” means the appointed official or his/her designated agent charged with directing the administration of the City of Hutto.

“[Concept Plan](#)” means the generalized plan showing boundaries of a parcel under common ownership and identifying, among other things, the proposed land use, general parcel layout, community use or public areas, land use intensity, and street alignments, attached hereto as **Exhibit B-1**.

“[Contracts](#)” mean (i) the commercial contract facilitating the sale and purchase of approximately 16 acres of land located in Williamson County, Texas, within the extraterritorial jurisdiction of the City, and as more particularly described in **Exhibit A**, by and between Developer and Wehring Family Investments, L.P., a Texas limited partnership, dated December 16, 2022 and (ii) the commercial contract facilitating the sale and purchase of approximately 4 acres of land located in Williamson County, Texas, within the extraterritorial jurisdiction of the City, and as more particularly described in **Exhibit A**, by and between Developer and CLC Properties LLC, a Texas limited liability company, dated effective as of April 27, 2023.

“[Development Standards](#)” means the required substantive construction guidelines for the Project, attached hereto as **Exhibit C**.

“[Effective Date](#)” means ten (10) business days following approval of the Agreement by the City Council, September 19, 2024.

“[Impact Fees](#)” means the any fee(s) authorized to be imposed under Subchapter G of Chapter 375 of the Texas Local Government Code.

“[Living Unit Equivalent\(s\)](#)” or “[LUE\(s\)](#)” means the standardized measure referred to in the definition of “Service Unit”.

“[Prepayment Due Date](#)” means the date at which the fees identified in Section 6.02 shall be paid in full. The Payment Due Date shall be the later of March 31, 2025 or within fourteen (14) business days after receipt of a payment invoice and instructions from the City.

“[Project](#)” means a multifamily residential community and all related improvements, including amenities and a leasing center, as more specifically described in **Exhibits B, C, and F-1**, consisting

of up to 240 residential units, which total number of units will be depicted on the Site Plan, as defined below.

“[Property](#)” means the approximately 20 acres of land located in Williamson County, TX, as more specifically described in **Exhibit A**, consisting of Tract 1 and Tract 2.

“[Property Owner’s Association](#)” or “[POA](#)” means the organization required to be formed under this Agreement for the purposes of making and enforcing certain rules for individual properties within the Project.

“[Service Unit](#)” means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

“[Service Extension Request](#)” or “[SER](#)” means the request by Developer to extend water, wastewater, or reclaimed water service to the Property, as more specifically described in **Exhibit F-1**.

“[Site Plan](#)” means Developer’s final site plan for the Property and the Project, as approved by the City.

“[Unified Development Code](#)” or “[UDC](#)” means the City of Hutto’s comprehensive code document containing all development-related regulations including, but not limited to, zoning and land use, site and design standards, and historic preservation standards, as may be amended.

“[Wastewater Infrastructure](#)” means the structures and facilities required to be designed and constructed by the Developer that are necessary to facilitate the collection, transportation, treatment, and disposal of wastewater from the Property, as more specifically described in **Exhibit F-1**.

“[Wastewater Reservation of Capacity Agreement](#)” the agreement governing the reservation of water capacity for the Property, by and between the Developer and the City, on a form approved by City Council.

“[Wastewater Service\(s\)](#)” means the collection, transportation, treatment, and disposal of wastewater from the Property.

II. RECITALS

The aforementioned recitals noted in this Agreement are deemed part of this Agreement and are incorporated into the terms and conditions of this Agreement.

III. AGREEMENT AND PROJECT SCOPE

3.01 SCOPE OF AGREEMENT

This Agreement contemplates the development of the Project in accordance with the UDC, **Exhibit C**, and any other applicable laws, rules, or regulations. If approved, this Agreement and all Exhibits shall also establish the requirements for the construction and completion of the Wastewater Infrastructure and the reimbursement, acquisition, ownership, and maintenance of those improvements.

3.02 SCOPE OF PROJECT

The Developer shall perform, or cause to be performed, the design, development, construction, maintenance, management, use and operation of the Project in accordance with **Exhibits B, C, and F** in compliance with applicable state and local laws, rules, and regulations.

3.03 TERM OF AGREEMENT

- (a) This Agreement shall be effective upon the Effective Date and shall expire, unless otherwise mutually agreed upon by the Parties, upon the earlier to occur of (i) five (5) years or (ii) completion of the Project as evidenced by the completion of all public infrastructure and the issuance of certificates of occupancies for all development.
- (b) This Agreement may be terminated or amended as to all, or a part of, the Property at any time by mutual written consent of the City and Developer. Developer may terminate this Agreement without the consent of the City in the event (i) either of the Contracts is terminated for any reason or (ii) if the City has not completed annexation of the Property within one (1) year from the Effective Date.

IV. ANNEXATION, ZONING, AND LAND USE

4.01 ANNEXATION

As of the Effective Date, the Property has not been annexed, but is in the City's extraterritorial jurisdiction. The Parties hereby agree to the annexation of the Property into the City's corporate city limits and intend that this Agreement provide for the annexation of the Property for all purposes and shall constitute Developer's request for annexation.

Further, notwithstanding that the Project may be phased, Developer agrees that all Property will be annexed in one proceeding. The City agrees that phases not under active development may remain in agricultural use, if applicable, for purposes of ad valorem tax calculations. Any phases not under active development remain subject to the ordinances and jurisdiction of the City, regardless of the foregoing.

4.02 CHAPTER 245 PERMIT

The City acknowledges the importance to Developer of having certainty and predictability of development regulations while planning such an extensive project. Likewise, Developer recognizes the City's need over time to modify its existing development regulations in response to the requirements of a growing city. As a result, Developer shall have statutory authority to develop the Project on the Property in accordance with the terms of this Agreement. Developer shall be deemed vested (and rights shall accrue) from the Effective Date of this Agreement up until the termination date of this Agreement. This Agreement shall constitute a permit in a series of permits for the purpose of vesting and rights shall accrue as contemplated in Chapter 245 of the Texas Local Government Code and authorized by Section 212.172(g) of the Texas Local Government Code. To the extent any such standards or other criteria specified in this Agreement are in conflict with any other current or future provisions of the City's UDC or any other City ordinances, policies or requirements, this Agreement shall govern. A vested right under this Agreement shall not apply to regulations mandated by state or federal law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project after the Effective Date.

4.03 ZONING AND LAND USE

The Property has not been annexed and, as such, has not been zoned. Upon the effective date of the annexation of the Property, the zoning jurisdiction of the City shall be extended to include the annexed area as multiple household residential (MF). The use of the Property shall be vested for uses and development consistent with **Exhibits B and C**. Zoning shall occur contemporaneous with annexation.

4.04 DEVELOPER'S RIGHTS TO CONTINUE DEVELOPMENT

In consideration of Developer's agreements set forth in this Agreement, the City agrees that it will not, during the term of this Agreement, impose or attempt to impose: (a) any moratorium on the building or development of the Project or (b) any land use or development regulation that limits the rate or timing of land use approvals, whether affecting Preliminary Plats, Final Plats, construction plans or other necessary approvals for the Project, unless the City determines (in its reasonable discretion) that the Project is not in compliance with Applicable Requirements. This Agreement on the part of the City will not apply to temporary moratoriums uniformly imposed throughout the City and/or its ETJ due to an emergency constituting an imminent threat to the public health or safety, provided that the temporary moratorium continues only during the duration of the emergency.

4.05 PRIOR AGREEMENTS

This Agreement shall supersede and replace, in all respects, prior Chapter 43 Texas Local Development Code agreements relating to the Property or any portion thereof. Upon full execution of this Agreement, such prior agreements will automatically terminate and be of no further force and effect. Upon Developer's request, the City shall deliver a release of any prior agreements to Developer for recording in the Official Public Records of Williamson County, Texas.

V. WASTEWATER INFRASTRUCTURE**5.01 IDENTIFICATION AND OWNERSHIP**

- (a) As provided in Table 3-1 to **Exhibit F-1**, Developer is required to design and construct Wastewater Infrastructure to facilitate the provision of Wastewater Service to the Project. The City has agreed to cost participate in the construction of an oversized twelve (12) inch gravity sewer line necessary to provide Wastewater Service to the Project. The City shall cost participate in accordance with Section 6.03(c), below.
- (b) All Wastewater Infrastructure provided in the SER shall be owned by the City upon the completion of the acceptance procedures established under applicable laws, rules, and regulations.
- (c) Developer agrees to undertake any action reasonably required by the City to transfer or otherwise dedicate or ensure the dedication of easements for the Wastewater Infrastructure, as applicable, to the City and the public.
- (d) Upon the satisfactory completion and acceptance of the Wastewater Infrastructure by the City, the City shall own all of the Wastewater Infrastructure with the exception of any existing wastewater facilities or infrastructure within the Property that is specifically designated as private.

5.02 CONSTRUCTION AND EASEMENTS

- (a) Construction Plans. Developer shall prepare, or cause the preparation of, plans and specifications for each of the Wastewater Infrastructure for submittal to the City for review and approval in accordance with applicable laws, rules, and regulations.
- (b) Construction Standards. Developer shall install the Wastewater Infrastructure within the public right-of-way or in easements granted at no cost to the City. The Wastewater Infrastructure shall be constructed and inspected in accordance with all applicable rules, regulations, and laws of the state, City, and/or other governing body or entity with jurisdiction over the Wastewater Infrastructure.
- (c) Easements. The Parties agree to the following terms as they related to easements required to facilitate the completion, inspection, and maintenance of the Wastewater Infrastructure.
 - (i) If located on land owned by the City, the City hereby grants to the Developer a temporary easement for construction purposes;
 - (ii) If located on land owned by the Developer, the Developer shall dedicate easements by plat or shall execute and deliver to the City, in recordable form, such access and maintenance easements as the City may reasonably require; and
 - (iii) Developer hereby grants to the City a permanent access and maintenance easement, as evidenced on the final plat for the Project, to enter upon the Project property for any purpose related to the inspection and maintenance of the Wastewater Infrastructure. The granting of this easement shall not

relieve Developer of any obligations to grant the City title to property and/or easements related to the Wastewater Infrastructure as required by applicable laws, rules, and regulations or, in the City's reasonable judgement, to provide access to and routine and emergency maintenance of such Improvement.

5.03 CONSTRUCTION CONTRACT AWARDS

- (a) Competitive Bidding Exemption. This Agreement and the construction of the Wastewater Infrastructure are exempt from the competitive bidding requirements at § 252.022(a)(9) and §252.022(a)(11) of the Texas Local Government Code based upon current cost estimates. In the event that actual costs for the Wastewater Infrastructure do not meet the parameters for exemption presented above, then alternative methods may be used by the City as permitted under the law.
- (b) Contract Award. All contracts awarded for the construction of the Wastewater Infrastructure shall be the sole responsibility of the Developer. The Developer agrees that its engineers shall prepare, or cause the preparation of, all contract specifications and necessary related documents. Developer, as the sole administrator of such contracts, agrees to do so in a prudent manner consistent with industry standards.

5.04 OPERATION AND MAINTENANCE

Upon the inspection, approval, and acceptance of the Wastewater Infrastructure identified in **Exhibit F-1**, the City shall maintain and operate said infrastructure.

VI. OBLIGATIONS, COVENANTS, AND FEES

6.01 OBLIGATIONS OF DEVELOPER

Developer agrees and accepts the following obligations as they relate to this Agreement and the completion of the Project:

- (a) Required Certifications and Form 1295. Developer shall, for the duration of the Project, remain in compliance with the terms and conditions outlined in **Exhibit D**. This includes the submittal of the Form 1295, Certificate of Interested Parties, with the Texas Ethics Commission online at www.ethics.state.tx.us/File. A sample of this form is included in **Exhibit D** for reference purposes and a completed version of the form must be submitted.
- (b) Wastewater Infrastructure. Developer shall design, permit, and construct all wastewater infrastructure for the Project in accordance the rules established by the Texas Commission on Environmental Quality and all applicable laws, rules, and regulations of the City.
- (c) Maintenance of Common Space. Developer (or the then-current owner of the Property) shall ensure the proper maintenance of the common areas or open space areas of the Property through either or both of the following:

- (i) So long as the Property (or any portion thereof) remains under the control and ownership of the Developer (or the then-current owner) and has not been subdivided for ownership for multiple residential end-buyers, Developer (or the then-current owner of the Property) shall contract with a property management company to ensure proper maintenance of any common areas or open space areas located on the Property; and/or
- (ii) In the event that the Property (or a portion thereof) is subdivided for ownership for multiple residential end-buyers, Developer (or the then-current owner) shall ensure the creation of a property owner's association with jurisdiction over the residential portions of the Project. All POA conditions, covenants, and restrictions shall be properly recorded in the real property records of Williamson County, Texas and shall ensure compliance with this Agreement. Additionally, the POA shall comply with, at a minimum, the following requirements:
 - A. The POA shall be formed in a manner that ensures its existence and validity for the foreseeable future;
 - B. The POA shall be structured in a manner that facilitates actual homeowner control of official POA business and operations;
 - C. The POA shall remain solvent and assess and collect annual fees in an amount sufficient to operate and maintain open spaces, common areas, detention ponds, screening walls, detention areas, and other related improvements or appurtenances that are not required to be dedicated or maintained and operated by the City within the residential portion of the Property. Common residential areas and all other improvements not maintained by the City shall be maintained solely by the POA; and
 - D. The POA shall be required to pay ad valorem taxes on any property owned by the POA.

It is hereby understood and acknowledged that in the event Developer sells a portion of the Property to a third-party buyer without assigning its rights as Developer pursuant to Section 9.02, such third-party buyer shall be obligated to comply with this Section 6.01(c), and Developer shall have no further liability or obligations under this Section 6.01(c) following the closing of such sale.

- (d) Right-of-Way Acquisition. Prior to commencement of construction, Developer shall obtain at its cost and expense all necessary off-site right-of-way for the Project. Developer will dedicate, without cost to the City, any right-of-way for the public improvements located on property owned by the Developer. However, if the Developer is unable to acquire offsite right-of-way for the Project, the Developer shall provide written notice to the City of Developer's reasonable efforts to diligently acquire the offsite right-of-way for the Project. The City may assist the Developer in acquiring such right-of-way and may use the City's power of Eminent Domain. The Developer shall enter into a Right-of-Way Deposit

Agreement and deposit sufficient funds to reimburse the City for all of City's cost and expense obligations for right-of-way acquisition, including appraisal fees, legal fees, court costs, land acquisition costs and any other expenses incurred by the City to acquire the Right-of-Way for the Project.

6.02 DEVELOPER FEES

Developer shall pay, at a minimum and as applicable, the fees listed in this Section 6.02.

(a) Impact Fee(s). Developer shall pay Impact Fees at the amount set by the City, based upon the ordinance in place upon the Effective Date, on or before the Prepayment Due Date. Developer further agrees to the following:

- (i) All funds paid in accordance with this Section 6.02 shall be non-refundable;
- (ii) All funds paid in accordance with this Section 6.02 for the purpose of satisfying Impact Fee requirements shall no longer be applicable to such Impact Fees in the event that Developer has not, within two (2) calendar years following payment of such Impact Fees, obtained formal, final approval of its final plat for the Property, so long as the City does not unreasonably withhold, hinder or delay approval or recordation of Developer's final plat for the Property;
- (iii) Any Impact Fees necessary due to an increase in the total number of LUEs listed in Section 6.03(b) as a result of Developer's change in the scope of the Project (and not a result of a rate, ordinance or formula calculation change by the City requiring additional LUEs, or other factors outside of the control of Developer) shall be assessed in accordance with the current City of Hutto fee schedule in place at that time with respect to the additional LUEs only; and
- (iv) Traffic Impact Fees may be subject to reductions correlating to the dedication of right-of-ways or improvements to off-site roadways as required by the UDC and this Agreement.

6.03 COVENANTS OF CITY

The City here by covenants and agrees to the following:

- (a) Permits. The City shall issue, in accordance with applicable laws, all permits necessary for the completion of the Project.
- (b) Wastewater Capacity. The Parties acknowledge that wastewater utility service for the Project will be provided by the City. In accordance with the Wastewater Reservation of Capacity Agreement and subject to completion of Wastewater Infrastructure outlined herein, the City shall serve the wastewater living unit equivalents equal to the number of residential units reflected on the Site Plan, which is currently estimated to be one hundred and ninety-six (196) LUEs.

(c) Oversizing Reimbursement. If the Parties agree to oversize the wastewater facilities described herein, the City shall reimburse Developer the actual costs incurred for the oversizing as calculated in accordance with the following:

- (i) Developer shall bid out the project for both the costs of the wastewater facilities both with and without the oversizing requirement and provide said bids to the City. The City shall be responsible for reimbursing Developer for the difference between the cost of the wastewater facilities without the oversizing and the cost of the wastewater facilities with the oversizing. The City Engineer shall, using commercially reasonable judgement, determine if the oversizing cost is reasonable.
- (ii) The City may reimburse Developer for the oversizing costs through one, or any combination of, the following:
 - A. The crediting of Impact Fees within the Project;
 - B. The collection of Impact Fees from adjacent properties that utilize the oversizing of the wastewater facilities; or
 - C. The payment of the oversizing cost in one or more lump sum payments from any source of funds available to the City subject to the approval of City Council and allowable under applicable law.

The terms of such reimbursement shall be provided through a future Impact Fee credit or reimbursement agreement mutually accepted by the City and Developer in compliance with all applicable law.

(d) Licensing Agreement(s). The City shall, in good faith, negotiate and pursue the execution of mutually agreeable license agreement(s) to permit Owner as may be related to signage, subdivision entry features, and landscaping in the City right-of-way. License agreement(s) may be assigned to the Property's Association upon completion of the Project or the termination of this Agreement.

VII. REPRESENTATIONS AND WARRANTIES

7.01 DEVELOPER

Developer warrants and represents the following:

- (a) Developer is a duly organized entity validly existing and in good standing under the laws of Texas with proper authority to execute this Agreement and perform the obligations presented;
- (b) Performance under this Agreement will not result in any breach of or constitute any default under, any agreement or other instrument to which Developer is a party or by which Developer may be bound; and
- (c) Developer has not received written notice and has no actual knowledge of any litigation pending or threatened that may adversely affect the Developer's ability to perform its obligations under this Agreement.

This Agreement constitutes a legal, valid, and binding obligation of the Developer enforceable in accordance with its terms.

7.02 CITY

The City warrants and represents the following:

- (a) The City is a municipal corporation with full right and authority to enter into this Agreement and perform the obligations presented;
- (b) Performance under this Agreement will not result in any breach of or constitute any default under, any agreement or other instrument to which the City is a party or by which the City may be bound;
- (c) The execution and delivery of, and the City's performance under, this Agreement are within the City's powers and have been duly authorized by all requisite municipal action. Each of the Persons executing this Agreement on behalf of the City is duly authorized to do so.; and
- (d) As of the Effective Date, there are no City requirements, standards, moratoria, or interim development controls that are in conflict with the express provisions of this Agreement.

This Agreement constitutes a legal, valid, and binding obligation of the City enforceable in accordance with its terms.

VIII. DEFAULT, REMEDIES, AND TERMINATION

8.01 EVENTS OF DEFAULT

- (a) No Party shall be in default under this Agreement until notice reasonably detailing the nature of the alleged failure has been provided. A Party alleged to be in default under this Agreement shall have thirty (30) days to cure such alleged failure. However, in the event the default is of a nature that cannot be reasonably cured within such thirty (30) day period, the defaulting Party shall have a longer period of time as may be reasonably necessary to cure the default in question.
- (b) If a Party contends that the other Party is in default of this Agreement, the non-defaulting Party shall give written notice of such contention to the defaulting Party, specifying the nature of the alleged default, and allow the applicable time period for cure of the default set forth in Section 7.01(a) above. The defaulting Party shall either cure the alleged default timely, or if the non-defaulting Party and defaulting Party agree in writing for an extension of the time to cure, not later than the extended cure deadline, or, within the time for cure stated in the non-defaulting Party's initial notice of default, give written notice to the non-defaulting Party denying the existence of the alleged default and invoking the following dispute resolution mechanisms. First, if both Parties shall mutually agree to submit to mediation, they shall attempt to resolve the dispute amicably. If mediation is unsuccessful or if one or both of the Parties decline to engage in mediation, then either Party may institute legal proceedings in a state district court in Williamson County, Texas, pursuing all available remedies at law or equity,

including without limitation, relief provided under the Uniform Declaratory Judgement Act found at Chapter 37 of the Texas Civil Practice and Remedies Code, and a suit for specific performance and/or a Writ of Mandamus in the event of a default by the City. All matters of fact and law shall be submitted to and determined by the court (subject to appeal).

- (c) Notwithstanding, however, no default under this Agreement shall:
- (i) Entitle the aggrieved Party to terminate this Agreement;
 - (ii) Adversely affect or impair the current or future obligations of the City to provide applicable utility service or any other necessary service to the Project;
 - (iii) Entitle the aggrieved Party to seek or recover consequential, special or punitive damages of any kind; or
 - (iv) Reduce the term of the Agreement.
- (d) In the event of any legal action or proceeding to enforce the provisions of this Agreement and recover damages for breach, the Parties agree to pay their own respective attorney's fees and expenses incurred by reason of such action.

IX. MISCELLANEOUS

9.01 NOTICES

Any notice required under this Agreement shall be deemed delivered when deposited either in the United States mail (postage paid, certified, return receipt requested) or with a common carrier (overnight, signature required) to the appropriate parties below.

Developer:

Atlantic Urbana Acquisition Company III, LLC
Attention: Zach Hinman
1005 E. St. Elmo Road Building 5.
Austin, TX 78745
Email: zh@urbanmoment.com

With copy to:

Jackson Walker, LLP
100 Congress Avenue, Suite 1100
Austin, Texas 78701
Attention: Cassie Ross; John Stevenson III
Email: cross@jw.com; jstevenson@jw.com

City

The City of Hutto
Attn: City Manager
500 West Live Oak Street
Hutto, TX 78634

Email: James.Earp@Huttotx.gov

With copy to:

Bojorquez Law Firm, PC
Attn: Alan Bojorquez, City Attorney
11675 Jollyville Road, Suite 300
Austin, Texas 78759
Email: dottie@texasmunicipallawyers.com

9.02 ASSIGNMENT

Developer has the right to transfer, or delegate any rights, obligations, or duties under this Agreement with the prior written consent of the City. Any attempted assignment, transfer, or delegation in violation of this provision is void and without effect. Consent to assign, transfer, or delegate any rights, obligations, or duties, in whole or in part, under this Agreement shall not be unreasonably withheld.

Notwithstanding the foregoing, Developer may not assign its rights under this Agreement to any party that:

- (a) Is delinquent taxes or fees to the City;
- (b) Is in material default under any development or financing agreement with the City; or
- (c) Lacks, in the discretion of the City and/or City Council, the experience, expertise, and the financial capacity and ability to perform the duties or obligations assigned under this Agreement; or
- (d) Is unable to certify compliance with all of the requirements presented herein.

Developer shall provide the City with written notice of an intent to assign. The City shall have thirty (30) business days to review the intent to assign and issue an approval or denial. A copy of each approved assignment shall be provided to the City within fifteen (15) business days of execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 business days after execution, the Developer shall not be released until the City receives such assignment. No assignment by the Developer shall release the Developer from any liability that resulted from an act or omission by the Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing. Each Assignee shall be considered to be both a "Party" to this Agreement and the "Developer" for the purposes of the obligation, right, title, or interest assigned to the Assignee. The City shall not assign this Agreement.

9.03 AMENDMENT

This Agreement may be amended only by a written agreement signed by the City and Developer, or all the then-current owners of all portions of the Property; provided,

however, an owner of a portion of the Property and the City may amend this Agreement as it relates solely to such owner's parcel without the joinder of any other landowner, provided that the Developer must be Party to such amendment if Developer then owns any portion of the Property. In addition, as long as Developer owns any portion of the Property, Developer and the City may amend this Agreement without the joinder of any other landowner. If this Agreement is amended for the benefit of another owner of a portion of the Property, any default under such amendment shall not constitute a default under this Agreement.

9.04 ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between Developer and the City. To the maximum extent permitted under the law, no terms shall be implied by operation of law or otherwise. This Agreement shall supersede all previous communications, representations, or agreements, either oral or written.

9.05 FORCE MAJEURE

Except as otherwise provided herein, an equitable adjustment shall be made for delay or failure in performing if such delay or failure is caused by conditions beyond the Party's reasonable control. Events of Force Majeure include, but are not limited to, the following:

- (a) Acts of God;
- (b) Extreme weather events;
- (c) Pandemics or similar occurrence;
- (d) Orders or acts of civil or military authority; or
- (e) Riots or acts of terrorism.

9.06 GOVERNING LAW AND VENUE

This Agreement, and all rights and obligations of the Parties hereto, shall be governed by and construed in accordance with the laws of the State of Texas, exclusive of conflict of law provisions. Venue of any suit brought under this Agreement shall be in a court of competent jurisdiction in Williamson County, Texas. Parties irrevocably waive any objection to personal jurisdiction on *forum non conveniens*.

9.07 SEVERABILITY AND WAIVER

In the event that any provision of this Agreement is deemed illegal, invalid, or unenforceable, it is the intent of the Parties that the remainder of this Agreement shall not

be affected. The failure by either Party to enforce any term or provision of this Agreement shall not be a waiver of rights.

9.08 SURVIVAL

The following sections and provisions shall survive expiration, termination, or rescission of this Agreement: Indemnification, Claims and Release, and Liability of City Employees.

9.09 COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be an original, and all such counterparts shall together constitute one and the same Agreement.

9.10 CONSIDERATION

This Agreement is executed by and between the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

9.11 RESERVATION OF RIGHTS

Each Party reserves all rights, privileges, and immunities available under applicable laws to the extent that those right, privileges, and immunities are not inconsistent with the terms of this Agreement.

9.12 LIABILITIES OF CITY EMPLOYEES

To the extent permitted by State law, neither the City, any City agent or representative, nor any public official or employee shall be personally responsible for any liability arising under or related to this Agreement. Developer is to be compensated, reimbursed, and paid any damages solely from special assessments or bond funds. This Agreement imposes no personal liability upon the City, any of its officers, employees, or agents.

9.13 MUTUAL ASSISTANCE

The City and Developer shall do all things reasonably necessary and appropriate to perfect the terms of this Agreement including, but not limited to, aiding and assisting each other in carrying out such terms and provisions to render each Party in the economic condition contemplated by this Agreement.

9.14 CLAIMS AND RELEASE

(a) Claims. If the City notifies Developer of any claim Developer shall assume on behalf of the City and conduct with due diligence and in good faith the investigation and defense thereof and the response thereto with counsel selected by Developer but reasonably satisfactory to the City; provided, that City has the right to be represented by advisory counsel of their own selection and at their own expense; and provided further, that if any such claim involves Developer and the City and the City has been advised in writing by counsel that there may be legal defenses available to it which are inconsistent with those available to Developer, then City has the right to select separate

counsel to participate in the investigation and defense of and response to such Claim on City's own behalf, at City's sole cost and expense.

- (b) Release. Other than to the extent caused by a City Event of Default, Developer hereby releases the City with respect to all Claims regarding any alleged, established or admitted negligent or wrongful act or omission of the City, the corporation or any agents, contractors, representatives, or employees of the City, INCLUDING ALL CLAIMS CAUSED BY THE NEGLIGENCE OR STRICT LIABILITY OF THE CITY, but excluding Claims to the extent caused by the gross negligence or willful misconduct of the City. The provisions of this Section 8.14 shall survive the expiration or earlier termination of this Agreement.
- (c) No Liability for Action of Others. Except as expressly set forth herein: (a) the liabilities, obligations and responsibilities of each owner of the Property or any portion thereof, their successors and assigns, under this Agreement are several, and not joint; and (b) no owner of the Property or any portion thereof, or successor or assign, will be in default under this Agreement or otherwise liable or responsible for any default which is not caused by such owner or by any person acting by, through or under such Developer or successor or assign.

9.15 INDEMNIFICATION

DEVELOPER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY, ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL THIRD PARTY SUITS AND/OR CLAIMS, WHETHER THREATENED, ANTICIPATED, OR ASSERTED, INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEY'S FEES, EXPERT WITNESS FEES, CONSULTANT FEES, AND OTHER COSTS, ARISING OUT OF DEVELOPER'S NEGLIGENCE OR OTHER WRONGFUL CONDUCT, INCLUDING THE NEGLIGENCE OF DEVELOPER'S EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, MATERIALMEN, AND AGENTS OCCURRING DURING THE PERFORMANCE OF ANY WORK REQUIRED BY OR RELATED TO THIS AGREEMENT.

9.16 AGREEMENT BINDS SUCCESSION AND RUNS WITH THE LAND

This Agreement shall bind and inure to the benefit of the Parties, their successors and assigns. The terms of this Agreement shall constitute covenants running with the land comprising the Property and shall be binding on all future owners and developers of land within the Property. Notwithstanding the foregoing, this Agreement is not binding upon, and does not create any encumbrance to title as to, any end-buyer of a fully developed and improved lot within the Property, except for land use and development regulations that may apply to a specific lot.

9.17 EXHIBITS

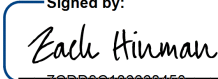
EXHIBIT A – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT B-1 – CONCEPT PLAN
EXHIBIT C – DEVELOPMENT STANDARDS
EXHIBIT D – REQUIRED CERTIFICATIONS AND SAMPLE FORM 1295
EXHIBIT E – REQUIRED INSURANCE

EXHIBIT F-1 – SERVICE EXTENSION REQUEST

SIGNATURE PAGE TO FOLLOW

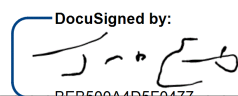
DEVELOPER:

**ATLANTIC URBANA ACQUISITION
COMPANY III, LLC**
a Delaware limited liability company

By:  Signed by: 2/25/2025
Zach Hinman
Vice President

CITY:

THE CITY OF HUTTO, TEXAS,
a home-rule municipal corporation

By: 
James R. Earp, CPM
City Manager

ATTEST:

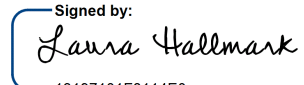

Laura Hallmark
City Secretary

EXHIBIT A – LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

**16.194 ACRES
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 16.194 ACRES (APPROXIMATELY 705,390 SQ. FT.) IN THE JAMES SHELTON SURVEY, ABS. NO. 560 AND THE MARTIN STROUSE SURVEY, ABS. NO. 587 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 16.20 ACRE TRACT CONVEYED TO WEHRING FAMILY INVESTMENTS, LP, IN A SPECIAL WARRANTY DEED DATED JULY 15, 2010 AND RECORDED IN DOCUMENT NO. 2010069362 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 16.194 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of Limmer Loop (C.R. 164) (public right-of-way width varies), being the southernmost southwest corner of the said 16.20 acre tract, being also the southeast corner of Lot 1, Block 1, Maldonado Subdivision, a subdivision of record in Document No. 2007064760 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with an illegible cap found in the north right-of-way line of Limmer Loop (C.R. 164), being the southwest corner of said Lot 1, being also the southeast corner of Lot 2, of said Maldonado Subdivision, bears North 82°43'51" West, a distance of 190.83 feet;

THENCE North 05°44'12" East, with the west line of the said 16.20 acre tract and the east line of said Lot 1, a distance of 457.12 feet to a 1/2" iron pipe found for the northeast corner of said Lot 1, being the southeast corner of a 15.00 acre tract described in Document No. 2021102320 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "CCC" cap found, bears South 41°45'33" West, a distance of 0.20 feet;

THENCE North 05°44'12" East, with the west line of the said 16.20 acre tract, the east line of the said 15.00 acre tract and the east line of a 15.00 acre tract described in Document No. 2014055606 of the Official Public Records of Williamson County, Texas, a distance of 366.79 feet to a 1/2" rebar found, being an angle point in the said 16.20 acre tract, being also an angle point in the said 15.00 acre tract described in Document No. 2014055606;

THENCE with the common line of the said 16.20 acre tract and the said 15.00 acre tract described in said Document No. 2014055606, the following three (3) courses and distances:

Page 2

1. North 19°25'50" West, a distance of 431.76 feet to a 1/2" rebar with an illegible cap found;
2. South 69°12'37" West, a distance of 580.73 feet to a 1/2" rebar found;
3. North 22°21'59" West, a distance of 410.03 feet to a 1/2" rebar found for a northeast corner of the said 15.00 acre tract, being also the southeast corner of a 10.00 acre tract described in Volume 1057, Page 547 of the Official Records of Williamson County, Texas;

THENCE North 22°21'59" West, with the southwest line of the said 16.20 acre tract and the northeast line of the said 10.00 acre tract, a distance of 636.46 feet to a 1/2" rebar found for the westernmost corner of the said 16.20 acre tract, being the northernmost corner of the said 10.00 acre tract, being also in the southeast line of a 27.895 acre tract described in Document No. 2007024092 of the Official Public Records of Williamson County, Texas;

THENCE North 69°07'58" East, with the northwest line of the said 16.20 acre tract and the southeast line of the said 27.895 acre tract, a distance of 665.37 feet to a 1/2" rebar found for the northernmost corner of the said 16.20 acre tract, being the easternmost corner of the said 27.895 acre tract, being also in the southwest line of a 101.8 acre tract described in Document No. 2013060751 of the Official Public Records of Williamson County, Texas;

THENCE South 19°22'28" East, with the northeast line of the said 16.20 acre tract and the southwest line of the said 101.8 acre tract, a distance of 148.75 feet to a 1/2" rebar found for the southernmost corner of the said 101.8 acre tract, being also the northwest corner of Lot 1, Block G, Wilco Ranch Phase 2, a subdivision of record in Document No. 2022096317 of the Official Public Records of Williamson County, Texas;

THENCE with the common line of the said 16.20 acre tract, said Wilco Ranch Phase 2, and Wilco Ranch Phase 1, a subdivision of record in Document No. 2021030810 of the Official Public Records of Williamson County, Texas, the following four (4) courses and distances:

1. South 19°22'28" East, a distance of 120.18 feet to a 1/2" rebar with "BGE" cap found for the northwest terminus of Gemsbok Road (50' right-of-way width) as shown on said Wilco Ranch Phase 2, being also the southwest corner of said Lot 1, Block G, Wilco Ranch Phase 2;
2. South 19°22'28" East, a distance of 50.05 feet to a 1/2" rebar with "BGE" cap found for the southwest terminus of Gemsbok Road, being also the northwest corner of Lot 16, Block F, of said Wilco Ranch Phase 2;
3. South 19°22'28" East, a distance of 1167.45 feet to a 1/2" rebar found for an angle point in Lot 30, Block B, of said Wilco Ranch Phase 1;

Page 3

4. South 05°42'21" West, a distance of 556.39 feet to a 1/2" rebar with "CCC" cap found for the southernmost corner of Lot 43, Block B, of said Wilco Ranch Phase 1, being the westernmost corner of Lot 44, Block B, of said Wilco Ranch Phase 1, being also the northwest corner of a 1.45 acre tract described in Document No. 2009001333 of the Official Public Records of Williamson County, Texas;

THENCE South 05°37'52" West, with the east line of the said 16.20 acre tract and the west line of the said 1.45 acre tract, a distance of 275.08 feet to a 3/8" rebar found in the north right-of-way line of Limmer Loop (C.R. 164), being the southeast corner of the said 16.20 acre tract, being also the southwest corner of the said 1.45 acre tract;

THENCE North 82°19'59" West, with the north right-of-way line of Limmer Loop (C.R. 164) and the south line of the said 16.20 acre tract, a distance of 30.38 feet to the **POINT OF BEGINNING**, containing 16.194 acres of land, more or less.

The field work was completed on January 16, 2023.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1150-003-BASE


 Joe Ben Early, Jr.
 Registered Professional Land Surveyor
 State of Texas No. 6016


 Date



TRACT 2

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709
512-202-8631
earlysurveying.com
TBPELS Firm No. 10194487

4.149 ACRES WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 4.149 ACRES (APPROXIMATELY 180,732 SQ. FT.) IN THE JAMES SHELTON SURVEY, ABS. NO. 560 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 15.00 ACRE TRACT OF LAND CONVEYED TO CLC PROPERTIES, LLC. IN A GENERAL WARRANTY DEED DATED DECEMBER 16, 2013 AND RECORDED IN DOCUMENT NO. 2014055606 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 4.149 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with an illegible cap found for the southeast corner of the said 15.00 acre tract, being in the west line of a 16.20 acre tract described in Document No. 2010069362 of the Official Public Records of Williamson County, Texas, being also the northeast corner of a 15.00 acre tract described in Document No. 2021102320 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found in the north right-of-way line of Limmer Loop (C.R. 164) (public right-of-way width varies), being the southernmost southwest corner of the said 16.20 acre tract, being also the southeast corner of Lot 1, Block 1, Maldonado Subdivision, a subdivision of record in Document No. 2007064760 of the Official Public Records of Williamson County, Texas, bears South 05°44'12" West, a distance of 801.85 feet;

THENCE North 82°38'00" West, with the south line of the said 15.00 acre tract described in Document No. 2014055606 and the north line of the said 15.00 acre tract described in Document No. 2021102320, a distance of 714.26 feet to a 1/2" rebar with "Early Boundary" cap set, from which a 1/2" rebar found in the east right-of-way line of County Road 108 (right-of-way width varies), being the southwest corner of the said 15.00 acre tract described in Document No. 2021102320, bears North 82°38'00" West, a distance of 1176.95 feet to a calculated point, then South 07°17'59" West, a distance of 344.59 feet;

THENCE North 10°21'23" East, crossing the said 15.00 acre tract described in Document No. 2014055606, a distance of 133.59 feet to a 1/2" rebar found for an interior corner of the said 15.00 acre tract described in Document No. 2014055606, being a southwest corner of the said 16.20 acre tract, from which a 1/2" rebar found for a northeast corner of the said 15.00 acre tract described in Document No. 2014055606, being the southeast corner of a 10.00 acre tract described in Volume 1057, Page 547 of

Page 2

the Official Records of Williamson County, Texas, being also in the west line of the said 16.20 acre tract, bears North 22°21'59" West, a distance of 410.03 feet;

THENCE with the common line of the said 15.00 acre tract described in Document No. 2014055606 and the said 16.20 acre tract, the following three (3) courses and distances:

1. North 69°12'37" East, a distance of 580.73 feet to a 1/2" rebar with an illegible cap found for the easternmost northeast corner of the said 15.00 acre tract described in Document No. 2014055606, being an interior corner of the said 16.20 acre tract;
2. South 19°25'50" East, a distance of 431.76 feet to a 1/2" rebar found for an angle point;
3. South 05°44'12" West, a distance of 22.05 feet to the **POINT OF BEGINNING**, containing 4.149 acres of land, more or less.

The field work was completed on June 9, 2023.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1150-003-4.149 ACRES



Joe Ben Early, Jr.
Date
Registered Professional Land Surveyor
State of Texas No. 6016

6/12/2023





Unit Mix			
Unit Type		Bldg Qty	#Units
A-1 (1x1x1) Duplex	21%	25	50
A-3 (1x1x2) Duplex	19%	23	46
Total A Units	40%	48	96
B-1 (2x2x1) Single	16%	39	39
B-2 (2x2x1) Single	11%	27	27
B-3 (2x2.5x2) Single	8%	18	18
B-4 (2x2.5x2) Duplex	18%	21	42
Total B Units	53%	105	126
C-2 (3x2x2) Single	4%	10	10
C-3 (3x2x2) Duplex	3%	4	8
Total C Units	8%	14	18
Total (XX Requested)		167	240
Parking			
Item		Qty.	
Parking Stalls		442	
Garages	8%	36	
Carport			
Total		478	



URBANA YARDHOMES - LIMMER LOOP
JUNE 10, 2024
SCALE 1" = 50'

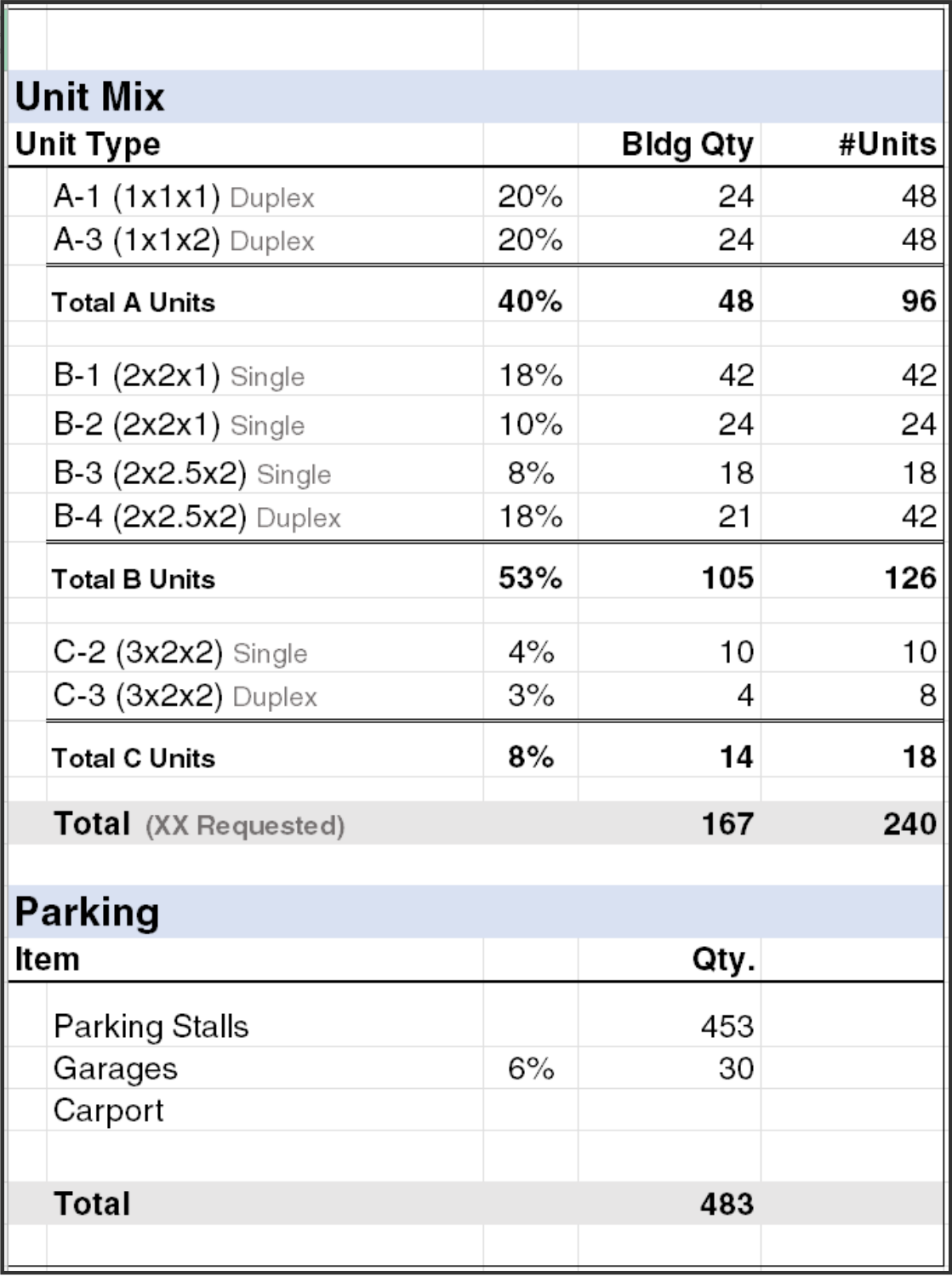


EXHIBIT C

DEVELOPMENT STANDARDS

URBANA YARDHOMES AT LIMMER LOOP

CITY OF HUTTO, TEXAS

Table of Contents

1. GENERAL PROVISIONS

1.1 Applicability of City Ordinances.....

2. DEVELOPMENT PLAN and LAND USES

2.1 Base Zoning.....

3. DEVELOPMENT STANDARDS

3.1 General Standards.....
3.2 Site Design Standards.....
3.3 Architectural Standards.....
3.4 Landscaping.....
3.5 Private Drives.....
3.6 Common Open Space/Parkland.....

1. GENERAL PROVISIONS

1.1 Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by these Development Standards. All aspects not specifically covered by these Development Standards shall be regulated by the UDC “Unified Development Code of the City of Hutto, Texas” (“UDC”) in effect on the date of adoption of this ordinance. In those cases where in conflict, these Development Standards shall take precedence over the UDC.

2. DEVELOPMENT PLAN and LAND USES

2.1 Base Zoning

- A. For the purpose of addressing any development regulation or conditions not modified within these Development Standards, the following City of Hutto UDC base zoning districts shall be utilized once the property is annexed. The base zoning districts shall be located as shown on **Exhibit B**.
- B. The base zoning districts for the project: Multiple Household (MF) as generally shown on **Exhibit B**.

Multi Family: MF

The MF designated area on **Exhibit B** is intended to be used for a unique, medium density, detached housing product with a maximum density of 12 units per gross acre. The Urbana product is a highly amenitized housing development with single family detached and attached units with each unit having a private back yard area and located within a gated, commonly maintained neighborhood. This new product offering provides a transitional use between traditional single-family neighborhood to the east and the Highway 130 employment center and commercial corridor.

3. DEVELOPMENT STANDARDS

3.1 General Standards

3.1.1 Lot dimensions and area

	Residential MF (c)
Lot area (min)	20,000 sq. ft.
Lot width at building line (min)	30 ft.
Front yard setback	25 ft.
Side yard (min)	15 ft.
Rear yard (min)	20 ft.
Side and rear yard for accessory building (min)	Same as main Building (b)
Spacing between buildings (min)	0'/10 ft. (a)
Building height (min/max)	35' Max 2 stories
Building height, accessory (max) (b)	15 ft.
Impervious Cover	65%

- (a) Side setback of 0 feet is allowed only for internal attached buildings with a common wall. Building spacing and setbacks will comply with the UDC and International Fire Code Requirements
- (b) Accessory buildings are not permitted between the front building line of the primary building and the public right of way.
- (c) *Detention is required.*

3.1.2 Setback encroachment exceptions

Type of structure or use	Residential uses
Air conditioning equipment	Any part of the side and rear yard. Must be screened from view
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL
Awnings / Galleries	No more than 3 ft. into front, side or rear setback; may hang over easements
Bay windows, entry vestibules, overhanging eaves	No more than 3 ft. into any setback
Ramps and other access devices required by the ADA	Any yard on the site as long as they do not impede pedestrian flow
Retaining walls	Any yard on the site

3.1.2.1 Dumpster screening

Dumpster enclosures within the Urbana Yardhomes at Limmer Loop must be located at least 50 ft. from an adjacent single family residential use.

Within the Urbana Yardhome site, dumpsters shall be no closer than 10' from a residential unit. Dumpster enclosures in the MF land use area shall be screened from view by wood fences and enclosure gates.

3.2 Site Design Standards

3.2.1.1 Landscaping Areas

- Landscape islands of at least 162 sq. ft. must be placed at both ends of a parking row.
- Parking rows cannot extend for greater than 10 spaces without an interrupting landscape island of at least 162 sq. ft. A minimum caliper three (3) inch shade tree is required within each island.

3.2.2 Parking and Loading Space Bulk Standards

Land use classification	Required specs (minimum)
Urbana Detached/Attached MF Units	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3 bedroom unit 10% of the total required spaces shall be added as guest parking

3.2.3 Sidewalks and connectivity are required throughout the development. Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5’ sidewalks shall be located adjacent to parking areas and 4 ft sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

3.2.4 A minimum 4’ wide sidewalk shall be provided from the project to the Limmer Loop roadway frontage.

3.3 Architectural Standards

3.3.1 Design Guidelines

Residential building design for the Urbana housing product is illustrated on the images provided within these Development Standards. Distinct groups of buildings will share a common, identifiable, complementary design or style as depicted on the attached exhibits within these Development Standards. This includes non-residential structures in the development such as amenity centers, maintenance buildings, garages, carports, and dumpster enclosures. A multiple household residential structure must have a single definitive, consistent style.

The following criteria are required for the MF land use area:

- No more than three building types shall be repeated in a row with the same orientation
- No more than two adjacent buildings with the same elevation shall share the same color scheme.
- Two of the following design elements will also be implemented on units facing any public or private drive:

- Two unique roof eave lines
- Two unique wall planes
- Two unique material patterns or colors
- Covered Parking/Garage
- Porch/Balcony

Facades must be articulated by using color, arrangement, or change in materials to emphasize the facade elements. Exterior wall planes may be varied in height, depth, or direction. Design elements and detailing, including the presence of windows and window treatments (only for walls that front another residential unit), trim detailing, and exterior wall materials, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the facade.

Development of ten or more detached multi-family units and two household dwellings must have five or more different elevations. (Different trim levels on houses with a nearly identical floor plan are not considered different elevations.) Houses of the same elevation, including those with identical, similar or mirrored floor plans, cannot be placed on adjacent lots or directly across the street from each other.

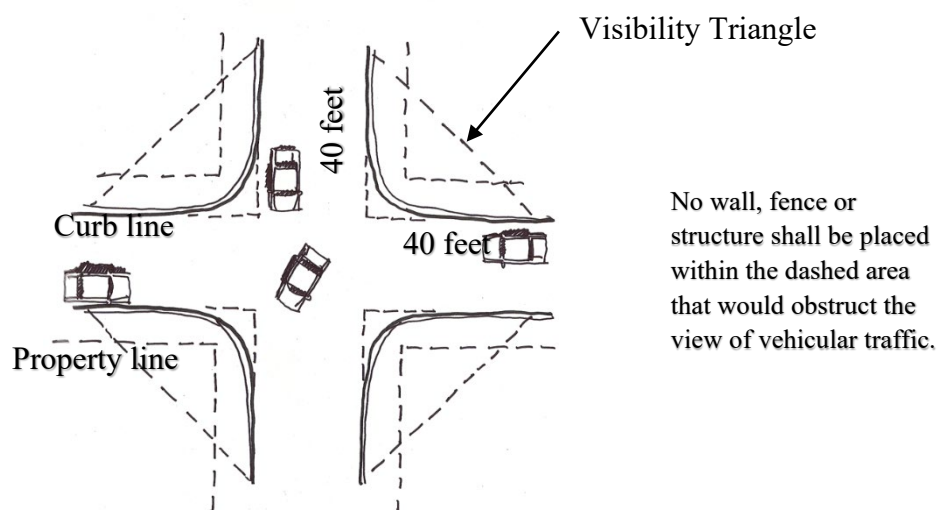
No additional architectural design criteria shall be required beyond the design regulations listed above and as illustrated on the product images within these standards.

3.4 Landscaping

3.4.1 General Standards

3.4.1.1 Visibility

Shrubs growing over 3 ft. tall at maturity must be placed at least 10 ft. from curb cuts. This is to maintain clear driver sight distance at driveway-street intersections. Visibility triangles shall be measured from the face of the curb to the face of the curb at intersections and driveways, measuring forty (40) feet along the sides of the triangle that face the intersection.



3.4.1.2 Utilities

Trees must be placed at least 10 ft. from streetlights, 5 ft. from wet utilities and 4 ft. from gas lines, unless otherwise approved by a City Development Services designee.

3.4.2 Required Landscaping:

- 3.4.2.1 Landscaping areas: A minimum percentage of the total area being developed shall be landscaped in accordance with the following percentages:

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the Urbana Yardhomes at Limmer Loop Landscape Areas and shall fully meet the minimum landscape requirements for the Project. Plant material shall be selected from the allowed species listed in the City of Hutto UDC.

DocuSign Envelope ID: DC88F93D-ACE8-4E8C-AA1C-61AEF2477A13

Native tall trees (minimum)	Native small trees (minimum)	Native shrubs (minimum)
Buffer area in between existing residential MF and adjacent single family uses: 20 foot landscape buffer or 15 foot minimum buffer & 6 foot tall masonry wall	2 per 50 ft. of linear buffer	1 per 50 ft. of linear buffer
MF Residential Units: Landscape required per individual unit	A total quantity of 1 tree per unit shall be planted within the MF site area. Landscape Buffer, Parking lot and detention screening trees shall be credited toward this required total number of trees on the site	If masonry wall is not provided, continuous hedge not less than 3 ft in height
		12 per unit

3.4.3 Tree and shrub size

Native tall trees must have a caliper of at least 3 in. and 10-12 ft. ht.
Native small trees must have a caliper of at least 1.5 in. and 8-10 ft. ht.
Planted shrubs must have a minimum 3-gallon container or be at least 18 in. tall.

3.4.4 Landscape Buffer Trees

- (1) Located within a minimum six-foot (6') wide planting strip.
- (2) Sized at a minimum of three (3") caliper;
- (3) All trees should be pruned of branches that overlap into pedestrian walkways, parking spaces or drive aisles up to 9 feet high to allow for safe passage.
- (4) The following tree species are recommended for Landscape Buffer Trees. The same species may be used along a contiguous street frontage for a visual consistency.

<u>Common Name</u>	<u>Scientific Name</u>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Cedar Elm	<i>Ulmus crassifolia</i>

Lacebark Elm	<i>Ulmus parvifolia</i>
Live Oak	<i>Quercus virginiana</i>
Mexican Sycamore	<i>Platanus mexicana</i>

3.4.5 Materials, maintenance and replacement

3.4.5.1 Plant materials

Plant choice must be based on the Central Texas ecological setting and site microclimate conditions.

3.4.5.1.1 Maintenance

Trees and vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details. The applicant, landowner or successors must be jointly and severally responsible for regular maintenance of all landscaping elements in good condition, including cedar privacy fencing, walls or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds and litter.

3.4.5.1.2 License Agreement

A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced street lights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls

The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

3.4.6 Irrigation

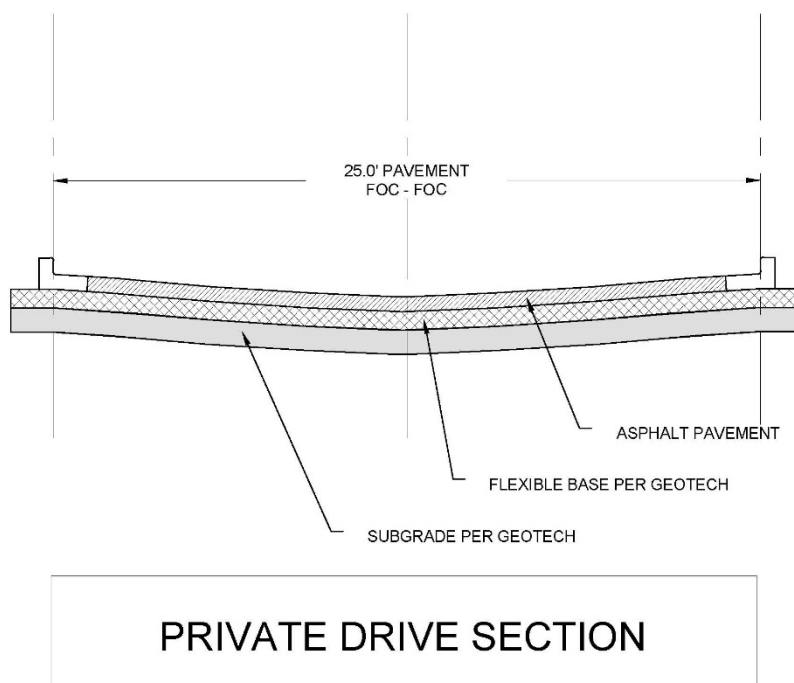
- 3.4.6.1 Automatic irrigation required. All plant beds must be irrigated with underground or drip irrigation.

3.5 Private Drives

3.5.1 Private Drive Alignment

The precise alignment of the private drives included in the Plan may be varied with City approval. **Exhibit B** illustrates the primary circulation pattern and the below drive designation describes the planned drives within the PUD boundary.

3.5.2 Private Drive Cross Section within MF land use area



3.6 Common Open Space / Parkland

3.6.1 Common Open Space

The Urbana PUD Parkland requirements shall be satisfied by a fee in lieu of payment for parkland contribution. The fee for parkland shall be calculated based upon the City fee schedule in place at the time of approval of the Development Agreement.

The parkland fee in lieu calculation summary shall be provided with the site plan. Payment of the parkland fee in lieu shall be provided prior to the recordation of a final plat for the number of units within said final plat.

In addition to the fee in lieu of parkland, an internal, private network of amenities will be provided within the residential area and will include all of the following amenities:

- Clubhouse/pavilion
- Swimming Pool
- Dog Park
- Internal Trails

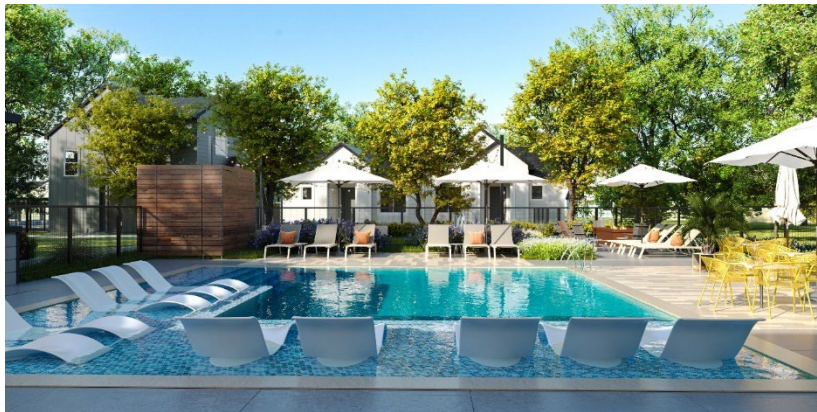


Exhibit B – Land Use Plan



Exhibit C – Urbana Architectural Product

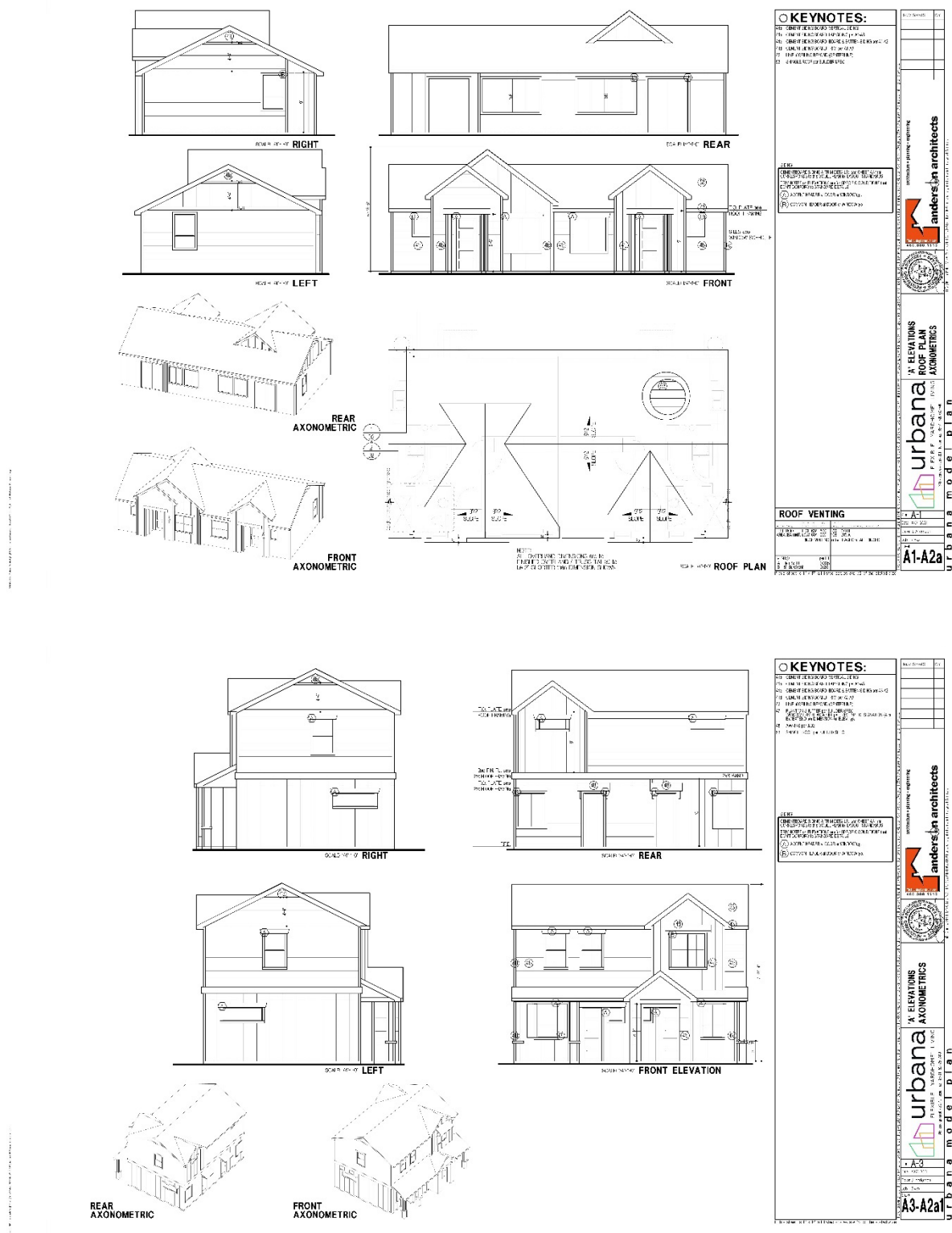


EXHIBIT C
DEVELOPMENT AGREEMENT – URBANA LIMMER LOOP
PAGE 16 OF 22

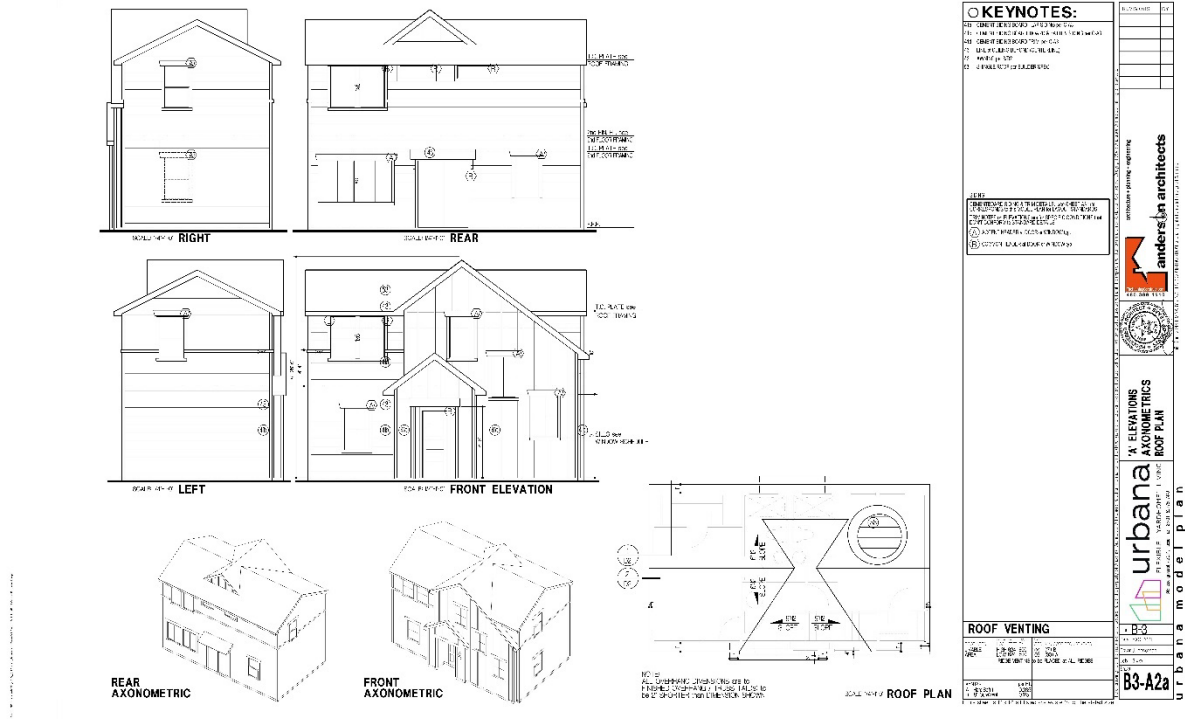
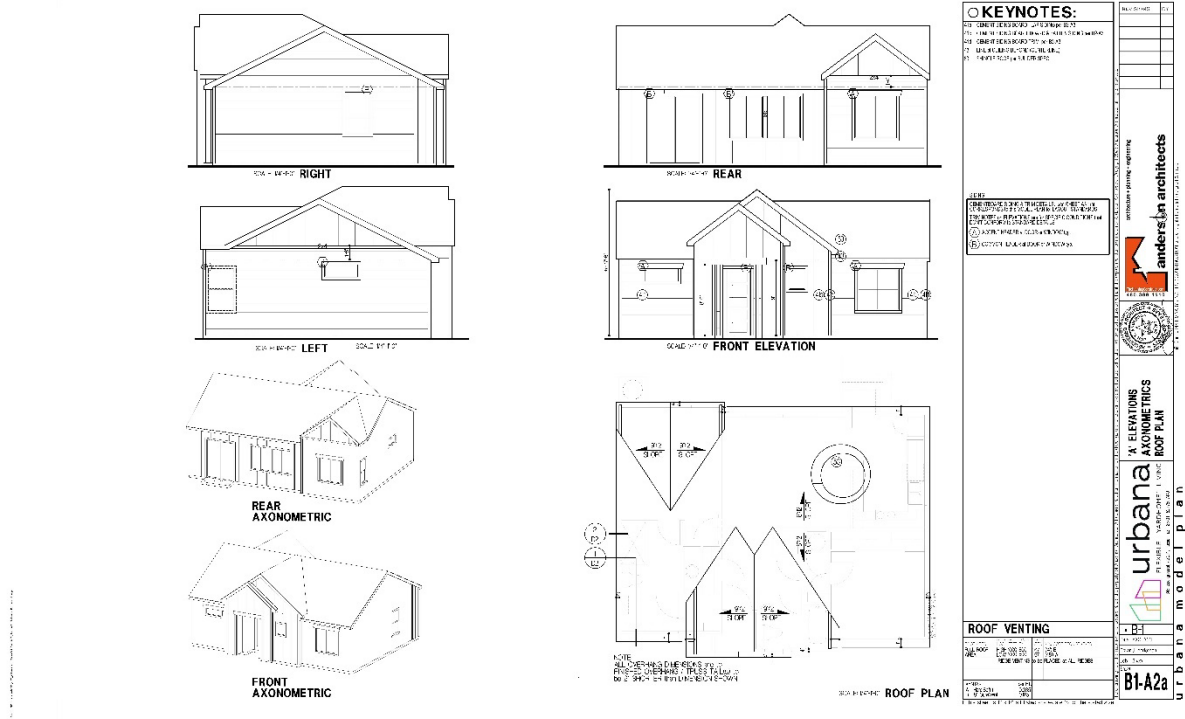
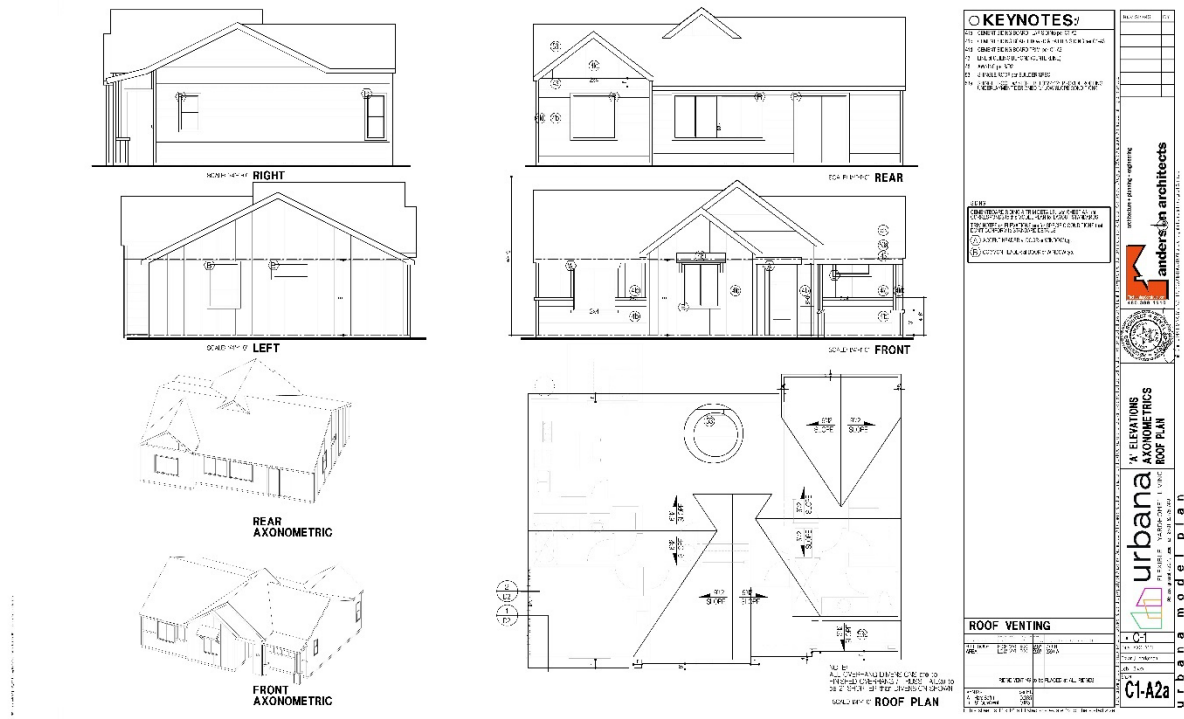


EXHIBIT C
DEVELOPMENT AGREEMENT – URBANA LIMMER LOOP
PAGE 17 OF 22

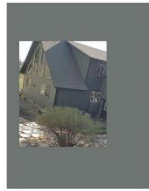


Limmer Loop
Exterior Paint Schemes Presentation

Color Schemes:



Scheme 1
SW Snowbound
7004



Scheme 2
SW Homburg Gray
7622



Scheme 3
SW Silverplate
7649



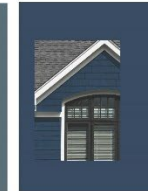
Scheme 4
SW Dried Thyme
6186



Scheme 5
SW Rock Bottom
7062



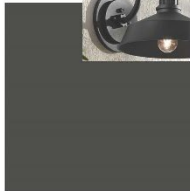
Scheme 6
SW Waterloo
9141



Scheme 7
SW Salty Dog
9177



Shingles
Pewter



Doors
SW Iron Ore 7069



Sconce Concept
Matte Black



Window Color
White



Gutters
Various Colors

britt

design

group

Contemporary – Overview



Shingles
Pewter



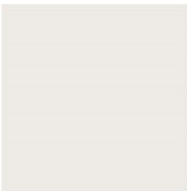
Sconce Concept
Matte Black



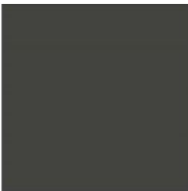
Window Color
White



Gutters
80 Degree White



Siding, Fascia & Trim
SW Snowbound 7004



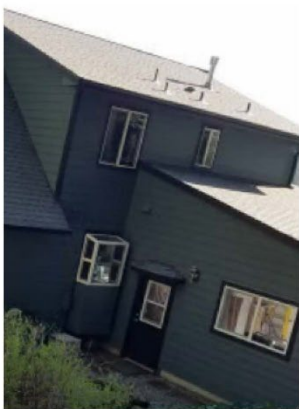
Doors
SW Iron Ore 7069

britt

design

group

Contemporary – Scheme 1 – Leasing, Garages, & Units







Shingles
Pewter



Sconce Concept
Matte Black



Window Color
White



Siding, Fascia & Trim
SW Homburg Gray 7622



Doors
SW Iron Ore 7069



Gutters
Tuxedo Gray

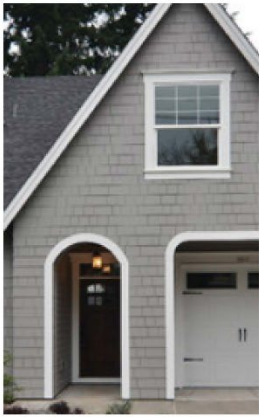
Contemporary – Scheme 2 - Units

britt

design

group







Shingles
Pewter



Sconce Concept
Matte Black



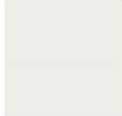
Window Color
White



Siding, Fascia & Trim
SW Silverplate 7649



Doors
SW Iron Ore 7069



Gutters
80 Degree White

Contemporary – Scheme 3 - Units

britt

design

group



Shingles
Pewter



Sconce Concept
Matte Black



Window Color
White



Siding, Fascia & Trim
SW Dried Thyme 6186



Doors
SW Iron Ore 7069



Gutters
Tuxedo Gray

Contemporary – Scheme 4 - Units



Shingles
Pewter



Sconce Concept
Matte Black



Window Color
White



Siding, Fascia & Trim
SW Rock Bottom 7062



Doors
SW Iron Ore 7069



Gutters
Tuxedo Gray

Contemporary – Scheme 5 - Units





Shingles
Pewter



Sconce Concept
Matte Black



Window Color
White



Siding, Fascia, & Trim
SW Waterloo 9141



Doors
SW Iron Ore 7069



Gutters
Traditional Blue

Contemporary – Scheme 6 - Units



Shingles
Pewter



Sconce Concept
Matte Black



Window Color
White



Siding, Fascia & Trim
SW Salty Dog 9177



Doors
SW Iron Ore 7069



Gutters
Tuxedo Gray

Contemporary – Scheme 7 - Units



EXHIBIT D
DEVELOPMENT AGREEMENT – URBANA LIMMER LOOP
PAGE 1 OF 3

EXHIBIT D – REQUIRED CERTIFICATIONS AND FORM 1295

1. Valid Entity. The Developer hereby verifies that it is a valid entity authorized to conduct business in the State of Texas in accordance with the requirements presented in Chapter 3 of Texas Business Organizations Code
2. Israel Boycott. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable State or federal law. As used in the foregoing verification, ‘boycott Israel’ means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands ‘affiliate’ to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.
3. Sudan and Iran Sanctions. The Developer represents that neither it nor any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer’s internet website: <https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>, <https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or <https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>. The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer understands “affiliate” to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.
4. Firearm Entity Boycotts. To the extent this Agreement constitutes a contract for the purchase of goods or services for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, “SB 19”), as amended, the Developer hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,
 - (a) do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and

EXHIBIT D
DEVELOPMENT AGREEMENT – URBANA LIMMER LOOP
PAGE 2 OF 3

- (b) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19). The Developer understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

5. Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 13, 87th Texas Legislature, Regular Session) as amended, the Developer hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott energy companies” shall have the meaning assigned to the term “boycott energy company” in Section 809.001, Texas Government Code. The Developer understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Trustee and exists to make a profit.
6. HB 1295 Compliance. Section 2252.908 of the Texas Government Code requires that for certain types of contracts, you must fill out a conflict-of-interest form (“Disclosure of Interested Parties”) at the time you submit your signed contract to the District. For further information please go to the Texas Ethics Commission website via the following link. https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.html. The City has no obligation under this Agreement until such form is accurately completed and properly submitted, and any City obligation is conditioned on such proper completion and submission.
7. Undocumented Workers. The Developer certifies that it does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the term of this Agreement, the Developer is convicted of a violation under 8 U.S.C. § 1324a(f), the Developer shall repay the amount of the public subsidy provided under this Agreement as required by law. Pursuant to Section 2264.101, Texas Government Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.
8. Prohibition of Contracts with Companies Engaged in Business with Iran, Sudan, or Foreign Terrorist Organizations. Pursuant to Section 2252.152, Texas Government Code, neither the Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Developer is a company currently listed by the Texas

Field Code Changed

9. Sample Form 1295. Pursuant to Section 2252.908 of the Texas Government Code, Developer must submit, to the Texas Ethics Commission via the website found at www.ethics.state.tx.us/File, the below-presented Form 1295. A completed version of this form must be provided to the City for incorporation into this **Exhibit D** to be considered complete.

CERTIFICATE OF INTERESTED PARTIES		FORM 1295	
Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.		OFFICE USE ONLY	
1 Name of business entity filing form, and the city, state and country of the business entity's place of business.		Must file online at www.ethics.state.tx.us/File	
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.			
3 Provide the identification number used by the governmental entity or state agency to track and identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.			
4		5	
Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
5		6 UNSWORN DECLARATION	
Check only if there is NO Interested Party.		My name is _____, and my date of birth is _____. My address _____ (street) _____ (city) _____ (state) _____ (zip code) _____ (country). I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, 20____. (month) (year)	
_____ Signature of authorized agent of contracting business entity (Declarant)		ADD ADDITIONAL PAGES AS NECESSARY	

EXHIBIT E – REQUIRED INSURANCE

Developer and all contractors, subcontractors, engineers, and consultants shall, for the term of this agreement and while performing work on any public improvement for which Developer may seek reimbursement, carry and maintain insurance policies with a reputable insurer, the following insurance policies as required by the City:

Type of Insurance	Amount of Insurance	Required Provisions
Commercial General (Public) Liability to include coverage for, at a minimum, the following:	\$1,000,000 per occurrence and \$2,000,000 general aggregate	City must be listed as an additional insured and provide thirty (30) day notice of cancellation or material change in coverage.
Premises/Operations; Operations; Independent Contractors; Personal Injury; and Contractual Liability.	OR \$2,000,000 combined single coverage limit	
		City must be provided a waiver of subrogation.
		City prefers the insurer be rated B+V1 or higher by A.M. Best or A or higher by Standard and Poor's.
Business Auto Liability	\$1,000,000 combined single limit	City must be provided a with a waiver of subrogation.
Workers' Compensation & Employers Liability	Statutory Limits of \$1,000,000 per incident	City must be provided with a waiver of subrogation.
Professional Liability	\$1,000,000 per occurrence	Inclusion of a no burn-off provision is required.
	\$1,000,000 Bodily Injury	None.
Liability - Railroads	\$1,000,000 Property per occurrence required for any work performed on or within fifty (50) feet of any railroad property.	

- (a) Cost. Developer or Developer's contractor shall be responsible for paying premiums, deductibles and self-insured retentions, if any, stated in the insurance policies to be carried hereunder by Owner (not by its contractors and any subcontractors). All deductibles or self-insured retentions shall be disclosed on the Insurance Policy Documents. The insurance coverages required under this Agreement are required minimums and are not intended to limit or otherwise establish the responsibility or liability of Owner under this Agreement.
- (b) Certificates of Insurance and Insurance Policy Documents. Certificates of Insurance will not be accepted as substitutes for copies of Insurance Policy Documents. The term "Insurance Policy Documents" means true and correct copies of the relevant policy of insurance including all declarations, definitions, schedules, endorsements, exclusions, exceptions, riders, waivers, jackets, modifications, notices, descriptions of deductibles and of self-insured retentions and all other instruments and other documents governing insurance coverage under such policy.
- (c) Special Requirements. Developer shall not cause or permit any insurance required hereunder to be canceled or lapse during the term of this Amendment. With respect to subsections 9.1(a)(i), (ii) and (iii), insurance coverage is to be written by companies duly authorized to do the business of insurance in the State of Texas at the time the policies are issued and will be written by companies with an A.M. Best rating of A-VII or better or otherwise approved in writing by the City. Additionally, with respect to subsections 9.1(a)(i), (ii) and (iii), all policies will contain a provision in favor of the City waiving subrogation and other rights of recovery against the City and will be endorsed to provide the City with a 30-day advance notice of cancellation or change in coverage. The City will be an additional insured as its interests may appear on the Commercial General and Automobile Liability policies. All policies will provide primary coverage as applicable, with any insurance maintained by the City being excess and non-contributing. Developer shall submit copies of all insurance policies to the City providing evidence of insurance coverage required by this Amendment on or before the commencement of the Project except that asbestos, Hazardous Waste, pollution, and professional engineers and other errors and omissions policy documents need not be provided until those covered by such insurance commence work on the Project or as otherwise provided in this Amendment. The production of copies of all policies to be promptly supplemented with delivery to the City of copies of any and all changed or new Insurance Policy Documents. Developer will be responsible for (i) overseeing its contractors with respect to such contractors' obtaining and maintaining the insurance required hereunder and (ii) obtaining and keeping copies of such Insurance Policy Documents evidencing the insurance coverages required hereunder.
- (d) Additional Insured. All endorsements, waivers, and notices of cancellation as well as the policies of commercial general liability and automobile insurance shall provide that City is an additional insured and will be delivered to the City as provided in the Notices Section of this Amendment or such other address as the City may notify Developer in writing.



Mayor
Mike Snyder
Mayor Pro Tem
Peter Gordon

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

City Manager
James R Earp, CPM

December 11, 2024
Mr. Greg Fortman, P.E.
HR Green
4201 W Parmer Lane
Suite C-100
ec@urbanmoment.com

RE: Urbana at Limmer Loop
Service Extension Request –Wastewater Utilities

Dear Mr. Fortman,

Thank you for your interest in developing in the City of Hutto. We have reviewed your Service Extension Request for wastewater utility service.

In order for the City of Hutto to provide wastewater service to your proposed development, the requirements listed in the attached SER responses must be addressed.

As noted on the application this SER response is only valid for 180 days. Once any approved development application expires the SER expires on that same date. This SER shall be provided with any site or infrastructure plan submittal to ensure that the provided plans comply with the SER.

We appreciate your patience as we are working to address the needs of your development while planning for future growth. Please feel free to contact us at (512) 759-4933 or email Roxanne.Flores@HuttoTX.gov with any questions.

Sincerely,



Matt Rector
City Engineer

Attachments:
SER Application

500 W. Live Oak St. | Hutto, Texas 78634
512-759-4033 | www.huttotx.gov



Project Understanding

It is understood that this project will consist of 240 multi-family units with a leasing office and fitness center. The submitted data is shown in Table 1.

Table 1

Category	Data Provided
Living Unit Equivalent (LUE)	196
Water Average Day Demand (ADD) - GPM	--
Water Peak Day Demand (PDD) – GPM	--
Water Peak Hour Demand (PHD) – GPM	--
Fire Flow Demand – GPM	--
Wastewater Average Dry Weather Flow (ADF) – GPM	38.0
Wastewater Peak Dry Weather Flow (PDF) – GPM	148.3
Wastewater Peak Wet Weather Flow (PWWF) - GPM	159.00

The approximate project location is shown below in Figure 1.

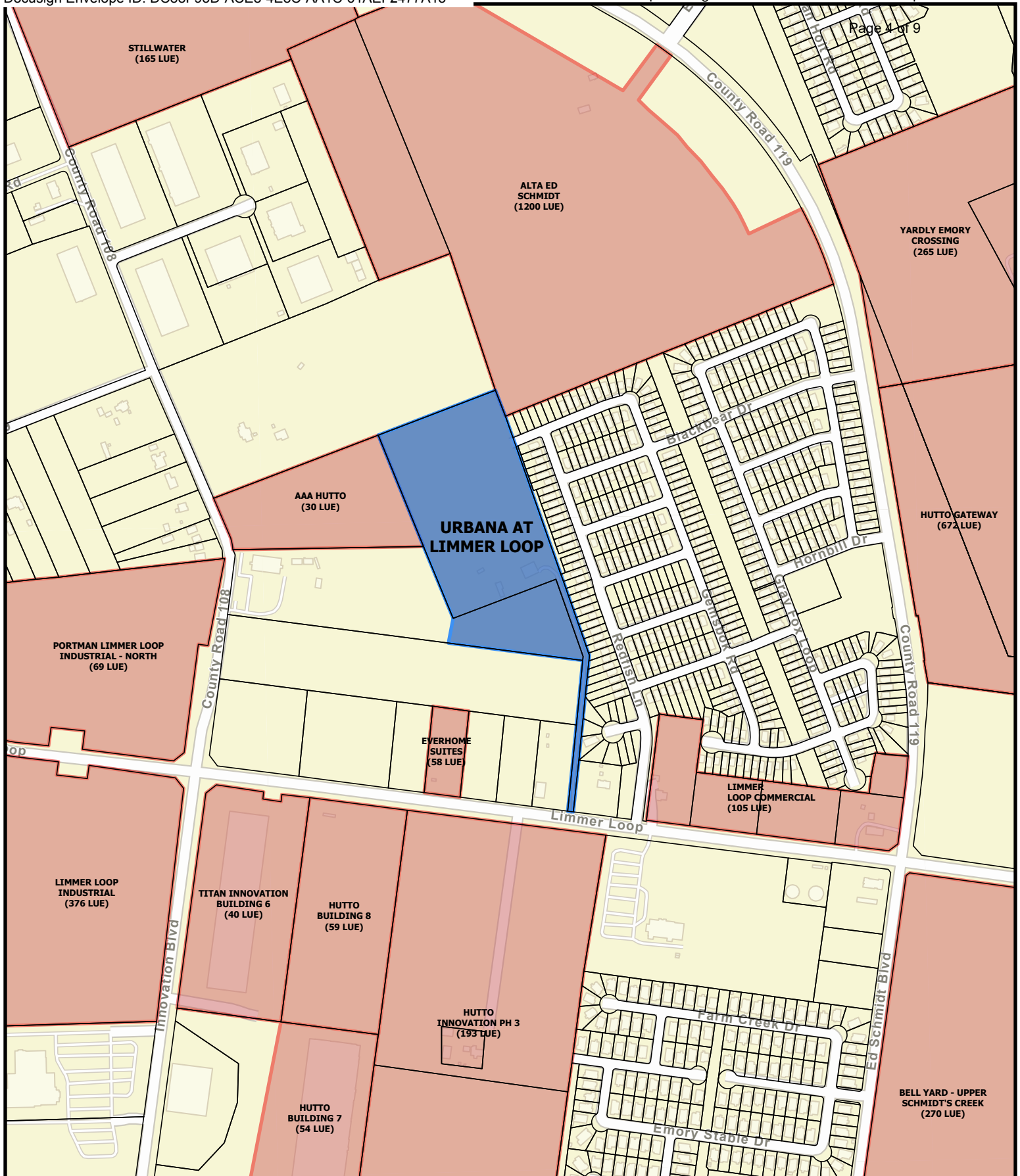
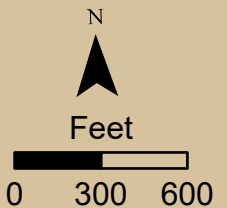


FIGURE 1



As shown in the aerial imagery below in Figure 2, the area is surrounded by developed residential subdivision to the east, undeveloped land to the north and south, one developed industrial lot to the west and one undeveloped industrial lot to the west.

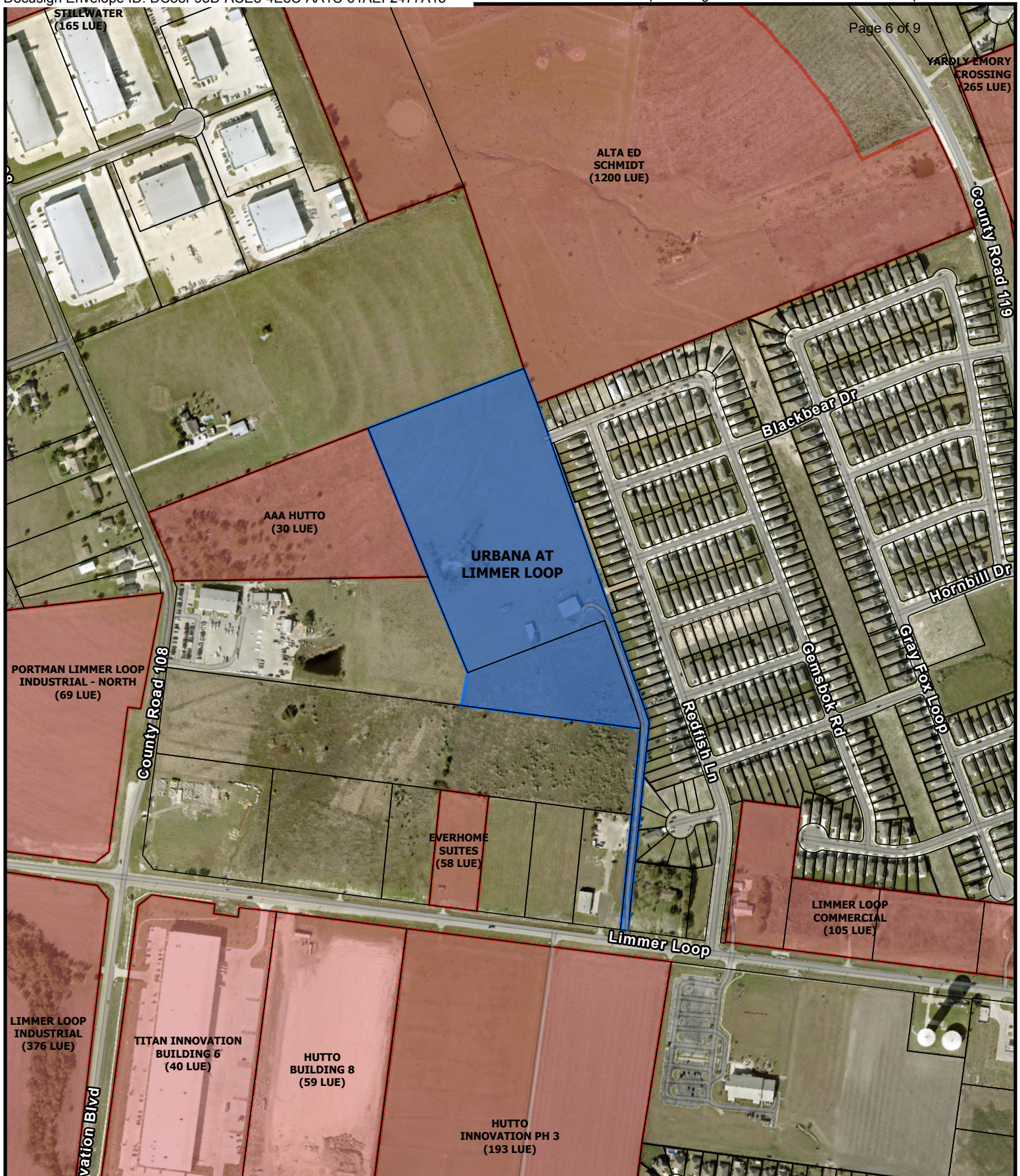
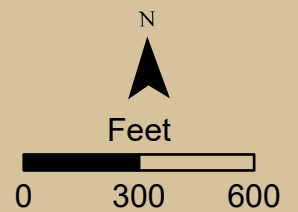


FIGURE 2



System Requirements

Per the Hutto Utility Criteria manual all developments must extend utilities to their development as well as to the boundaries of their development for orderly future development. So, the utility system should be designed such that water and wastewater service is available to the adjacent parcels as described in this report.

The analysis was ran based on aerial imagery and so it does not account for any topographical limitations that may be revealed during actual design of the Urbana at Limmer Loop project. Basically, the analysis looked at connecting from a convenient location along Limmer Loop as shown in Figure 3. The purpose of the SER is just to ensure that service capacity exists and can be achieved. If the design proves that adjustments to the route shown is warranted then this can be vetted through the design process.

The analysis indicates that the LUEs would calculate to a total of 196 LUEs for the development. The offsite drainage area was calculated to potentially contribute up to an additional 275 LUEs. Based on these numbers it is estimated that a force main that connects to the existing 21" gravity line is sufficient to serve both the project and the adjacent areas. It was requested by developer to split the wastewater flow. The north side of the project will send 66 LUEs to an existing 8" wastewater on Gemsbok Rd. The analysis indicates the existing 8" wastewater and the Wilco Ranch Lift Station are sufficient to serve the 66 LUEs from this project and the potential offsite 140 LUEs from DA #1. The south side of the project will send 130 LUEs into a private lift station and private force main. The private force main will transition to a private gravity main then into a public gravity main and will flow into the existing 21" wastewater south of Limmer Loop. The transition to a public gravity will allow enough room for DA #2 to have access to public wastewater.

The private lift station shall be designed and sized to handle the 130 LUE's for this project.



FIGURE 3

Additional projects are needed to facilitate service for this project and are indicated below. All of the projects and the responsibility are shown below in Table 2.

Table 2

Project Description	Design and Construction Responsibility	Funding Responsibility	Estimated Completion
Expansion of the South WWTP	City	City	2026
Construct Brushy Creek Interceptor Phase IV	City	City	2028
Construct private lift station & force main to serve this project	Developer	Developer*	TBD by developer
Construct 8" WW to connect to ex 8" WW at Gemsbok Rd.	Developer	Developer	TBD by developer
Construct 8" stubs to adjacent areas to allow for future development and comply with design criteria	Developer	Developer	TBD by developer

CERTIFICATE OF INTERESTED PARTIES**FORM 1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2025-1256704

Date Filed:
01/14/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Atlantic Urbana Acquisition Company III LLC
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Hutto

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

01032025
Development Agreement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.**6 UNSWORN DECLARATION**

My name is Zach Hinman, and my date of birth is [REDACTED].

My address is 1005 E St Elmo Bld 5 Austin TX 78702 US
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 15 day of Jan, 2025.
(month) (year)

Zach Hinman

Digitally signed by Zach Hinman
DN: C=US,
E=zah@urbanmoment.com, CN=Zach
Hinman
Date: 2025.01.15 07:18:19-08'00'

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Atlantic Urbana Acquisition Company III LLC
Austin, TX United States

Certificate Number:
2025-1256704

Date Filed:
01/14/2025

Date Acknowledged:
01/15/2025

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Hutto

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
01032025
Development Agreement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party. ☒

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

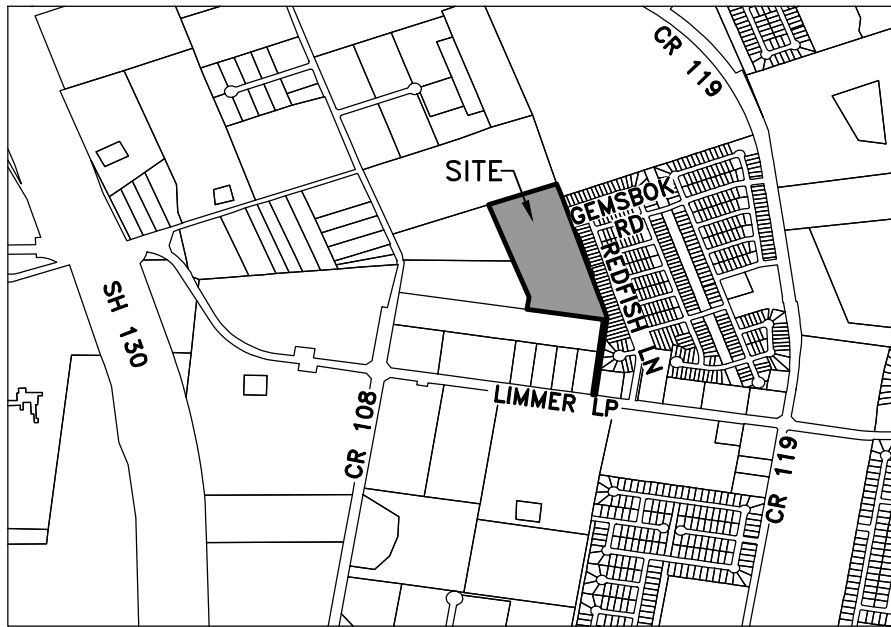
Signature of authorized agent of contracting business entity
(Declarant)

URBANA AT LIMMER LOOP
SHORT FORM FINAL PLAT
WILLIAMSON COUNTY, TEXAS

OWNERS: ATLANTIC URBANA III-D HENRIETTA
FARMS LLC
1005 E. ST. ELMO RD.,
BUILDING 5
AUSTIN, TX 78745

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101

ENGINEER: FARIS ABOUSHI
REGISTERED PROFESSIONAL ENGINEER
NO. 94360 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
FARIS.ABOUSHI@HRGREEN.COM
TBPE FIRM NO. F-16384



VICINITY MAP
SCALE 1"=2000'

BLOCK	LOT NO.	AREA (ACRES)	USE
A	1	20.33	MULTI-FAMILY

NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999881
- COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
- TOPOGRAPHIC INFORMATION COLLECTED BY EARLY SURVEYING UNDER THE SUPERVISION OF JOE BEN EARLY, JR, RPLS NO. 6016, FIELD WORK COMPLETED JUNE 2023 AND OCTOBER 2024.
- BLANKET EASEMENT EXIST PER DOC. NO. 2022080934, O.P.R.W.C.TX., THIS EASEMENT IS BLANKET IN NATURE FOR A LIMITED 20' WIDTH EASEMENT, THE CENTERLINE BEING THE INSTALLED WATERLINE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 82°41'07" W [[N 82°37'08" W]] (N 80°44'55" W)	30.05' [[29.99']] (30.01')
L2	N 05°42'57" E {S 07°36'03" W}	22.01' {21.91'}
L3	S 07°27'07" W	99.87'

LEGEND

- 1/2" IRON ROD FOUND, UNLESS OTHERWISE NOTED
- 1/2" IRON ROD W/ AN ILLEGIBLE PLASTIC CAP FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "EARLY BOUNDARY" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BGE INC" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CCC 4835" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CS LTD" FOUND
- 1" IRON PIPE FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
- BENCHMARK
- RECORD INFORMATION PER DOC. NO. 2010069362, O.P.R.W.C.TX.
- RECORD INFORMATION PER DOC. NO. 2025022968, O.P.R.W.C.TX.
- RECORD INFORMATION PER DOC. NO. 2014055606, O.P.R.W.C.TX.
- RECORD INFORMATION PER DOC. NO. 2007064760, O.P.R.W.C.TX.
- RECORD INFORMATION PER DOC. NO. 2021030810, O.P.R.W.C.TX.
- RECORD INFORMATION PER DOC. NO. 2021102320, O.P.R.W.C.TX.
- ADDITIONAL RECORD INFORMATION
- POINT OF BEGINNING
- RIGHT OF WAY
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- RECORD DEED LINE

BENCHMARK:
DATUM NAVD 88 (GEOID 12B)

BM: 1473_300:
MAG NAIL W/ WASHER FOUND NEAR THE SOUTHWEST
TERMINUS OF GEMSBOK RD.
ELEVATION = 715.07'

BM: 1473_301:
3" BRASS DISK FOUND IN CONCRETE STAMPED "CITY OF
HUTTO SURVEY MONUMENT" FOUND IN THE WEST
RIGHT-OF-WAY LINE OF REDFISH LANE
ELEVATION = 712.50'

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.

FILE No: 1473

PLAT PREPARATION DATE: FEBRUARY, 2025

APPLICATION SUBMITTAL DATE:

1 ADDRESSED CITY COMMENTS CT 05/09/2025

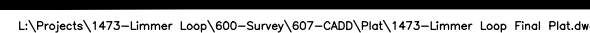
No: REVISION: BY: DATE:



5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
URBANA AT LIMMER LOOP FINAL PLAT,
20.33 ACRES
MARTIN STROUSE SURVEY, ABSTRACT
NO. 587 AND JAMES SHELTON
SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS



CITY PROJECT NUMBER 2025-126 of 171

URBANA AT LIMMER LOOP
SHORT FORM FINAL PLAT
WILLIAMSON COUNTY, TEXAS

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

I, ATLANTIC URBANA III–D HENRIETTA FARMS LLC, ACTING BY AND THROUGH ZACH HINMAN, VICE PRESIDENT, SOLE OWNER OF 20.33 ACRES OF LAND IN THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587 AND THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CERTAIN CALLED 16.194 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA III–D HENRIETTA FARMS LLC, OF RECORD IN DOCUMENT NO. 2025022964, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND ALSO BEING ALL OF A CERTAIN CALLED 4.149 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA III–D HENRIETTA FARMS LLC, OF RECORD IN DOCUMENT NO. 2025022966, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, EXCEPT FOR THOSE AREAS IDENTIFIED AS PRIVATE, THE STREETS, ALLEYS, RIGHTS–OF–WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSE HEREIN EXPRESSED AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS RE–SUBDIVISION IS TO BE KNOWN AS:

URBANA AT LIMMER LOOP FINAL PLAT

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

ZACH HINMAN, VICE PRESIDENT
ATLANTIC URBANA III–D HENRIETTA FARMS LLC
1005 E. ST. ELMO RD.,
BUILDING 5, AUSTIN, TX 78745

STATE OF _____ §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY

PERSONALLY APPEARED ZACH HINMAN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ §

MY COMMISSION EXPIRES ON: _____

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

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

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

FARIS ABBOUSHI
REGISTERED PROFESSIONAL ENGINEER
NO. 94360 – STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
512.872.6696
FARIS.ABBOUSHI@HRGREEN.COM
TBPE FIRM NO. F–16384

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

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR 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 THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON JANUARY, 2025.

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

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

ERNESTO NAVARRETE, R.P.L.S.
TEXAS REGISTRATION NO. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101

THIS PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS ON THE _____DAY OF _____, 20____.

ASHLEY BAILEY, DIRECTOR
OF DEVELOPMENT SERVICES

DATE

APPROVAL
CITY OF HUTTO
PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THIS THE _____DAY OF _____, 2025.

SUSANNA BOYER VICE–CHAIR
CHAIR

DATE

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

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

IN MY OFFICE ON THE_____ DAY OF _____, 20____, A.D., AT _____ O’CLOCK,

.M., AND DULY RECORDED THIS THE_____ DAY OF _____, 20____, A.D.,

AT_____O’CLOCK,____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

_____.

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

NANCY RISTER, CLERK COUNTY COURT

OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

FILE No: 1473

PLAT PREPARATION DATE: FEBRUARY, 2025		
APPLICATION SUBMITTAL DATE:		
1	ADDRESSED CITY COMMENTS	CT 05/09/2025
No:	REVISION:	BY: DATE:



DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512. 872. 6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
URBANA AT LIMMER LOOP FINAL PLAT,
20.33 ACRES
MARTIN STROUSE SURVEY, ABSTRACT
NO. 587 AND JAMES SHELTON
SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS

SHEET 3 OF 3



DEVELOPMENT TX

▶ 4201 W. Parmer Lane | Bldg. C | Suite 100
Austin, Texas 78727
Main 512.872.6696 + **Fax** 713.965.0044
TBPELS Firm F-16384 / F-10194101
▶ **HRGREEN.COM**

April 2, 2025

Ms. Ashley Bailey
City of Hutto - Department of Service
500 W. Live Oak Street
Hutto, TX 78634

Re: Engineering Summary for Final Plat Application – Urbana at Limmer Loop

Dear Ms. Bailey,

On behalf of our client, Atlantic Urbana III-D Henrietta Farms, LLC, we are submitting the application and supporting documentation for the Final Plat of Urbana at Limmer Loop. This correspondence provides a summary of the engineering considerations and pertinent details associated with this submission.

Project Overview

The Urbana at Limmer Loop development is located at 2401 Limmer Loop, approximately 1,750 feet west of the intersection of Ed Schmidt Boulevard (County Road 119) and Limmer Loop. The total area of the development is ±20.33 acres, and the final plat will consolidate two tracts of land into a single lot. The site has been annexed into the full-purpose limits of the City of Hutto.

Applicable Ordinances and Approvals

- Annexation Ordinance (O-2024-069)
- Development Agreement (R-2025-062)
- Service Extension Request (SER-24-0067)
- Drainage Study (DRN-25-002)
- Traffic Impact Analysis (TIA) Determination (TDW-25-006)

Proposed Development

The site is zoned Multi-Family Residential (MF) and will include the following components:

- 240 residential units
- A leasing office with a fitness and amenity center
- Associated drive aisles, grading and drainage, utilities, and landscaping

The development will conform to the City of Hutto's Unified Development Code (UDC) and the Development Agreement (R-2025-062). No public roads are proposed, and primary access will be provided by a driveway located on Limmer Loop with an emergency access connection to Gemsbok Road. No Right-of-Way (ROW) dedication is proposed with this final plat.



DEVELOPMENT TX

Drainage

A Drainage Study (DRN-25-002) has been submitted and approved by the City of Hutto. The hydrologic analysis was conducted using the HEC-HMS computer program, and rainfall/runoff modeling parameters from the Round Rock RAI Manual were used for simulations of 2-year, 10-year, 25-year, and 100-year storms. The analysis was based on rainfall depth and intensity values extracted from the NOAA Atlas 14 data.

The study compared existing runoff conditions with the developed site conditions to determine the need for detention. A detention pond has been designed to maintain peak flow rates at or below existing conditions, minimizing downstream impacts.

Additionally, no portion of the site is located within the FEMA 100-year or 500-year floodplain (as shown on FEMA FIRM panels 48491C0505F and 48491C0515F, dated December 20, 2019), and the site is not located over the Edwards Aquifer. Therefore, no water quality facilities are required for the development.

Utilities

- **Water Service:** The development will be served by Jonah Water Special Utility District (SUD). A connection to the existing 16-inch water line on the north side of Limmer Loop is proposed. The water infrastructure within the development will be privately owned and maintained. A Feasibility Study has been approved by Jonah SUD and the developer has submitted a Non-Standard Service Agreement (NSSA) to Jonah SUD.
- **Wastewater Service:** Wastewater service will be provided by the City of Hutto. The approved Service Extension Request (SER-24-0067) includes a connection to the existing 21-inch wastewater line along the south side of Limmer Loop and to the 8-inch wastewater line in Gemsbok Road. A private lift station will be included within the development, and all wastewater infrastructure will be privately owned and maintained down to the downstream-most manhole, which will include a stub to the adjacent property to the west (per the approved SER).

Parkland Dedication

Public Parkland is not being dedicated with this Final Plat. Parkland Fee-In-Lieu of Dedication will be paid, as outlined in Section 3.6 of the approved Development Agreement.

Tree Mitigation

The site contains Willow and Cottonwood trees ranging from 8 inches to 14 inches in diameter, located adjacent to an existing dry stock pond. These trees will be removed during construction. However, a landscape plan will be submitted with the site development application, outlining the proposed tree planting to provide the required mitigation.



DEVELOPMENT TX

► Urbana at Limmer Loop Final Plat
Engineers Summary Letter
Page 3 of 3
April 2025

Conclusion and Request for Approval

We respectfully submit this Final Plat for your review and approval. Should you require additional information or have any questions, please do not hesitate to contact me at **512-872-6696**.

Thank you for your attention to this matter. We look forward to your feedback.

Sincerely,

HR GREEN DEVELOPMENT TX, LLC

A handwritten signature in blue ink that reads 'Greg Fortman'.

Greg Fortman, P.E.
Project Engineer

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Gola Phase 4 Final Plat, 24.052 acres, more or less, of land, 133 residential lots and 4 open space lots, located on FM 1660 South.
Meeting: Tuesday, July 8, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The entire Gola property is approximately 198 acres and includes 576 residential lots, 15 open space lots and one (1) amenity lot. The applicant submitted the subject property for annexation in May 2021 and the property was zoned SF-1. The preliminary plat was also approved on May 6, 2021. The Zoning Board of Adjustment approved the variance request concerning the Riparian Setback on December 1, 2021. Phase 4 includes 133 residential lots and 4 open space lots.

WEST: ETJ, Proposed Heritage Mill Addition, Residential
NORTH: Phase 3 Gola Subdivision
EAST: Phase 2 Gola Subdivision
SOUTH: ETJ, Residential

SUMMARY OF REQUEST:

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application. Conditional approval or disapproval requires the condition or denial be directly related to the platting requirements and include a code citation.

STAFF REVIEW:

This plat is subject to the shot clock and is recommended for approval with the condition the approval of the WCESD#3 has to be submitted prior to recordation.

FISCAL NOTES:

None.

POLICY IMPLICATIONS:

None.

ATTACHMENTS:

AGENDA ITEM REPORT

4.4.



1. GolaPh4FP(5)-Init-Plat(6-24-25)

DEVELOPER: STARLIGHT HOMES
3820 MANSELL ROAD, SUITE 400
ALPHARETTA, GA 30022

OWNER: GG GOLA LIMITED PARTNERSHIP
A DELAWARE LIMITED PARTNERSHIP
351 KING STREET EAST, 13TH FLOOR
TORONTO, ON M5SA 0L6

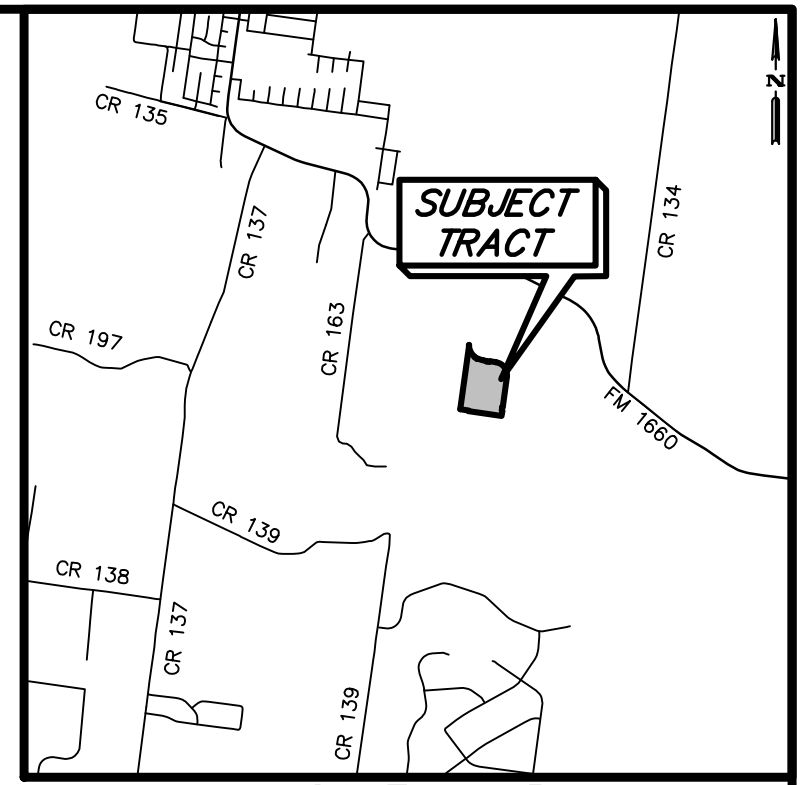
ENGINEER: BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TX 78216

GOLA SUBDIVISION
PHASE 3
DOC. NO.
2024054518
P.R.W.C.

GOLA SUBDIVISION
PHASE 1
DOC. NO.
2024049623
P.R.W.C.

PROPOSED
GOLA SUBDIVISION
PHASE 2
DOC. NO.
2025029416
P.R.W.C.

PROPOSED
GOLA SUBDIVISION
PHASE 2
DOC. NO.
2025029416
P.R.W.C.

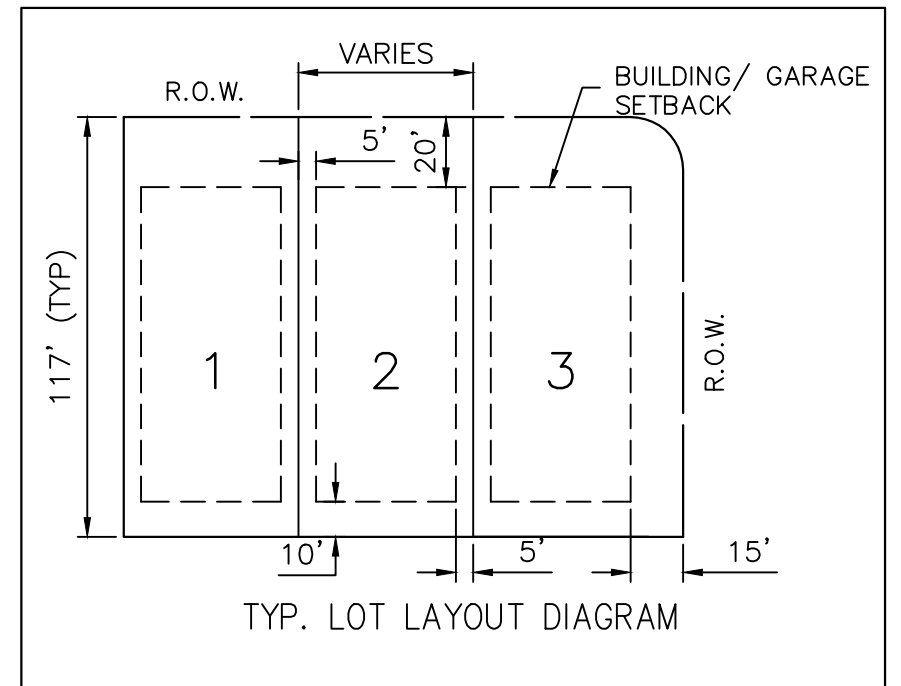


VICINITY MAP
NOT TO SCALE



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE 4203, NAD83. DISTANCES
SHOWN HEREON ARE IN SURFACE AND CAN
BE CONVERTED TO GRID BY DIVIDING BY THE
COMBINED SCALE FACTOR = 1.00010977



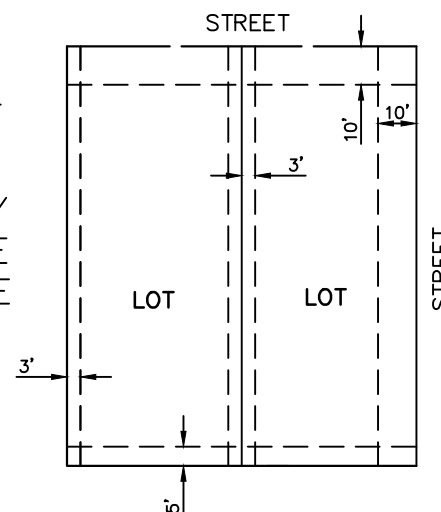
STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ANNA CHRISTINE CREEK	55 FEET	870 FEET
HIGHLAND GLEN DRIVE	64 FEET	605 FEET
NORTON CREEK DRIVE	55 FEET	712 FEET
ERIC ANTHONY AVENUE	55 FEET	571 FEET
ARLINGTON PARK LOOP	55 FEET	1,870 FEET
TOTAL LINEAR FEET		4,628 FEET

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	133	17.959 ACRES
RIGHT-OF-WAY	-	5.790 ACRES
OPEN SPACE	4	0.303 ACRES
TOTAL	137	24.052 ACRES

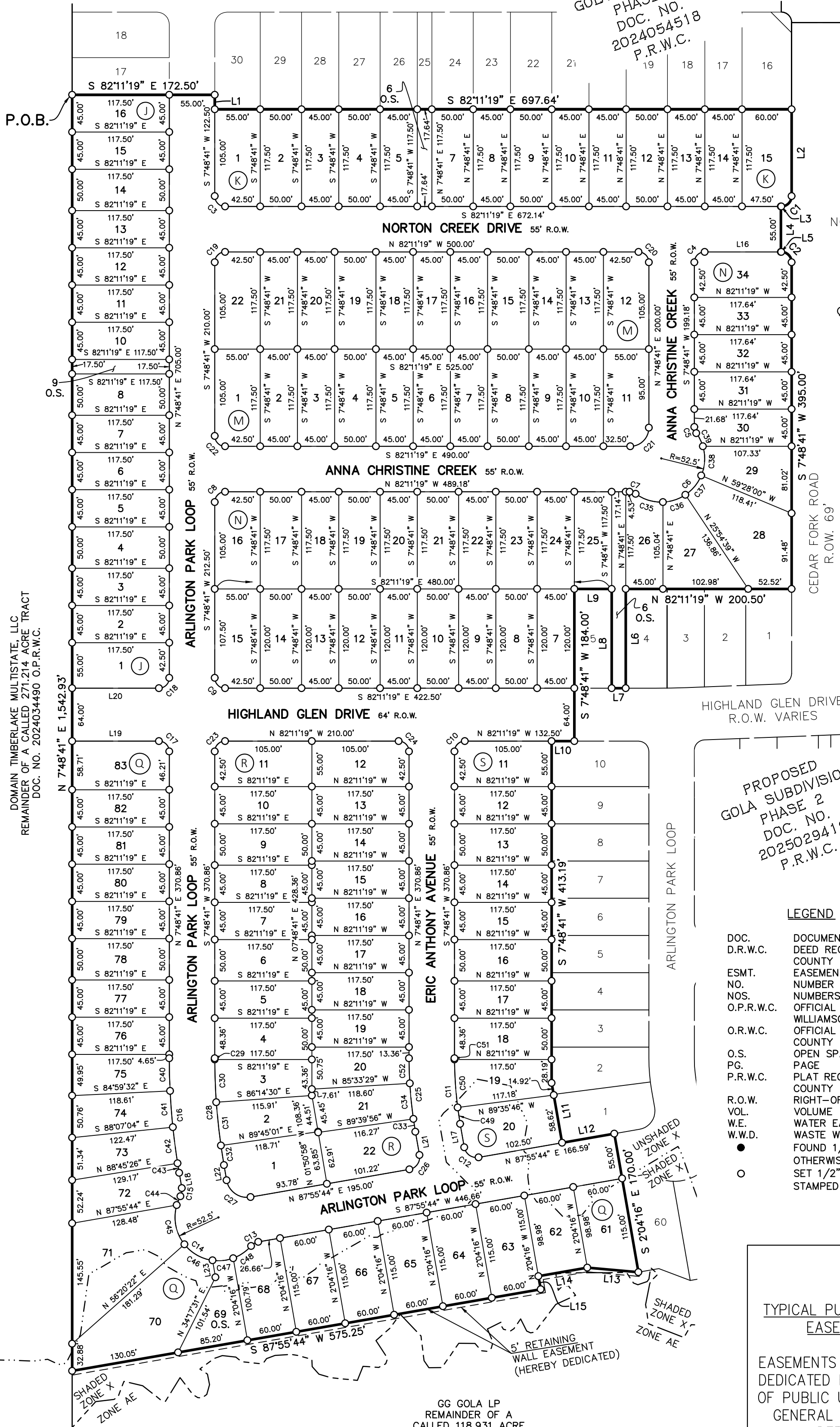
NUMBER OF BLOCKS = 7

TYPICAL PUBLIC UTILITY
EASEMENTS

EASEMENTS ARE HEREBY
DEDICATED FOR THE USE
OF PUBLIC UTILITIES, SEE
GENERAL NOTES FOR
DETAILS.



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



DOMAIN TIMBERLAKE MULTISTATE, LLC
REMAINDER OF A CALLED 271.214 ACRE TRACT
DOC. NO. 2024034490 O.P.R.W.C.

FINAL PLAT GOLA SUBDIVISION PHASE 4

A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 07°48'41" W	17.50'
L2	S 07°48'41" W	105.00'
L3	N 82°11'19" W	0.50'
L4	S 07°48'41" E	55.00'
L5	S 82°11'19" E	0.50'
L6	S 07°48'41" W	120.00'
L7	N 82°11'19" W	17.14'
L8	N 07°48'41" E	120.00'
L9	N 82°11'19" W	45.00'
L10	N 82°11'19" W	27.50'
L11	S 02°04'16" E	73.53'
L12	N 87°55'44" E	64.09'
L13	N 77°07'08" W	62.10'
L14	S 87°55'44" W	60.00'
L15	S 02°04'16" E	16.02'
L16	N 82°11'19" W	92.14'
L17	S 02°04'16" E	28.71'
L18	N 02°04'16" W	18.78'
L19	N 82°11'19" W	105.00'
L20	S 82°11'19" E	105.00'
L21	N 02°04'16" W	28.71'
L22	S 02°04'16" E	18.71'
L23	N 02°04'16" W	20.70'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C2	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C3	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C4	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C5	7.88'	12.50'	36°07'44"	S 10°15'11" E	7.75'
C6	148.68'	52.50'	162°15'28"	N 52°48'41" E	103.74'
C7	7.88'	12.50'	36°07'44"	N 64°07'27" W	7.75'
C8	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C9	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C10	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C11	79.77'	462.50'	9°52'57"	S 02°52'12" W	79.67'
C12	23.56'	15.00'	90°00'00"	S 47°04'16" E	21.21'
C13	10.20'	15.00'	38°56'33"	S 68°27'27" W	10.00'
C14	153.83'	52.50'	167°53'06"	S 47°04'16" E	104.41'
C15	10.20'	15.00'	38°56'33"	N 17°24'00" E	10.00'
C16	139.28'	807.50'	9°52'57"	S 02°52'12" W	139.11'
C17	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C18	19.63'	12.50'	90°00'00"	N 52°48'41" E	17.68'
C19	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C20	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C21	35.34'	22.50'	90°00'00"	N 52°48'41" E	31.82'
C22	19.63'	12.50'	90°00'00"	S 37°11'19" E	17.68'
C23	19.63'	12.50'	90°00'00"	S 52°48'41" W	17.68'
C24	19.63'	12.50'	90°00'00"	N 37°11'19" W	17.68'
C25	89.26'	517.50'	9°52'57"	S 02°52'12" W	89.15'
C26	23.56'	15.00'	90°00'00"	N 42°55'44" E	21.21'
C27	39.27'	25.00'	90°00'00"	S 47°04'16" E	35.36'
C28	129.79'	752.50'	9°52'57"	S 02°52'12" W	129.63'
C29	1.64'	752.50'	0°07'29"	S 07°44'56" W	1.64'
C30	51.59'	752.50'	3°55'42"	S 05°43'21" W	51.58'
C31	52.64'	752.50'	4°00'29"	S 01°45'15" W	52.63'
C32	23.92'	752.50'	1°49'17"	S 01°09'38" E	23.92'
C33	15.69'	517.50'	1°44'13"	S 01°12'10" E	15.69'
C34	43.14'	517.50'	4°46'34"	S 02°03'14" W	43.13'
C35	35.25'	52.50'	38°28'14"	S 65°17'42" E	34.59'
C36	28.75'	52.50'	31°22'50"	N 79°46'46" E	28.40'
C37	30.75'	52.50'	33°33'21"	N 47°18'40" E	30.31'
C38	36.03'	52.50'	39°19'24"	N 10°52'17" E	35.33'
C39	17.89'	52.50'	19°31'39"	N 18°33'14" W	17.81'
C40	39.51'	807.50'	2°48'13"	S 06°24'34" W	39.51'
C41	44.05'	807.50'	3°07'31"	S 03°26'42" W	44.04'
C42	44.04'	807.50'	3°07'31"	S 00°19'11" W	44.04'
C43	11.67'	807.50'	0°49'42"	S 01°39'25" E	11.67'
C44	11.56'	52.50'	12°36'56"	S 30°33'49" W	11.54'
C45	50.34'	52.50'	54°56'10"	S 03°12'44" E	48.43'
C46	40.09'	52.50'	43°44'58"	S 52°33'18" E	39.12'
C47	25.30'	52.50'	27°36'41"	S 88°14'07" E	25.06'
C48	26.55'	52.50'	28°58'21"	N 63°28'22" E	26.27'
C49	19.98'	462.50'	2°28'30"	S 00°50'01" E	19.98'
C50	58.16'	462.50'	7°12'17"	S 04°00'22" W	58.12'
C51	1.64'	462.50'	0°12'10"	S 07°42'36" W	1.64'
C52	30.43'	517.50'	3°22'10"	S 06°07'36" W	30.43'

R – RESIDENTIAL O.S. – OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	J	6,429	R
2	J	5,288	R
3	J	5,288	R
4	J	5,875	R
5	J	5,288	R
6	J	5,288	R
7	J	5,288	R
8	J	5,875	R
9	J	2,056	O.S.
10	J	5,288	R
11	J	5,288	R
12	J	5,288	R
13	J	5,288	R
14	J	5,875	R
15	J	5,288	R
16	J	5,288	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	M	6,429	R
2	M	5,288	R
3	M	5,288	R
4	M	5,875	R
5	M	5,288	R
6	M	5,288	R
7	M	5,288	R
8	M	5,875	R
9	M	5,288	R
10	M	5,288	R
11	M	6,354	R
12	M	6,429	R
13	M	5,287	R
14	M	5,287	R
15	M	5,875	R
16	M	5,287	R
17	M	5,287	R
18	M	5,287	R
19	M	5,875	R
20	M	5,287	R
21	M	5,287	R
22	M	6,429	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
61	Q	6,419	R
62	Q	5,939	R
63	Q	6,900	R
64	Q	6,900	R
65	Q	6,900	R
66	Q	6,900	R
67	Q	6,900	R
68	Q	6,651	R
69	Q	4,977	O.S.
70	Q	13,334	R
71	Q	12,803	R
72	Q	6,678	R
73	Q	5,961	R
74	Q	5,694	R
75	Q	5,544	R
76	Q	5,288	R
77	Q	5,288	R
78	Q	5,875	R
79	Q	5,288	R
80	Q	5,288	R
81	Q	5,288	R
82	Q	5,288	R
83	Q	6,865	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
11	S	6,429	R
12	S	5,287	R
13	S	5,875	R
14	S	5,287	R
15	S	5,287	R
16	S	5,875	R
17	S	5,287	R
18	S	5,875	R
19	S	5,917	R
20	S	7,135	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	K	6,429	R
2	K	5,875	R
3	K	5,287	R
4	K	5,875	R
5	K	5,287	R
6	K	2,073	O.S.
7	K	5,875	R
8	K	5,287	R
9	K	5,875	R
10	K	5,287	R
11	K	5,287	R
12	K	5,875	R
13	K	5,287	R
14	K	5,287	R
15	K	7,016	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
6	N	4,072	O.S.
7	N	5,400	R
8	N	6,000	R
9	N	5,400	R
10	N	6,000	R
11	N	5,400	R
12	N	6,000	R
13	N	5,400	R
14	N	6,000	R
15	N	6,566	R
16	N	6,429	R
17	N	5,875	R
18	N	5,288	R
19	N	5,875	R
20	N	5,288	R
21	N	5,875	R
22	N	5,288	R
23	N	5,875	R
24	N	5,288	R
25	N	5,288	R
26	N	4,968	R
27	N	7,242	R
28	N	10,540	R
29	N	6,245	R
30	N	5,178	R
31	N	5,294	R
32	N	5,294	R
33	N	5,294	R
34	N	6,403	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	R	7,680	R
2	R	5,706	R
3	R	5,550	R
4	R	5,875	R
5	R	5,287	R
6	R	5,875	R
7	R	5,287	R
8	R	5,287	R
9	R	5,875	R
10	R	5,287	R
11	R	6,429	R
12	R	6,429	R
13	R	5,288	R
14	R	5,288	R
15	R	5,288	R
16	R	5,288	R
17	R	5,288	R
18	R	5,288	R
19	R	5,288	R
20	R	5,566	R
21	R	5,650	R
22	R	7,053	R

FINAL PLAT

GOLA SUBDIVISION
PHASE 4

A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, 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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 24.052 ACRE TRACT OF LAND IN THE JAMES HICKMAN SURVEY NUMBER 24, ABSTRACT NUMBER 291, WILLIAMSON COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 118.931 ACRE TRACT OF LAND AS CONVEYED UNTO G.G. GOLA, LP IN DOCUMENT NUMBER 2023074252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 24.052 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE EAST LINE OF THE REMAINDER OF A CALLED 271.214 ACRE TRACT OF LAND AS CONVEYED UNTO DOMAIN TIMBERLAKE MULTISTATE LLC IN DOCUMENT NUMBER 2024034490 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE COMMON CORNER OF THE REMAINDER OF SAID 118.931 ACRE TRACT AND GOLA SUBDIVISION PHASE 3 AS RECORDED IN DOCUMENT NUMBER 2024054518 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID EAST LINE, COINCIDENT WITH THE COMMON LINE OF THE REMAINDER OF THE 118.931 ACRE TRACT AND SAID GOLA SUBDIVISION PHASE 3 THE FOLLOWING THREE (3) COURSES:

- 1) S 82°11'19" E, A DISTANCE OF 172.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 2) S 07°48'41" W, A DISTANCE OF 17.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) S 82°11'19" E, A DISTANCE OF 697.64 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE WEST RIGHT-OF-WAY LINE OF CEDAR FORK ROAD (R.O.W. ~ 69') AS SHOWN ON THE PLAT OF GOLA SUBDIVISION PHASE 2 AS RECORDED IN DOCUMENT NUMBER 2025029416 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE COMMON LINE OF THE REMAINDER OF THE 118.931 ACRE TRACT AND SAID GOLA SUBDIVISION PHASE 2, THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) S 07°48'41" W, A DISTANCE OF 105.00 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 12.50 FEET, AN ARC LENGTH OF 19.63 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 52°48'41" W, AND A CHORD DISTANCE OF 17.68 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 82°11'19" W, A DISTANCE OF 0.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 07°48'41" W, A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 5) S 82°11'19" E, A DISTANCE OF 0.50 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;
- 6) CURVING TO THE RIGHT, WITH A RADIUS OF 12.50 FEET, AN ARC LENGTH OF 19.63 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 37°11'19" E, AND A CHORD DISTANCE 17.68 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;
- 7) S 07°48'41" W, A DISTANCE OF 395.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 8) N 82°11'19" W, A DISTANCE OF 200.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 9) S 07°48'41" W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 10) N 82°11'19" W, A DISTANCE OF 17.14 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 11) N 07°48'41" E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 12) N 82°11'19" W, A DISTANCE OF 45.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 13) S 07°48'41" W, A DISTANCE OF 184.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 14) N 82°11'19" W, A DISTANCE OF 27.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 15) S 07°48'41" W, A DISTANCE OF 413.19 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 16) S 02°04'16" E, A DISTANCE OF 73.53 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 17) N 87°55'44" E, A DISTANCE OF 64.09 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 18) S 02°04'16" E, A DISTANCE OF 170.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE COMMON CORNER OF THE REMAINDER OF THE 118.931 ACRE TRACT AND GOLA SUBDIVISION PHASE 2, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS THE REMAINDER OF THE 118.931 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

- 1) N 77°07'08" W, A DISTANCE OF 62.10 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 87°55'44" W, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) S 02°04'16" E, A DISTANCE OF 16.02 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 87°55'44" W, A DISTANCE OF 575.25 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE COMMON LINE OF THE REMAINDER OF THE 118.931 ACRE TRACT AND THE REMAINDER OF THE AFOREMENTIONED 271.214 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND;

THENCE, N 07°48'41" E, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 1,542.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.052 ACRES OF LAND, MORE OR LESS.

FINAL PLAT
GOLA SUBDIVISION
PHASE 4

A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, 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 GG GOLA LP, BEING THE OWNER OF A 118.931 ACRE TRACT OF LAND AS CONVEYED TO IT BY INSTRUMENT RECORDED IN DOC. NO. 2023074252 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.052 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

GOLA SUBDIVISION PHASE 4

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.

GG GOLA LIMITED PARTNERSHIP
351 KING STREET EAST, 13TH FLOOR, SUITE 1300
TORONTO, ON M5A-0L6

BY: _____ BY: _____
NAME: THOMAS GRIFFITHS NAME: KATHRYN BORGATTI
TITLE: _____ TITLE: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED THOMAS GRIFFITHS, 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 _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KATHRYN BORGATTI, 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 _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

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.

PRELIMINARY

STACY MULHOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 146417
BGE, INC.
7330 SAN PEDRO AVE, SUITE 301
SAN ANTONIO, TEXAS 78216

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, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

PRELIMINARY

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

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, VICE CHAIR

DATE

CITY DEVELOPMENT SERVICES:

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

ASHLEY BAILEY, DIRECTOR

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.00010977
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 SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. 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)
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
9. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
10. THIS TRACT IS WITHIN CITY OF HUTTO WATER CCN SERVICE AREA AND CITY OF HUTTO WASTEWATER CCN SERVICE AREA. 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.
11. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019.
12. A PORTION OF THE SUBJECT PROPERTY LIES IN SHADED ZONE "X" (AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48491C0520F REVISED DECEMBER 20, 2019. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
13. 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.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON-SITE STORMWATER FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS, AMENITY, OPEN SPACE AND GREENLINKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT SHALL BE 65%.
19. NO STRUCTURES MAY BE BUILT WITHIN THE RIPARIAN SETBACK PER THE MODIFIED SETBACK GRANTED BY THE ZONING BOARD OF ADJUSTMENT VARIANCE ON DECEMBER 1, 2021.
20. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
21. THIS SUBDIVISION IS ZONED SF-1
22. NO DIRECT VEHICULAR ACCESS FROM CEDAR FORK ROAD.
23. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
WATER: CITY OF HUTTO
SEWER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS: TEXAS GAS SERVICE
24. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
25. TRAFFIC IMPACT FEES (TIF) SHALL BE PAID IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT (R-2021-052) DOCUMENT NUMBER 2021058913 SECTION 4.03 D) II.
26. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
27. LOT 9 BLOCK J, LOT 6 BLOCK K, AND LOT 6 BLOCK N ARE OPEN SPACE LOTS AND SHALL BE DEEDED TO THE HOA.
28. THE SITE IS SUBJECT TO ORDINANCE O-2023-053 REQUIRING A STORMWATER MANAGEMENT FEE IN LIEU OF DETENTION.
29. 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.
30. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREETS.
31. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
32. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.

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

GAS: _____
DEPUTY



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

FINAL PLAT
**GOLA SUBDIVISION
PHASE 4**
A SUBDIVISION OF 24.052 ACRES OF LAND
LOCATED IN THE
JAMES HICKMAN SURVEY NO. 24, ABSTRACT NO. 291
WILLIAMSON COUNTY, TEXAS

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Cottonwood Phase 6 Amended Plat, 36.373 acres , more or less, of land, one multi-family lot, located along the north side of Limmer Loop.
Meeting: Tuesday, July 8, 2025
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Cottonwood Creek Preliminary Plat is approved with 987 single-family lots, 2 amenity lots and 22 open space lots on 370.33 acres of land. This Final Plat is the sixth phase of the development, south of Phase 5, which was approved at the April 2024 Planning and Zoning Commission meeting. This phase is generally located south of the Carl Stern Drive extension, within the developing neighborhood and only gaining access from prior phases of development. The residential lots range from 50ft to 70ft in width.

WEST: PUD Cottonwood Creek
NORTH: ETJ, Vacant and Residential
EAST: ETJ, Vacant Pastureland
SOUTH: PUD Cottonwood Creek

SUMMARY OF REQUEST:

This property is part of the Cottonwood Creek PUD approved in April 2018. Phases 1-5 have been approved. This tract will gain access through the construction of 6,660 linear feet of new residential roadways, connecting to prior phases and providing access to future phases as well. There are two sidewalk notes on the plat indicating sidewalks and street tree placement throughout the neighborhood (Plat Notes 8 and 9). The property will be served by Hutto water and wastewater and each residential lot will be subject to the Traffic Impact Fee.

The purpose of the amended plat is to update notes 8 and 9 to reflect the approved Planned Unit Development.

STAFF REVIEW:

Staff recommends approval of the Cottonwood Phase 6 Amended Plat.

FISCAL NOTES:

None with item.

AGENDA ITEM REPORT

4.5.

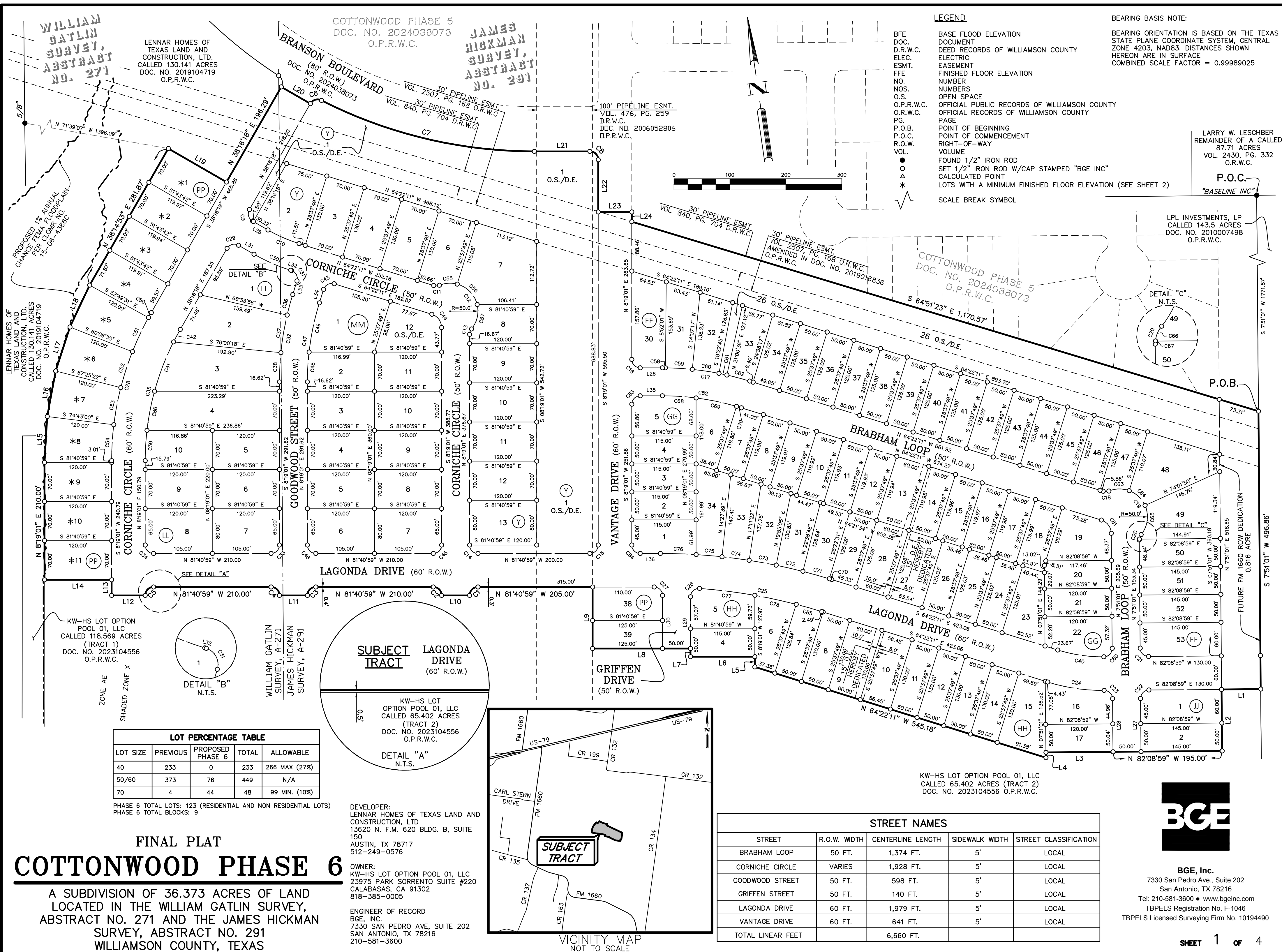


POLICY IMPLICATIONS:

None with item.

ATTACHMENTS:

1. CWPh6AP-U2-Plat(6-9-25)



R – RESIDENTIAL

O.S.D. – OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	FF	100,149	O.S.D.
30	FF	9,897	R
31	FF	7,972	R
32	FF	7,222	R
33	FF	6,624	R
34	FF	6,342	R
35	FF	6,250	R
36	FF	6,250	R
37	FF	6,250	R
38	FF	6,250	R
39	FF	6,250	R
40	FF	6,250	R
41	FF	6,250	R
42	FF	6,250	R
43	FF	6,250	R
44	FF	6,250	R
45	FF	6,250	R
46	FF	6,250	R
47	FF	5,838	R
48	FF	12,450	R
49	FF	12,041	R
50	FF	7,250	R
51	FF	7,250	R
52	FF	7,250	R
53	FF	8,652	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
26	GG	6,251	R
27	GG	7,945	R
28	GG	7,503	R
29	GG	6,277	R
30	GG	6,539	R
31	GG	6,698	R
32	GG	7,005	R
33	GG	7,465	R
34	GG	8,439	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
4	HH	5,750	R
5	HH	7,713	R
6	HH	7,179	R
7	HH	6,482	R
8	HH	6,500	R
9	HH	7,800	R
10	HH	7,338	R
11	HH	6,500	R
12	HH	6,500	R
13	HH	6,500	R
14	HH	6,500	R
15	HH	9,169	R
16	HH	7,741	R
17	HH	6,002	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	JJ	8,652	R
2	JJ	7,250	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	LL	13,118	R
2	LL	13,947	R
3	LL	16,581	R
4	LL	16,170	R
5	LL	8,400	R
6	LL	8,400	R
7	LL	9,552	R
8	LL	9,552	R
9	LL	8,400	R
10	LL	8,343	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	MM	13,366	R
2	MM	8,347	R
3	MM	8,400	R
4	MM	8,400	R
5	MM	8,400	R
6	MM	9,552	R
7	MM	9,552	R
8	MM	8,400	R
9	MM	8,400	R
10	MM	8,400	R
11	MM	8,400	R
12	MM	8,233	O.S.D.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	PP	8,399	R
2	PP	8,397	R
3	PP	8,395	R
4	PP	8,480	R
5	PP	8,946	R
6	PP	8,943	R
7	PP	8,945	R
8	PP	8,915	R
9	PP	8,400	R
10	PP	8,400	R
11	PP	8,400	R
38	PP	7,446	R
39	PP	6,250	R

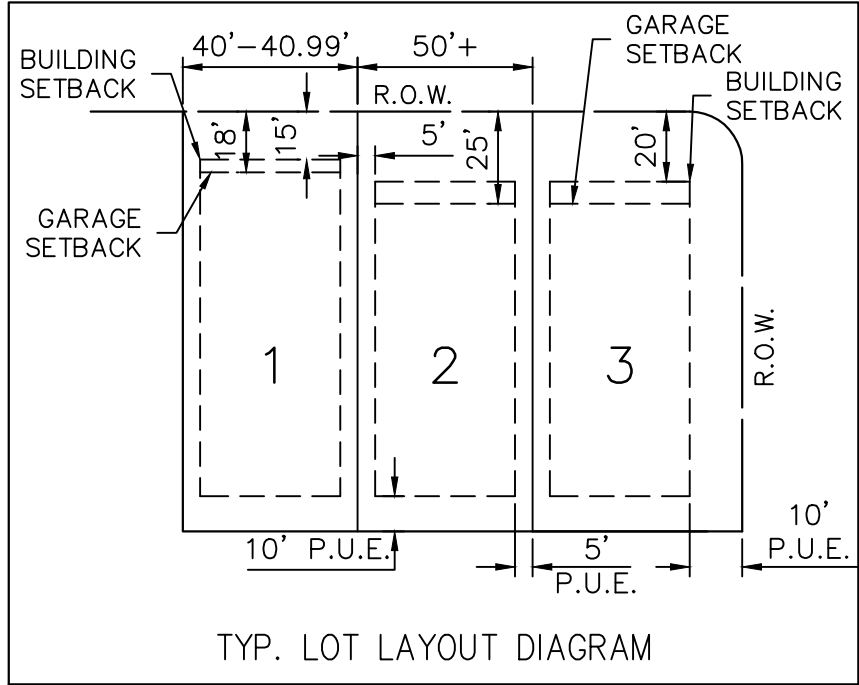
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	Y	138,963	O.S.D.
2	Y	11,198	R
3	Y	9,100	R
4	Y	9,100	R
5	Y	9,100	R
6	Y	8,760	R
7	Y	16,224	R
8	Y	7,855	R
9	Y	8,400	R
10	Y	8,400	R
11	Y	8,400	R
12	Y	8,400	R
13	Y	9,600	R

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C2	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C3	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C4	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C5	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C6	15.00'	86°58'59"	22.77'	S 81°45'48" W	20.65'
C7	840.00'	26°56'17"	394.93'	S 68°12'51" E	391.30'
C8	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C9	15.00'	90°00'00"	23.56'	S 6°43'42" E	21.21'
C10	275.00'	12°38'29"	60.67'	S 58°02'56" E	60.55'
C11	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C12	50.00'	152°07'01"	132.75'	N 28°01'35" W	97.05'
C13	15.00'	39°42'54"	10.40'	S 28°10'28" W	10.19'
C14	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C15	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C16	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C17	525.00'	17°18'48"	158.64'	N 73°01'35" W	158.04'
C18	15.00'	39°42'54"	10.40'	S 84°13'38" E	10.19'
C19	50.00'	151°39'01"	132.34'	N 28°15'35" W	96.96'
C20	15.00'	39°42'54"	10.40'	S 27°42'28" W	10.19'
C21	15.00'	90°00'00"	23.56'	S 37°08'59" E	21.21'
C22	15.00'	90°00'00"	23.56'	S 52°51'01" W	21.21'
C23	15.00'	90°00'08"	23.56'	N 37°09'03" W	21.21'
C24	330.00'	17°46'56"	102.42'	S 73°15'39" E	102.01'
C25	970.00'	13°10'20"	223.00'	N 70°57'21" W	222.51'
C26	15.00'	94°08'28"	24.65'	S 55°23'15" W	21.97'
C27	15.00'	90°00'00"	23.56'	N 36°40'59" W	21.21'
C28	530.00'	29°57'18"	277.09'	S 23°17'39" W	273.95'
C29	15.00'	90°00'00"	23.56'	S 83°16'18" W	21.21'
C30	325.00'	12°38'29"	71.71'	S 58°02'56" E	71.56'
C31	15.00'	90°00'00"	23.56'	N 19°22'11" W	21.21'
C32	525.00'	17°18'48"	158.64'	S 16°58'25" W	158.04'
C33	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C34	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C35	470.00'	29°57'18"	245.72'	S 23°17'39" W	242.93'
C36	525.00'	4°08'57"	38.02'	S 23°33'20" W	38.01'
C37	525.00'	7°26'25"	68.17'	S 17°45'39" W	68.13'
C38	525.00'	5°43'28"	52.45'	S 11°10'44" W	52.43'
C39	470.00'	6°37'26"	54.34'	S 11°37'43" W	54.31'
C40	270.00'	17°46'59"	83.80'	S 73°15'40" E	83.46'
C41	470.00'	11°31'31"	94.54'	S 29°24'14" W	94.38'
C42	470.00'	3°06'19"	25.47'	S 36°43'09" W	25.47'
C43	15.00'	90°00'00"	23.56'	S 70°37'49" W	21.21'
C44	25.00'	72°41'12"	31.72'	N 28°01'35" W	29.63'
C45	15.00'	90°00'00"	23.56'	N 53°19'01" E	21.21'
C46	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C47	475.00'	17°18'48"	143.53'	S 16°58'25" W	142.99'
C48	475.00'	6°27'11"	53.50'	S 11°32'36" W	53.47'
C49	475.00'	10°51'38"	90.04'	S 20°12'00" W	89.90'
C50	530.00'	1°04'53"	10.00'	S 37°43'52" W	10.00'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	120	21.737 AC.
OPEN SPACE/DRAINAGE	3	5.582 AC.
RIGHT-OF-WAY	–	8.238 AC.
FM 1660 R.O.W. DEDICATION	–	0.816 AC.
TOTAL LOTS	123	36.373 AC.
TOTAL BLOCKS	9	--

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C51	530.00'	7°18'01"	67.53'	S 33°32'25" W	67.48'
C52	530.00'	7°17'38"	67.47'	S 26°14'36" W	67.43'
C53	530.00'	7°17'55"	67.51'	S 18°56'50" W	67.47'
C54	530.00'	6°58'52"	64.58'	S 11°48'26" W	64.54'
C55	50.00'	37°11'44"	32.46'	N 85°29'13" W	31.89'
C56	50.00'	61°33'38"	53.72'	N 38°06'32" W	51.17'
C57	50.00'	53°21'38"	46.57'	N 21°21'06" E	44.90'
C58	525.00'	0°36'23"	5.56'	N 81°22'48" W	5.56'
C59	525.00'	5°15'15"	48.14'	N 78°26'59" W	48.13'
C60	525.00'	5°15'28"	48.18'	N 73°11'38" W	48.16'
C61	525.00'	1°34'30"	14.43'	N 69°46'39" W	14.43'
C62	525.00'	4°37'13"	42.34'	N 66°40'47" W	42.32'
C63	50.00'	42°42'20"	37.27'	N 82°43'55" W	36.41'
C64	50.00'	45°24'36"	39.63'	N 38°40'28" W	38.60'
C65	50.00'	63°32'05"	55.44'	N 15°47'53" E	52.65'
C66	15.00'	33°21'50"	8.73'	S 30°53'01" W	8.61'
C67	15.00'	6°21'05"	1.66'	S 11°01'33" W	1.66'
C68	475.00'	7°18'29"	60.59'	N 78°01'45" W	60.55'
C69	475.00'	8°55'09"	73.94'	N 69°54'56" W	73.87'
C70	1030.00'	0°15'18"	4.58'	N 64°29'50" W	4.58'
C71	1030.02'	2°43'43"	49.05'	N 65°59'20" W	49.05'
C72	1030.03'	2°43'43"	49.05'	N 68°43'03" W	49.05'
C73	1029.92'	2°43'43"	49.05'	N 71°26'46" W	49.05'
C74	1030.04'	2°43'43"	49.05'	N 74°10'30" W	49.05'
C75	1030.04'	2°35'00"	46.44'	N 76°49'51" W	46.44'
C76	1030.00'	3°33'38"	64.01'	N 79°54'11" W	64.00'
C77	970.00'	5°53'25"	99.72'	N 74°35'49" W	99.68'
C78	970.00'	4°28'28"	75.75'	N 69°24'52" W	75.73'
C79	475.00'	1°05'10"	9.01'	N 64°54'46" W	9.01'
C80	15.00'	89°59'49"	23.56'	N 52°50'56" E	21.21'
C81	25.00'	72°13'12"	31.51'	N 28°15'35" W	29.47'
C82	475.00'	17°18'48"	143.53'	N 73°01'35" W	142.99'
C83	15.00'	90°00'00"	23.56'	S 53°19'01" W	21.21'
C84	15.00'	90°00'00"	23.56'	S 36°40'59" E	21.21'
C85	970.00'	2°48'27"	47.53'	N 65°46'24" W	47.52'
C86	470.00'	8°42'03"	71.37'	S 19°17'28" W	71.30'

MINIMUM FINISHED FLOOR ELEVATIONS			
BLOCK	LOT	BFE	MIN. FFE
PP	1	618.0	620.0
PP	2	618.1	620.1
PP	3	618.0	620.0
PP	4	617.4	619.4
PP	5	618.0	620.0
PP	6	617.2	619.2
PP	7	617.0	619.0
PP	8	616.6	618.6
PP	9	616.4	618.4
PP	10	616.0	618.0
PP	11	615.3	617.3



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

C:\Users\lsperry\AppData\Local\Temp\AcPublish_15920\9836-00_Cottonwood_Phase_6.dwg, 4/07/2025 10:34 AM, lsperry, 1:0

LEGAL DESCRIPTION

FIELD NOTES FOR A 36.373 ACRE TRACT OF LAND IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 118.569 ACRE TRACT (TRACT 1) OF LAND AND A CALLED 65.402 ACRE TRACT (TRACT 2) OF LAND AS CONVEYED UNTO KW-HS LOT OPTION POOL 01, LLC IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 36.373 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BASELINE INC" FOUND ON THE SOUTH LINE OF A CALLED 87.71 ACRE TRACT OF LAND AS CONVEYED UNTO LARRY W. LESCHBER IN VOLUME 2430, PAGE 332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF A CALLED 143.5 ACRE TRACT OF LAND AS CONVEYED UNTO LPL INVESTMENTS, LP IN DOCUMENT NUMBER 2010007498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AT AN EASTERLY CORNER OF SAID 118.569 ACRE TRACT; THENCE, S 7°51'01" W A DISTANCE OF 1,771.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH THE COMMON LINE OF SAID 143.5 ACRE TRACT AND SAID 118.569-ACRE TRACT, S 07°51'01" W, A DISTANCE OF 496.86 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE SOUTHEAST CORNER OF SAID 118.569-ACRE TRACT, AND THE NORTHEAST CORNER OF THE AFOREMENTIONED 65.402-ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BASELINE INC" FOUND AT THE COMMON CORNER OF SAID 65.402-ACRE TRACT AND A CALLED 87.834-ACRE TRACT OF LAND AS CONVEYED UNTO MB HUTTO LLC, IN DOCUMENT NUMBER 2021066633, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 07°51'01" W, A DISTANCE OF 1,101.67 FEET;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 82° 08' 59" W, A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, S 07° 51' 01" W, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHEASTERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 82°08'59" W, A DISTANCE OF 195.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 82°07'54" W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, S 07°51'01" W, A DISTANCE OF 9.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 64°22'11" W, A DISTANCE OF 545.18 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 18.24 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 115.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 14.61 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, AND OVER AND ACROSS SAID 118.569-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 109.95 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 205.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, 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 ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A TON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID LENNAR 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, 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 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, 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 ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 65.402-ACRE TRACT, N 81°40'59" E A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A TON-TANGENT CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, 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 N 36°40'59" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY IN THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W, A DISTANCE OF 210.00 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, OVER AND ACROSS SAID 118.569-ACRE TRACT AND THE SAID 65.402-ACRE TRACT, CURVING TO THE LEFT, 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 ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" W A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 81°19'01" E, A DISTANCE OF 27.78 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 81°40'59" E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, N 08°19'01" E, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 65.402-ACRE TRACT, N 11°40'42" E, PASSING AT 47.85 FEET THE COMMON CORNER OF THE 118.5699-ACRE TRACT AND CALLED 130.141-ACRE TRACT OF LAND AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION IN DOCUMENT NUMBER 2019104719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 82.12 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 18°56'38" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 26°14'30" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 33°32'20" E, A DISTANCE OF 82.73 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT AND SAID 130.141-ACRE TRACT, N 38°14'53" E, A DISTANCE OF 281.87 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, S 51°43'42" E, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, N 38°16'18" E A DISTANCE OF 196.29 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 51°43'42" E, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER AND A POINT OF CURVATURE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.77 FEET, A CENTRAL ANGLE OF 86°58'59", A CHORD BEARING OF S 81°45'48" W, AND A CHORD DISTANCE OF 20.65 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;

THENCE, OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE RIGHT, WITH A RADIUS OF 840.00 FEET, AN ARC LENGTH OF 394.93 FEET, A CENTRAL ANGLE OF 26°56'17", A CHORD BEARING OF S 68°12'51" E, AND A CHORD DISTANCE OF 391.30 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, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 81°40'59" E, 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 TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, CURVING TO THE RIGHT, 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 N 36°40'59" W, AND A CHORD DISTANCE OF 21.21 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, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 08°19'01" W, A DISTANCE OF 93.32 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 81°40'59" E, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 08°19'01" W, A DISTANCE OF 17.33 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 118.569-ACRE TRACT, S 64°51'23" E, A DISTANCE OF 1,170.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.373 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

COTTONWOOD PHASE 6

A SUBDIVISION OF 36.373 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 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

C:\Users\lsperry\AppData\Local\Temp\AcPublish_L15920\9836-00_Cottonwood_Phase_6.dwg, 4/07/2025 10:34 AM, lsperry, 1:0

STATE OF _____ §
COUNTY OF _____ §

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 THE OWNER OF A CALLED 118.569 ACRES (TRACT 1) OF LAND AND A CALLED 65.402 ACRES (TRACT 2) AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023104556 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OUT OF THE WILLIAM GATLIN SURVEY A–271, AND THE JAMES HICKMAN SURVEY, A–291, WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE SAID 36.373 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 6

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)

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.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

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 IN AUGUST 2019.

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 THE AMENDED PUD 0–19–11–21–8B
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. FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE PER CLOMR NO. 15–06–4386C AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
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 ½" 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.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS, OPEN SPACE LOTS, AND AMENITY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER’S ASSOCIATION.
20. THIS SUBDIVISION IS ZONED PUD 0–2021–037.
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 75%.
24. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
25. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING 100–YEAR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100–YEAR FLOODPLAIN OR 100–YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
26. NO DIRECT VEHICULAR ACCESS FROM FM 1660.
27. THIS PROPERTY IS SUBJECT TO TRANSPORTATION IMPACT FEE (TIF) BASED ON ORDINANCE 2021–041

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 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



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible approval of the proposed Meadow Brook Preliminary Plat, 87.8 acres, more or less, of land, 335 lots, located on FM 1660 South.
Meeting: Tuesday, July 8, 2025
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The Preliminary Plat consists of approximately 87.7 acres proposed of both single-family residential lots and duplex residential lots.

The PUD includes both single-family detached homes on 50ft to 60ft lots and attached townhome units, providing for both move-up homes and attainable housing options in the same neighborhood, in substantial compliance with the Hutto 2040 Comprehensive Plan's definition of a 'Neighborhood Activity Center' allowing for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

WEST: Undeveloped ETJ
NORTH: Cottonbrook Neighborhood - under construction
EAST: Undeveloped ETJ
SOUTH: Undeveloped, zoned single-family and ETJ property.

SUMMARY OF REQUEST:

The proposal is to develop the tract with attached and detached residential units with a maximum density of approximately 7.55 units per acre. This is within the allowed density of 4-20 units per acre provided in the Comprehensive Plan designation. With the floodplain at the south of the tract and lack of access to any other major collector or arterial, the desired 50/50 split between residential and commercial uses will not be fully attained, although commercial is provided along FM1660S outside the floodplain.

The 'shot clock' bill was voluntarily waived.

STAFF REVIEW:

This preliminary plat shows sidewalks, which are expected as fee-in-lieu with each final plat phase. The Preliminary Plat meets the requirements of the UDC and is recommended for approval with the condition the lot table is updated as requested.

FISCAL NOTES:

Not applicable.

AGENDA ITEM REPORT

5.1.



POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. MeadowBrookPrelim-Notice sent 6.20.2025
2. MBPrelim-StaffComments-(6-23-25)



PROPERTY OWNER NOTICE OF A PUBLIC HEARING
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON: **JULY 8, 2025**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIMES: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** will hold a public hearing regarding the proposed **Meadow Brook Preliminary Plat**, 87.83 acres, more or less, of land, 318 residential lots, open space, and commercial along FM1660S, located along FM 1660 South north of the intersection at Cedar Fork Road.

As one of the owners of property located within 200 feet of the subject property, 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: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php. 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.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: the proposed **Meadow Brook Preliminary Plat**, 87.83 acres, more or less, of land, 338 residential lots, located on FM 1660 South north of Cedar Fork Road.

Name: _____

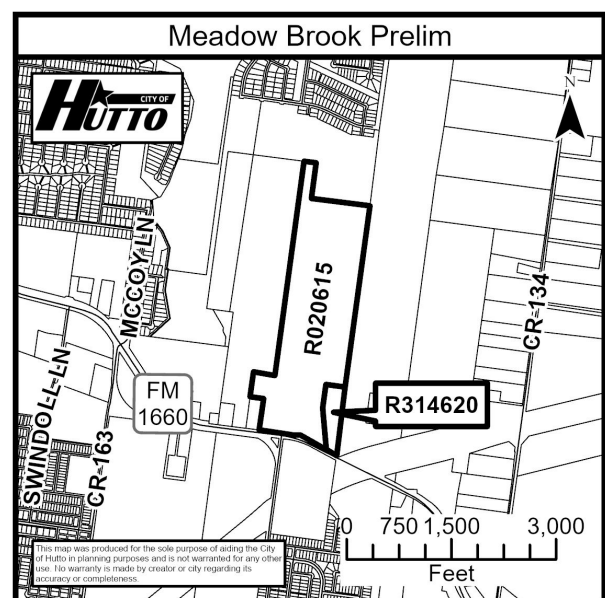
Address: _____

☐ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



MEADOW BROOK PRELIMINARY - UPDATE #2 SUBMITTAL

6/23/2025

Attendees

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

MBPrelim-U2-Plat(6-2-25).pdf

ENGINEERING REVIEW

06/09/2025

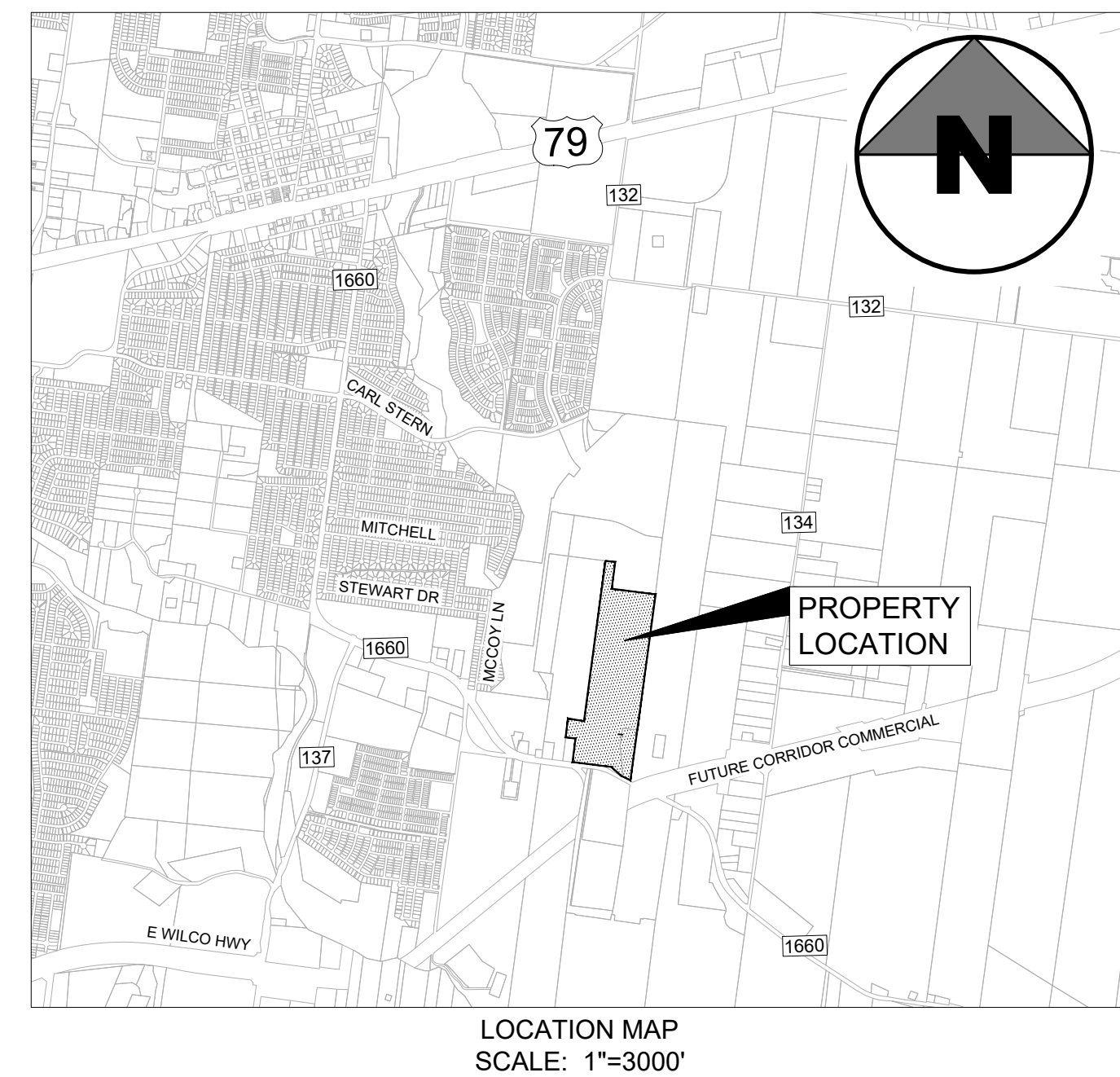
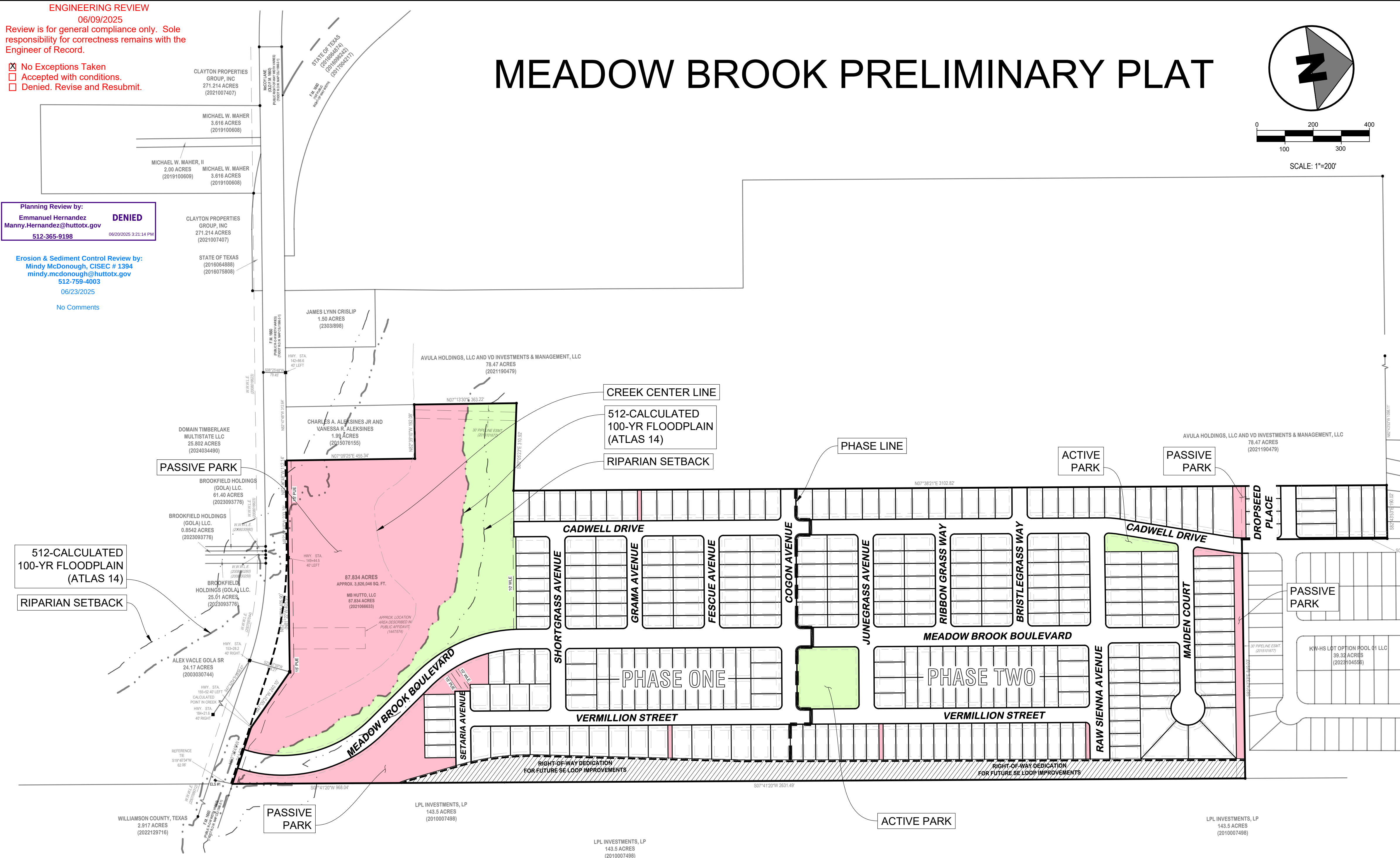
Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.

☒ No Exceptions Taken
☐ Accepted with conditions.
☐ Denied. Revise and Resubmit.

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198

DENIED
06/20/2025 3:21:14 PM

Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
06/23/2025
No Comments



PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
6. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS
13. UTILITY NOTES:
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.

4. FLOODPLAIN NOTES:
 - a. 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. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDAED 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 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, 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.
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 HOMEOWNERS'S ASSOCIATION.
20. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
21. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
22. THIS SUBDIVISION IS ZONED PUD PER ORDINANCE NO. 0-2024-051.
23. THIS PRELIMINARY PLAN CONFORMS TO THE CONCEPTUAL PLAN IN PLANNED UNIT DEVELOPMENT MEADOW BROOK PUD AS APPROVED BY CITY COUNCIL ON SEPTEMBER 5, 2024.
24. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
25. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 60%.
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.
27. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

STREET NAME	CLASSIFICATION	ROW WIDTH	TREE ZONE	SIDWALK ZONE	TOTAL LENGTH (FT)	DRIVEWAY DISTANCE FROM CORNER
MEADOW BROOK BLVD	RES. COLLECTOR	70'	9' & 10'	8' & 5'	3509	125'
RAW SIENNA AVE	RES. COLLECTOR / STREET	70' / 54'	9' & 10' / 8'	8' & 5' / 5'	830	125' / 50'
CADWELL DR	RES. STREET	54'	8'	5'	3068	50'
VERMILLION ST	RES. STREET	54'	8'	5'	2262	50'
MAIDEN CT	RES. STREET	54'	8'	5'	612	50'
JUNEGRASS AVE	RES. STREET	54'	8'	5'	673	50'
COGON AVE	RES. STREET	54'	8'	5'	810	50'
SHORT GRASS AVE	RES. STREET	54'	8'	5'	673	50'
DROPSEED PL	RES. STREET	54'	8'	5'	212	50'
BRISTLEGRASS WAY	RES. STREET	54'	8'	5'	528	50'
RIBBON GRASS WAY	RES. STREET	54'	8'	5'	391	50'
FESCUE AVE	RES. STREET	54'	8'	5'	391	50'
GRAMA AVE	RES. STREET	54'	8'	5'	391	50'
STARIA AVE	RES. STREET	54'	8'	5'	257	50'

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	PL0	COVER SHEET
2	PL1	PRELIMINARY PLAT SHEET 1 OF 2
3	PL2	PRELIMINARY PLAT SHEET 2 OF 2
4	PL3	LOT AREA TABLES
5	TS0	TREE SURVEY
6	DM1	EXISTING DRAINAGE AREA LAYOUT
7	DM2	PROPOSED DRAINAGE AREA LAYOUT
8	UT1	WATER & WASTEWATER LAYOUT SHEET 1 OF 2
9	UT2	WATER & WASTEWATER LAYOUT SHEET 2 OF 2
10	C10	CONNECTIVITY INDEX
11	AP0	ADJACENT PROPERTY OWNERS

OWNER:
MB HUTTO LLC
1999 BRYAN STREET, SUITE 900
DALLAS, TEXAS 75201

DEVELOPER:
MB HUTTO, LLC
C/O JOHN LANDWEHR
COLUMNAR LAND
5500 GREENWOOD PLAZA BOULEVARD, SUITE 130
GREENWOOD VILLAGE, COLORADO 80111

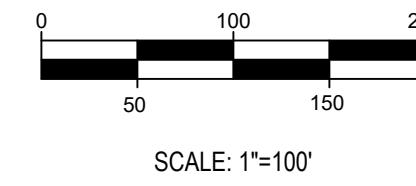
ENGINEER:
512-CIVIL, INC.
3839 BEE CAVE ROAD, SUITE 201
AUSTIN, TEXAS 78746
(253) 232-6788
FIRM NO. F-26366
SCOTT J. ANDERSON, P.E.

SURVEYOR:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TEXAS 78709
(512) 202-8631
TBPELS FIRM NO. 10194487
JOE BEN EARLY, JR.

	45' x 110'	45' x 120'	55' x 110'	D-35 x 95
Phase 1	71	7	29	20 (40 units)
Phase 2	93	64	34	0
Total Units	164	71	63	20 (40 units)
	338			

LAND USE SUMMARY	
	UNIT COUNT
SINGLE FAMILY RESIDENTIAL LOT	
LOT SIZE 45x110'	164
LOT SIZE 45x120'	71
LOT SIZE 55x110'	63
DUPLEX RESIDENTIAL LOT (1 LOT = 2 UNITS)	
LOT SIZE 70x95'	40
TOTAL UNITS	338
* MAXIMUM UNITS PER PUD = 520	
	AREA (AC)
RESIDENTIAL LOT	47.97
ACTIVE PARK LOT **	6.03
PASSIVE PARK LOT (OPEN SPACE) ***	15.80
RIGHT-OF-WAY	18.03
TOTAL ACREAGE	87.83
** MINIMUM ACTIVE PARK PER PUD = 5 AC	
*** MINIMUM PASSIVE PARK PER PUD = 10 AC	
TOTAL NUMBER OF LOTS	318
TOTAL NUMBER OF BLOCKS	20

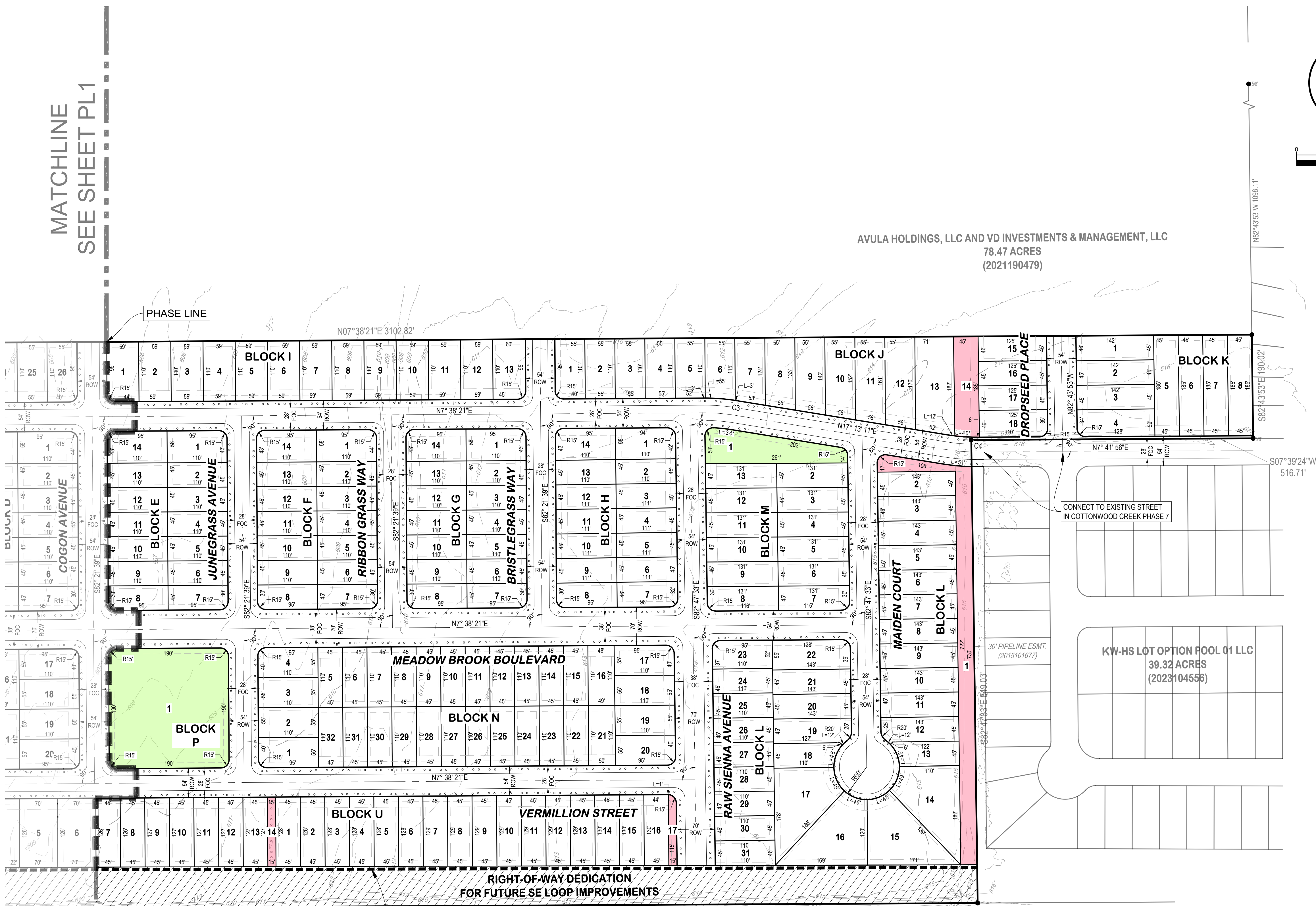
[illegible]



-
- Diagram illustrating standard lot setbacks for various lot widths:
- 45' LOTS (Top):**
 - 120' Lot Width
 - 45' Lot Width
 - 10' REAR SETBACK
 - 5' SIDE SETBACK
 - 20' FRONT SETBACK
 - 45' LOTS (Middle):**
 - 110' Lot Width
 - 45' Lot Width
 - 10' REAR SETBACK
 - 5' SIDE SETBACK
 - 20' FRONT SETBACK
 - 55' LOTS:**
 - 110' Lot Width
 - 55' Lot Width
 - 10' REAR SETBACK
 - 5' SIDE SETBACK
 - 20' FRONT SETBACK
 - DUPLEX LOTS:**
 - 95' Lot Width
 - 70' Lot Width
 - 10' REAR SETBACK
 - 10' SIDE SETBACK
 - 20' FRONT SETBACK
- STANDARD LOT SETBACKS
- SCALE: 1"=100'

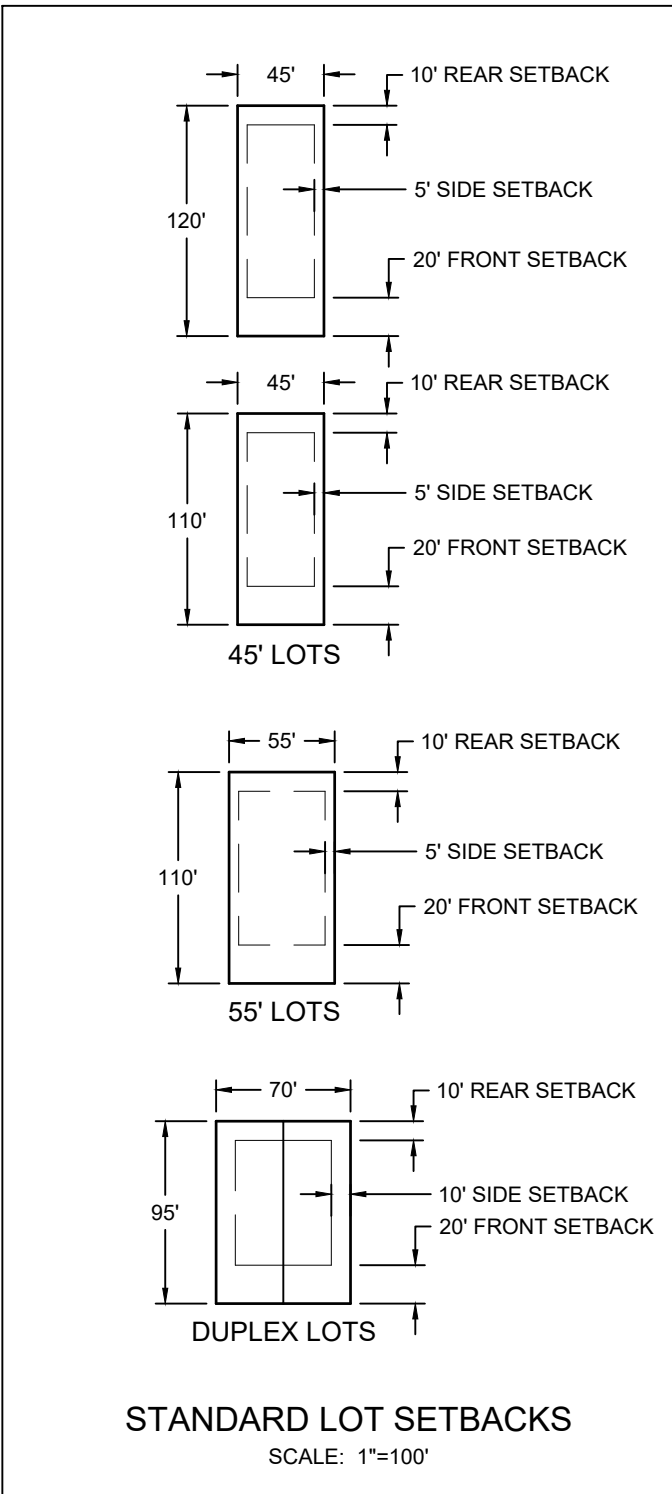
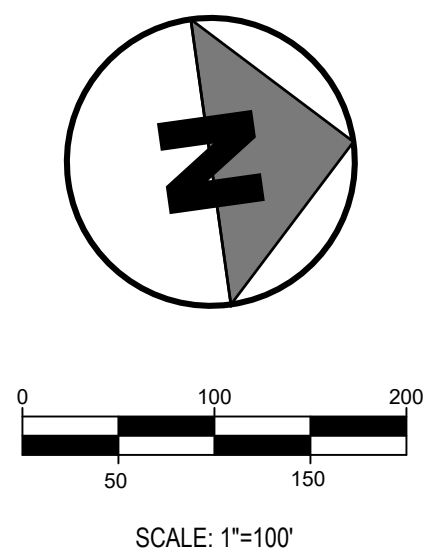
Curve Table					
Curve #	Radius (ft)	Length (ft)	Chord Direction	Chord Length (ft)	Delta Angle
C1	476.71	523.96	N5° 29' 00"W	497.98	62°58'33"
C2	500.00	388.50	N14° 37' 13"W	378.80	44°31'09"

PL1
2 11
0005-001



LEGEND:

- POINT OF BEGINNING / BENCHMARK
- PROPOSED BOUNDARY
- PROPOSED RIGHT-OF-WAY (ROW)
- PROPOSED LOT LINE
- EASEMENT
- 512-CALCULATED 100-YR FLOODPLAIN
- RIPARIAN SETBACK
- CREEK CENTERLINE
- PROPOSED FACE OF CURB (FOC)
- PROPOSED SIDEWALK
- ACTIVE PARK
- PASSIVE PARK / OPEN SPACE



Curve Table					
Curve #	Radius (ft)	Length (ft)	Chord Direction	Chord Length (ft)	Delta Angle
C3	300.00	50.16	N12° 25' 46"E	50.10	9°34'49"
C4	293.08	48.70	N12° 27' 33"E	48.64	9°31'15"

Date

Description

Rev

512 CIVIL

3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

5/30/2025

STATE OF TEXAS

SCOTT J. ANDERSON

REGISTERED PROFESSIONAL ENGINEER

147141

MEADOW BROOK PRELIMINARY PLAT

HUTTO, TEXAS

PRELIMINARY PLAT SHEET 2 OF 2

PL2

3

11

0005-001

Page 149 of 171

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	5353	0.12	BLOCK A	
2	5400	0.12	BLOCK A	
3	5400	0.12	BLOCK A	
4	5400	0.12	BLOCK A	
5	5400	0.12	BLOCK A	
6	5400	0.12	BLOCK A	
7	6972	0.16	BLOCK A	
8	758366	17.41	BLOCK A	Park / Open Space
9	6054	0.14	BLOCK A	
10	6050	0.14	BLOCK A	
11	6050	0.14	BLOCK A	
12	6050	0.14	BLOCK A	
13	6050	0.14	BLOCK A	
14	6050	0.14	BLOCK A	
15	6050	0.14	BLOCK A	
16	6050	0.14	BLOCK A	
17	1540	0.04	BLOCK A	Open Space
18	6050	0.14	BLOCK A	
19	6050	0.14	BLOCK A	
20	6050	0.14	BLOCK A	
21	6050	0.14	BLOCK A	
22	6050	0.14	BLOCK A	
23	6050	0.14	BLOCK A	
24	6050	0.14	BLOCK A	
25	6050	0.14	BLOCK A	
26	6008	0.14	BLOCK A	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6387	0.15	BLOCK G	
2	4950	0.11	BLOCK G	
3	4950	0.11	BLOCK G	
4	4950	0.11	BLOCK G	
5	4950	0.11	BLOCK G	
6	4950	0.11	BLOCK G	
7	4902	0.11	BLOCK G	
8	4902	0.11	BLOCK G	
9	4950	0.11	BLOCK G	
10	4950	0.11	BLOCK G	
11	4950	0.11	BLOCK G	
12	4950	0.11	BLOCK G	
13	4950	0.11	BLOCK G	
14	6387	0.15	BLOCK G	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	12516	0.29	BLOCK M	Park
2	5873	0.13	BLOCK M	
3	5873	0.13	BLOCK M	
4	5873	0.13	BLOCK M	
5	5873	0.13	BLOCK M	
6	5879	0.13	BLOCK M	
7	5818	0.13	BLOCK M	
8	5808	0.13	BLOCK M	
9	5890	0.14	BLOCK M	
10	5873	0.13	BLOCK M	
11	5873	0.13	BLOCK M	
12	5873	0.13	BLOCK M	
13	5873	0.13	BLOCK M	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6385	0.15	BLOCK B	
2	4949	0.11	BLOCK B	
3	4949	0.11	BLOCK B	
4	4949	0.11	BLOCK B	
5	4949	0.11	BLOCK B	
6	4950	0.11	BLOCK B	
7	4902	0.11	BLOCK B	
8	4902	0.11	BLOCK B	
9	4950	0.11	BLOCK B	
10	4951	0.11	BLOCK B	
11	4951	0.11	BLOCK B	
12	4951	0.11	BLOCK B	
13	4951	0.11	BLOCK B	
14	6389	0.15	BLOCK B	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6256	0.14	BLOCK H	
2	4964	0.11	BLOCK H	
3	4971	0.11	BLOCK H	
4	4979	0.11	BLOCK H	
5	4986	0.11	BLOCK H	
6	4994	0.11	BLOCK H	
7	5092	0.12	BLOCK H	
8	5000	0.11	BLOCK H	
9	4994	0.11	BLOCK H	
10	4987	0.11	BLOCK H	
11	4979	0.11	BLOCK H	
12	4971	0.11	BLOCK H	
13	4964	0.11	BLOCK H	
14	6346	0.15	BLOCK H	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6002	0.14	BLOCK N	
2	6050	0.14	BLOCK N	
3	6050	0.14	BLOCK N	
4	6002	0.14	BLOCK N	
5	4950	0.11	BLOCK N	
6	4950	0.11	BLOCK N	
7	4950	0.11	BLOCK N	
8	4950	0.11	BLOCK N	
9	4950	0.11	BLOCK N	
10	4950	0.11	BLOCK N	
11	4950	0.11	BLOCK N	
12	4950	0.11	BLOCK N	
13	4950	0.11	BLOCK N	
14	4950	0.11	BLOCK N	
15	4950	0.11	BLOCK N	
16	5326	0.12	BLOCK N	
17	6003	0.14	BLOCK N	
18	6050	0.14	BLOCK N	
19	6050	0.14	BLOCK N	
20	6001	0.14	BLOCK N	
21	5417	0.12	BLOCK N	
22	4950	0.11	BLOCK N	
23	4950	0.11	BLOCK N	
24	4950	0.11	BLOCK N	
25	4950	0.11	BLOCK N	
26	4950	0.11	BLOCK N	
27	4950	0.11	BLOCK N	
28	4950	0.11	BLOCK N	
29	4950	0.11	BLOCK N	
30	4950	0.11	BLOCK N	
31	4950	0.11	BLOCK N	
32	4950	0.11	BLOCK N	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6387	0.15	BLOCK C	
2	4950	0.11	BLOCK C	
3	4950	0.11	BLOCK C	
4	4950	0.11	BLOCK C	
5	4950	0.11	BLOCK C	
6	4950	0.11	BLOCK C	
7	4902	0.11	BLOCK C	
8	4902	0.11	BLOCK C	
9	4950	0.11	BLOCK C	
10	4950	0.11	BLOCK C	
11	4950	0.11	BLOCK C	
12	4950	0.11	BLOCK C	
13	4950	0.11	BLOCK C	
14	6387	0.15	BLOCK C	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6442	0.15	BLOCK I	
2	6490	0.15	BLOCK I	
3	6490	0.15	BLOCK I	
4	6490	0.15	BLOCK I	
5	6490	0.15	BLOCK I	
6	6490	0.15	BLOCK I	
7	6490	0.15	BLOCK I	
8	6490	0.15	BLOCK I	
9	6490	0.15	BLOCK I	
10	6490	0.15	BLOCK I	
11	6490	0.15	BLOCK I	
12	6490	0.15	BLOCK I	
13	6552	0.15	BLOCK I	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6002	0.14	BLOCK Q	
2	6050	0.14	BLOCK Q	
3	6050	0.14	BLOCK Q	
4	6002	0.14	BLOCK Q	
5	4950	0.11	BLOCK Q	
6	4950	0.11	BLOCK Q	
7	4950	0.11	BLOCK Q	
8	4950	0.11	BLOCK Q	
9	4950	0.11	BLOCK Q	
10	4950	0.11	BLOCK Q	
11	4950	0.11	BLOCK Q	
12	4950	0.11	BLOCK Q	
13	4950	0.11	BLOCK Q	
14	4950	0.11	BLOCK Q	
15	4950	0.11	BLOCK Q	
16	5830	0.13	BLOCK Q	
17	6002	0.14	BLOCK Q	
18	6050	0.14	BLOCK Q	
19	6050	0.14	BLOCK Q	
20	6002	0.14	BLOCK Q	
21	5830	0.13	BLOCK Q	
22	4950	0.11	BLOCK Q	
23	4950	0.11	BLOCK Q	
24	4950	0.11	BLOCK Q	
25	4950	0.11	BLOCK Q	
26	4950	0.11	BLOCK Q	
27	4950	0.11	BLOCK Q	
28	4950	0.11	BLOCK Q	
29	4950	0.11	BLOCK Q	
30	4950	0.11	BLOCK Q	
31	4950	0.11	BLOCK Q	
32	4950	0.11	BLOCK Q	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6387	0.15	BLOCK D	
2	4950	0.11	BLOCK D	
3	4950	0.11	BLOCK D	
4	4950	0.11	BLOCK D	
5	4950	0.11	BLOCK D	
6	4950	0.11	BLOCK D	
7	4902	0.11	BLOCK D	
8	4902	0.11	BLOCK D	
9	4950	0.11	BLOCK D	
10	4950	0.11	BLOCK D	
11	4950	0.11	BLOCK D	
12	4950	0.11	BLOCK D	
13	4950	0.11	BLOCK D	
14	6387	0.15	BLOCK D	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6002	0.14	BLOCK J	
2	6050	0.14	BLOCK J	
3	6050	0.14	BLOCK J	
4	6050	0.14	BLOCK J	
5	6050	0.14	BLOCK J	
6	6138	0.14	BLOCK J	
7	6558	0.15	BLOCK J	
8	7069	0.16	BLOCK J	
9	7579	0.17	BLOCK J	
10	8090	0.19	BLOCK J	
11	8600	0.20	BLOCK J	
12	9111	0.21	BLOCK J	
13	12601	0.29	BLOCK J	
14	8292	0.19	BLOCK J	Open Space
15	5689	0.13	BLOCK J	
16	5638	0.13	BLOCK J	
17	5638	0.13	BLOCK J	
18	6152	0.14	BLOCK J	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	48207	1.11	BLOCK P	Park

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	91035	2.09	BLOCK R	Open Space
2	4950	0.11	BLOCK R	
3	4950	0.11	BLOCK R	
4	4950	0.11	BLOCK R	
5	4950	0.11	BLOCK R	
6	4950	0.11	BLOCK R	
7	6383	0.15	BLOCK R	
8	6791	0.16	BLOCK R	
9	6875	0.16	BLOCK R	
10	6827	0.16	BLOCK R	
11	7115	0.16	BLOCK R	
12	6650	0.15	BLOCK R	
13	6650	0.15	BLOCK R	
14	6634	0.15	BLOCK R	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	5742	0.13	BLOCK U	
2	5749	0.13	BLOCK U	
3	5756	0.13	BLOCK U	
4	5764	0.13	BLOCK U	
5	5771	0.13	BLOCK U	
6	5779	0.13	BLOCK U	
7	5786	0.13	BLOCK U	
8	5794	0.13	BLOCK U	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6387	0.15	BLOCK E	
2	4950	0.11	BLOCK E	
3	4950	0.11	BLOCK E	
4	4950	0.11	BLOCK E	
5	4950	0.11	BLOCK E	
6	4950	0.11	BLOCK E	
7	4902	0.11	BLOCK E	
8	4902	0.11	BLOCK E	
9	4950	0.11	BLOCK E	
10	4950	0.11	BLOCK E	
11	4950	0.11	BLOCK E	
12	4950	0.11	BLOCK E	
13	4950	0.11	BLOCK E	
14	6387	0.15	BLOCK E	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	6476	0.15	BLOCK K	
2	6411	0.15	BLOCK K	
3	6411	0.15	BLOCK K	
4	7024	0.16	BLOCK K	
5	8334	0.19	BLOCK K	
6	8336	0.19	BLOCK K	
7	8338	0.19	BLOCK K	
8	8341	0.19	BLOCK K	

Lot Area Table				
Lot #	Area (Sq Ft)	Area (Acres)	Block #	Non-residential Use
1	8267	0.19	BLOCK S	
2	7537	0.17	BLOCK S	
3	7184	0.16	BLOCK S	
4	7188	0.17	BLOCK S	
5	7340	0.17	BLOCK S	
6	7495	0.17	BLOCK S	
7	7650	0.18	BLOCK S	
8	7805	0.18	BLOCK S	
9	7960	0.18	BLOCK S	
10	8115	0.19	BLOCK S	
11	1759	0.04	BLOCK S	Green Link

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "ELS #1"

MAG NAIL WITH WASHER SET IN CONCRETE FOOTING ALONG THE SOUTHWEST SIDE OF F.M. 1660 APPROX. 67' SOUTH OF A POWER POLE FOUND A THE SOUTHEAST END OF THE SUBJECT TRACT AND APPROX. 2.5' EAST OF THE END OF A GUARDRAIL LOCATED ALONG THE SOUTHWEST SIDE OF THE ROAD.

SURFACE COORDINATES:
N 10162314.42
E 3180590.24

TEXAS STATE PLANE COORDINATES:
N 10161095.08
E 3180208.61

ELEVATION = 593.93'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

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

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

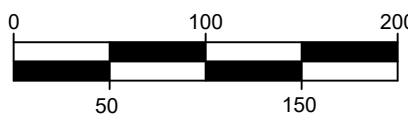
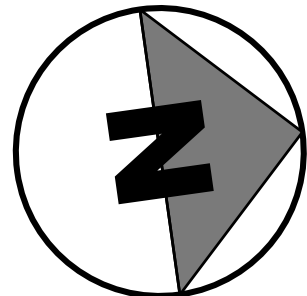
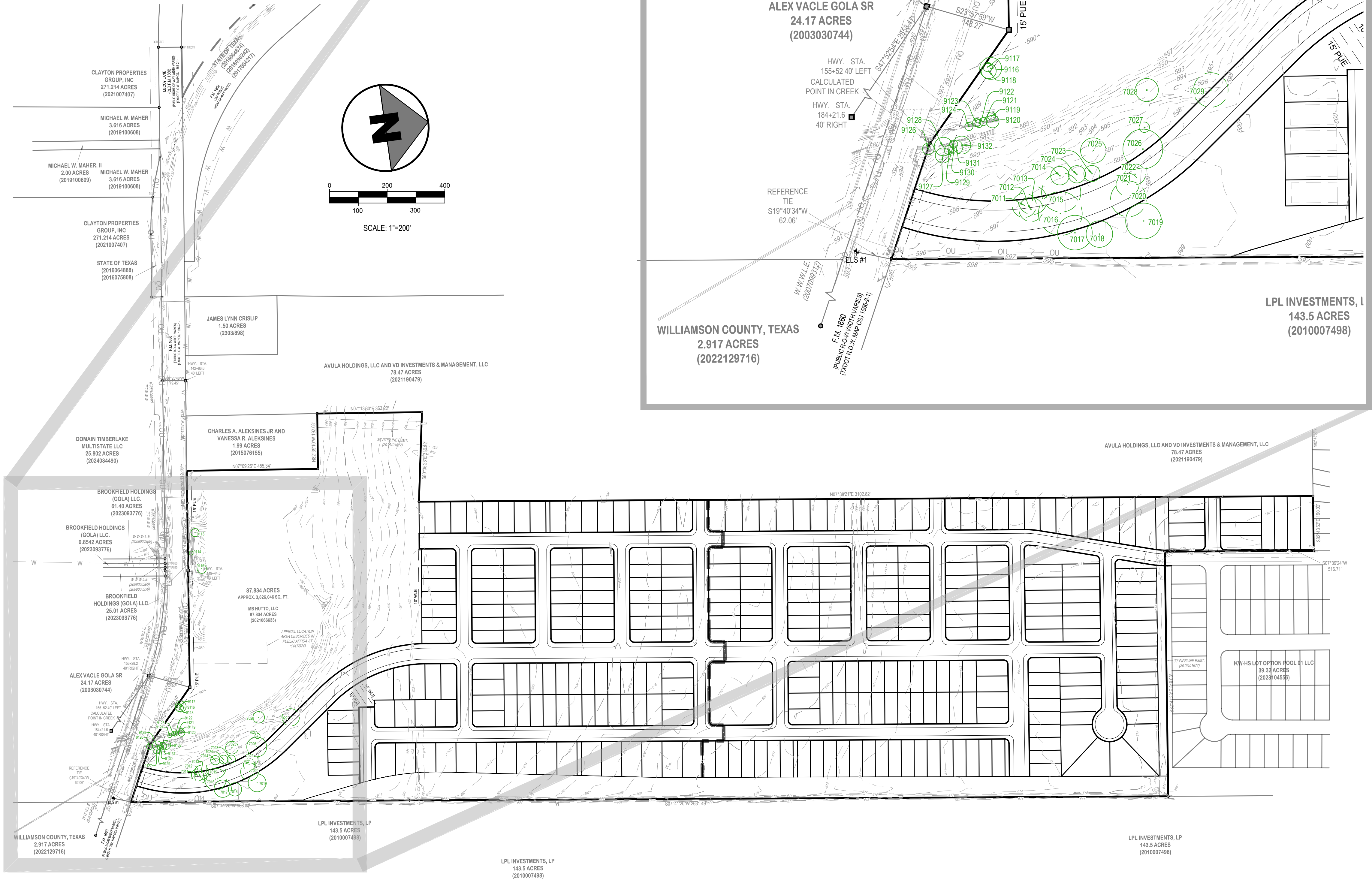
SCALED ABOUT 0.0
THETA ANGLE: 1°26'43"

SURVEYOR:
EARLY LAND SURVEYING, LLC
P.O. BOX 92568
AUSTIN, TEXAS 78709
(512) 202-8631
TBPELS FIRM NO. 10194487
JOE BEN EARLY, JR.

- THE FIELD WORK FOR BOUNDARY WAS COMPLETED ON 12/15/20.
- THE FIELD WORK FOR TOPOGRAPHY AND TREES WAS COMPLETED ON 12/18/23.
- FIELD LOCATED ADDITIONAL WASTEWATER FACILITIES ON SOUTH SIDE OF F.M. 1660 AND ADDED TO SURVEY ON 4/23/24.
- ADDITIONAL AREAS ON SOUTH SIDE OF F.M. 1660 SURVEYED ON 6/14/24.
- ADDITIONAL AREA ON NORTH SIDE OF F.M. 1660 SURVEYED ON 8/1/24.

NOTE:

ALL APPLICABLE TREES WITHIN THE PROPERTY BOUNDARY ARE SHOWN.



SCALE: 1"=100'

TREE INDEX

TAG NO.	TYPE	INDICATES	MULTI TRUNK
514	LO	17	14 11
			29.5
INDIVIDUAL TRUNK DIA. (IN INCHES)		TOTAL (ROOT ZONE)	

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

100 CEDAR TREE TO BE SAVED
10+ CEDAR TREE TO BE REMOVED

TREE LIST

7011 LIVE OAK 21
7012 LIVE OAK 21
7013 LIVE OAK 25 - HERITAGE
7014 PECAN 16
7015 COTTONWOOD 34 - PROTECTED
7016 COTTONWOOD 38 - PROTECTED
7017 LIVE OAK 30 - HERITAGE
7018 LIVE OAK 23
7019 COTTONWOOD 31 - PROTECTED
7020 COTTONWOOD 31 - PROTECTED
7021 PECAN 20
7022 AMERICAN ELM 18
7023 COTTONWOOD 14
7024 COTTONWOOD 15
7025 LIVE OAK 22
7026 PECAN 19 19 12 (34.5) - HERITAGE
7027 PECAN 9
7028 PECAN 20
7029 PECAN 30 - HERITAGE
9113 AMERICAN ELM 14
9114 PECAN 7
9115 WILLOW 16
9116 PECAN 13 12 (19) - PROTECTED
9117 PECAN 8
9118 PECAN 9 8 (13)
9119 CEDAR ELM 7
9120 AMERICAN ELM 11
9121 CEDAR ELM 7
9122 AMERICAN ELM 7
9123 AMERICAN ELM 7
9124 AMERICAN ELM 7
9126 COTTONWOOD 10
9127 AMERICAN ELM 13
9128 BOX ELDER 16
9129 CEDAR ELM 8
9130 AMERICAN ELM 7
9131 CEDAR ELM 12
9132 CEDAR ELM 11 9 (15.5)



3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

5/30/2025



MEADOW BROOK PRELIMINARY PLAT

HUTTO, TEXAS

TREE SURVEY

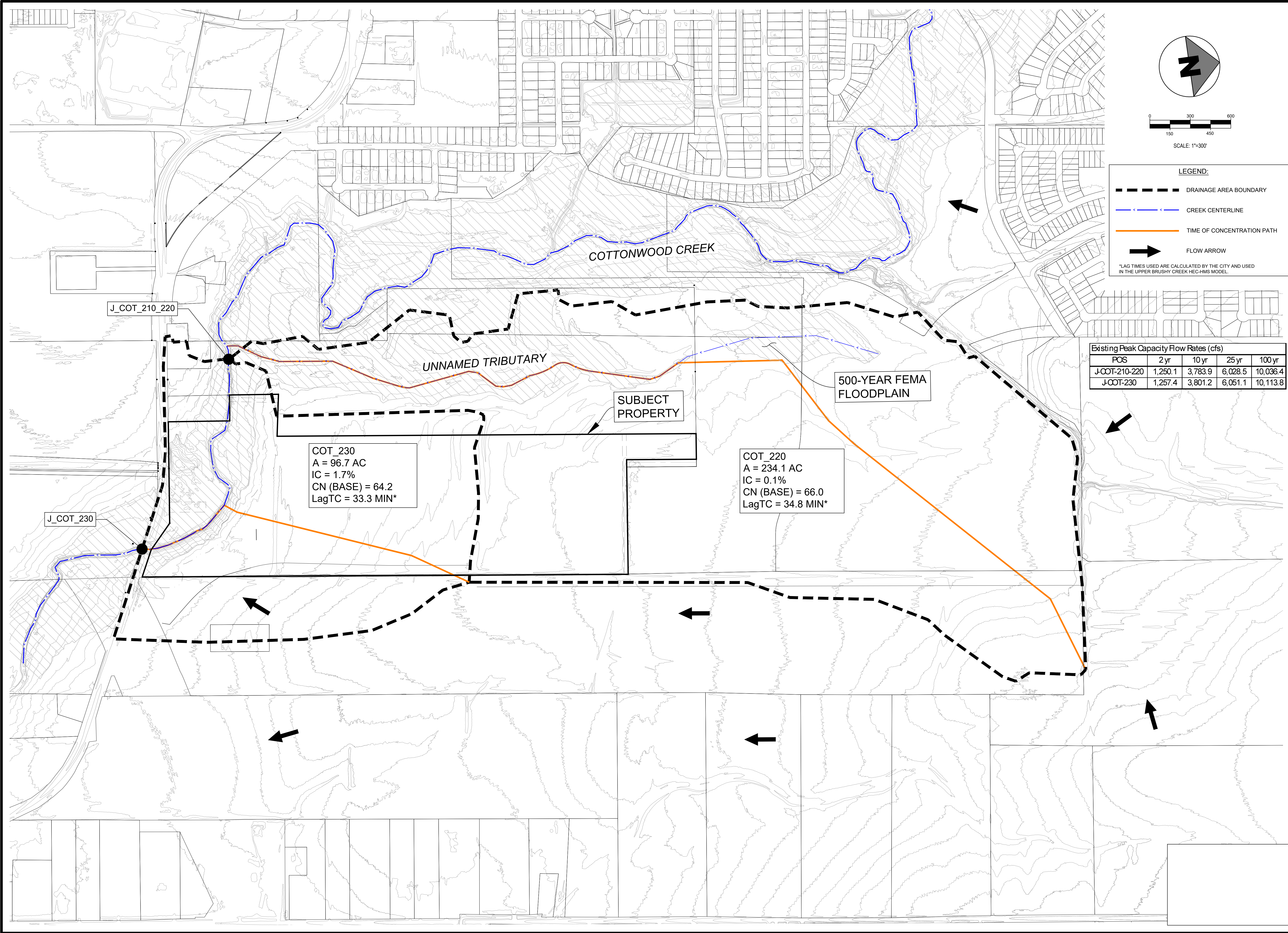
TS0

5

11

0005-001

C:\Users\Scott\GravityFile\SyncData_512\Civil\0005-001 Columnar Meadowbrook\Preliminary Plan\CAD\Sheets\0005-001 DM1.dwg 5/30/2025 2:50 PM



Date	Description	Rev

3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
F-26366

5/30/2025

SCOTT J. ANDERSON
REGISTERED PROFESSIONAL ENGINEER
147141

MEADOW BROOK PRELIMINARY PLAT

HUTTO, TEXAS

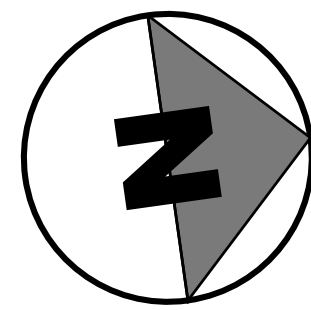
EXISTING DRAINAGE AREA LAYOUT

DM1

6

11

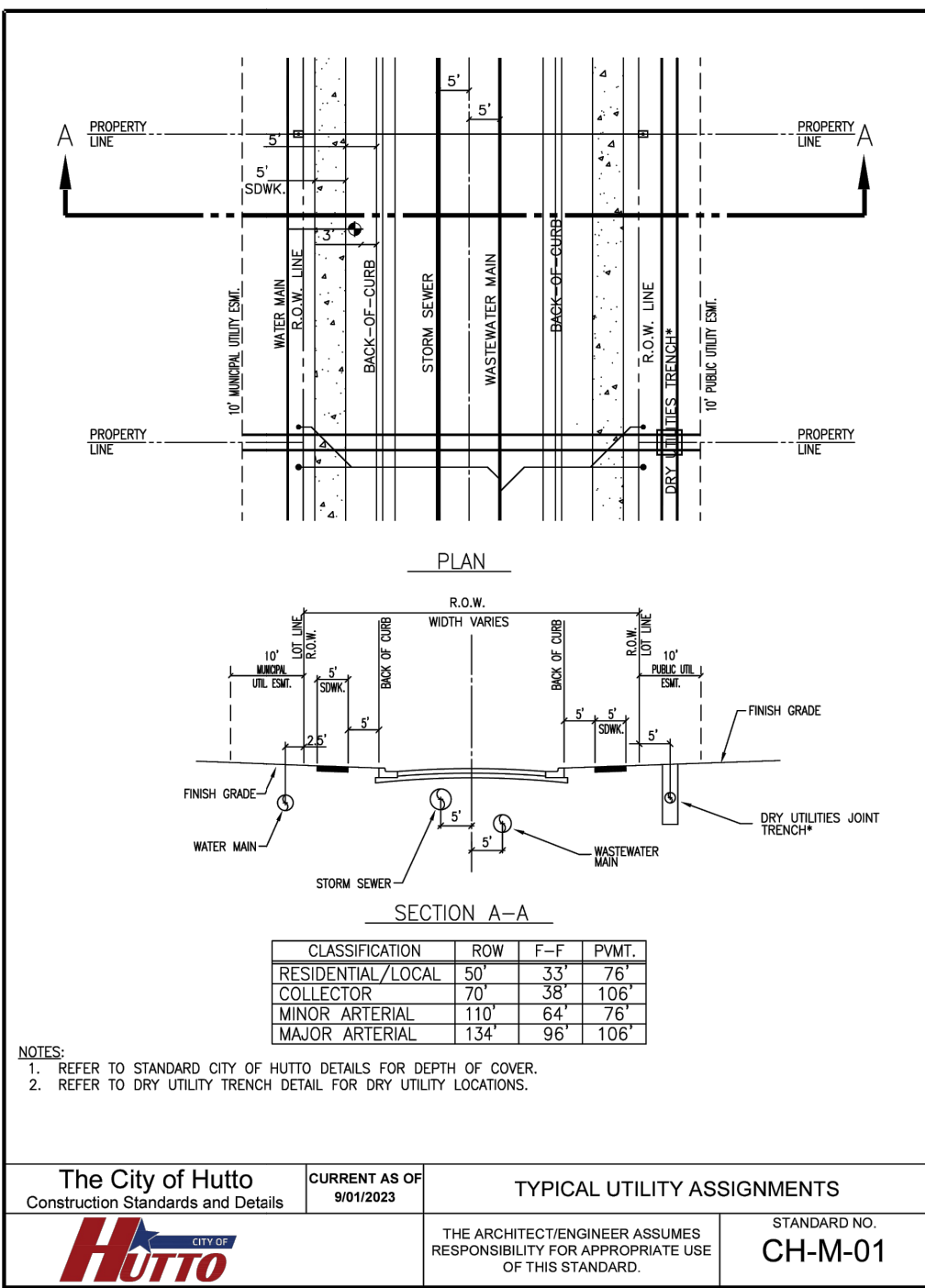
0005-001



SCALE: 1"=100'

LEGEND:

- | ELS #1 | POINT OF BEGINNING / BENCHMARK |
|---|-------------------------------------|
|  | PROPOSED BOUNDARY |
|  | PROPOSED RIGHT-OF-WAY (ROW) |
|  | PROPOSED LOT LINE |
|  | EASEMENT |
|  | 512-CALCULATED
100-YR FLOODPLAIN |
|  | RIPARIAN SETBACK |
|  | CREEK CENTERLINE |
|  | PROPOSED FACE OF CURB (FOC) |
|  | WATER LINE |
|  | GATE VALVE |
|  | FIRE HYDRANT |
|  | WASTEWATER LINE |
|  | WASTEWATER MANHOLE |
|  | STORM SEWER LINE |
|  | STORM SEWER MANHOLE |
|  | STORM SEWER CURB INLET |



MEADOW BROOK PUD SER APPROVED APRIL 25, 2023

LPL INVESTMENTS, LP
143.5 ACRES
(2010007498)

Rev	Description	Date



3839 BEE CAVE ROAD
SUITE 201
AUSTIN, TX 78746
512-266-1111

5/30/2025



MEADOW BROOK PRELIMINARY PLAT

HUTTO, TEXAS

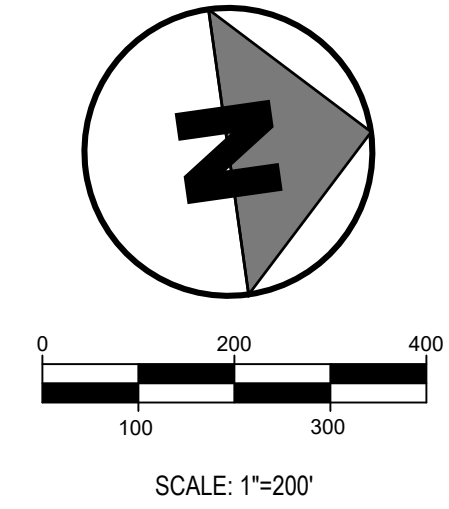
WATER & WASTEWATER LAYOUT SHEET 2 OF 2

UT2

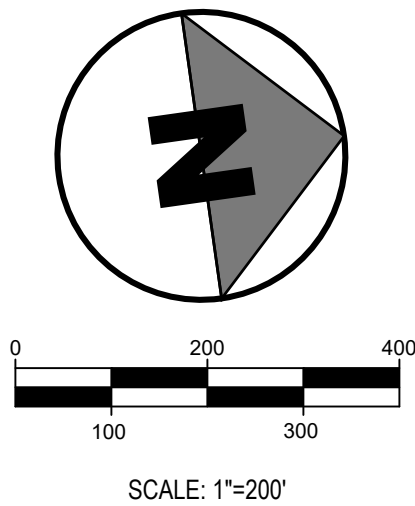
9

11

0005-001

[illegible]

C10
10 11
0005-001



-

5/30/2025

STATE OF TEXAS
SCOTT J. ANDERSON
147141
REGISTERED
PROFESSIONAL ENGINEER



ADJACENT PROPERTY OWNERS

0005-001

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission

Subject: Conduct a public hearing and consider possible action to approve a variance request for the property at 1101 Muirfield Bend Drive, 3.11 acres, more or less, of land, Lot 3, Block B of the Star Ranch Subdivision, Phase 2, Section 2, located on Muirfield Bend Drive, from the requirements, as outlined in Chapter 10, Section 10.410 and 10.410.3.4 of the Unified Development Code (UDC), to allow for an increase in the maximum allowed height and maximum square footage for monument signage.

Meeting: Tuesday, July 8, 2025

Department: Development Services

Staff Contact: John Byrum

BACKGROUND INFORMATION:

The applicant is proposing new signage for a new multi-tenant development located in the Extraterritorial Jurisdiction (ETJ). This site is a part of the Star Ranch development but is located in Travis County with frontage to State Highway 130.

The applicant originally requested to increase the maximum allowed height and square footage for this site. After further research into the Unified Development Code (UDC), since this site has frontage off of SH 130, they do not need to request an increase in the height and square footage as this is already allowed by code. However, the applicant will need to request to have two monument signs on the site as the code only allows for one monument sign fronting SH 130 per every 1,000 feet of frontage.

Adjacent Zoning and Uses:

NORTH: Extraterritorial Jurisdiction (ETJ - Travis County)

EAST: Extraterritorial Jurisdiction (ETJ - Travis County)

SOUTH: Extraterritorial Jurisdiction (ETJ - Travis County)

WEST: Extraterritorial Jurisdiction (ETJ - Travis County)

SUMMARY OF REQUEST:

The Unified Development Code, Section 10.410.3.4 allows for monument signs for multi-tenant building/retail centers to have an increased maximum height of 30 feet (as measured from the finished elevation of the frontage road in front of the venter), a maximum allowed 180 square feet per sign. The signs must be a minimum of 5 feet from the property lines and at least 100 feet from other freestanding signs on the site. The applicant is meeting all of the requirements listed above from the code.

The applicant will need to request a variance from the part of the code that states one sign fronting SH 130 per every 1,000 feet of frontage. The applicant is proposing two signs on the parcel that has

AGENDA ITEM REPORT

5.2.



less than 1,000 feet of frontage.

Variance Evaluation and Recommendation

The proposed request does meet the variance approval criteria.

- There are unique conditions peculiar to the parcel, such as an unusual shape that does not exist on adjacent parcels.
 - True. This site has ex-siting SH 130 frontage and is a part of the Star Ranch development where the site has quite a few monument signs that are larger than what is being proposed.
- Strict application of this code deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
 - True. Throughout the code, there are sections that would allow for more than one monument sign. With frontage off of SH 130 and other locations within Star Ranch are allowed more than one monument sign.
- The variance is in harmony with the spirit of this code and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
 - True. The applicant is trying to have a similar look to the rest of the Star Ranch development. The signs being proposed have a smaller height to the maximum allowed and a smaller square footage to the maximum allowed.
- Conditions resulting in the request are not self-created by disregard or ignorance of this code.
 - True. The applicant has a smaller lot compared to other sites within Star Ranch and the applicant is trying to have a similar look to the rest of the Star Ranch development.
- The variance does not confer special privilege that this code does not permit on other lands, structures or buildings in the same zoning district.
 - True. It is common for other sites within Hutto to have more than one monument sign. Other locations within the Star Ranch development have more than one monument sign.
- The variance is the minimum necessary to grant relief.
 - True. The applicant is requesting to have a similar look to the rest of the Star Ranch development.

STAFF REVIEW:

Neighbor Responses and Notification

47 notifications were sent out to property owners within 600' of this site. To date, staff has received one response in support of this variance request. That response is attached to the staff report.

Based on the findings, staff recommends approval of the proposed variance request, that would allow for two monument signs off of SH 130 with less than 1,000 feet of SH 130 frontage.

FISCAL NOTES:

AGENDA ITEM REPORT

5.2.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. 1101MuirfieldBendDrive
2. 1101_M~1
3. Commons at Star Ranch ground sign drawing REVISED
4. Commons at Star Ranch site map REVISED
5. Commons at Star Ranch variance request REVISED
6. Goodwill - McDonalds ground sign
7. Learning Experience ground sign views
8. 1101MBD-ZONING(FAVOR)



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

PLANNING & ZONING COMMISSION ON: **JULY 8, 2025**
MEETING LOCATION: **500 W. Live Oak St. – City Hall**
MEETING TIME: **7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING AND ZONING COMMISSION** will hold a public hearing regarding the variance request for the property known as **1101 Muirfield Bend Drive**, 3.11 acres, more or less, of land, Lot 3, Block B of the Star Ranch Subdivision, Phase 2, Section 2, located on Muirfield Bend Drive, from the requirements, as outlined in Chapter 10, Section 10.410 and 10.410.3.4 of the Unified Development Code (UDC), to allow for an increase in the maximum allowed height and maximum allowed square footage for monument signage.

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: http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php . or City Council agenda/packet information at least 72-hours before the meeting date here: http://www.huttotx.gov/residents/services/city_council_agendas_minutes_and_packets.php . You may also do one 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.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

=====

SURROUNDING PROPERTY OWNER’S RESPONSE

Project Name: Zoning change request for the property known as **1101 Muirfield Bend Drive**, 3.11 acres, more or less, of land, Lot 3, Block B of the Star Ranch Subdivision, Phase 2, Section 2, located on Muirfield Bend Drive, from the requirements, to allow for an increase in the maximum allowed height and maximum allowed square footage for monument signage.

Name: _____

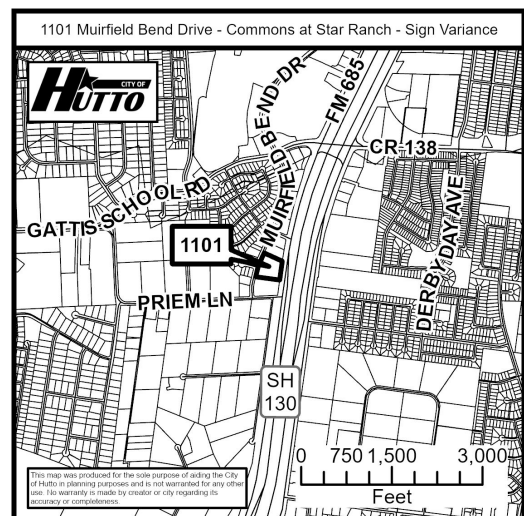
Address: _____

☐ **I AM IN FAVOR**

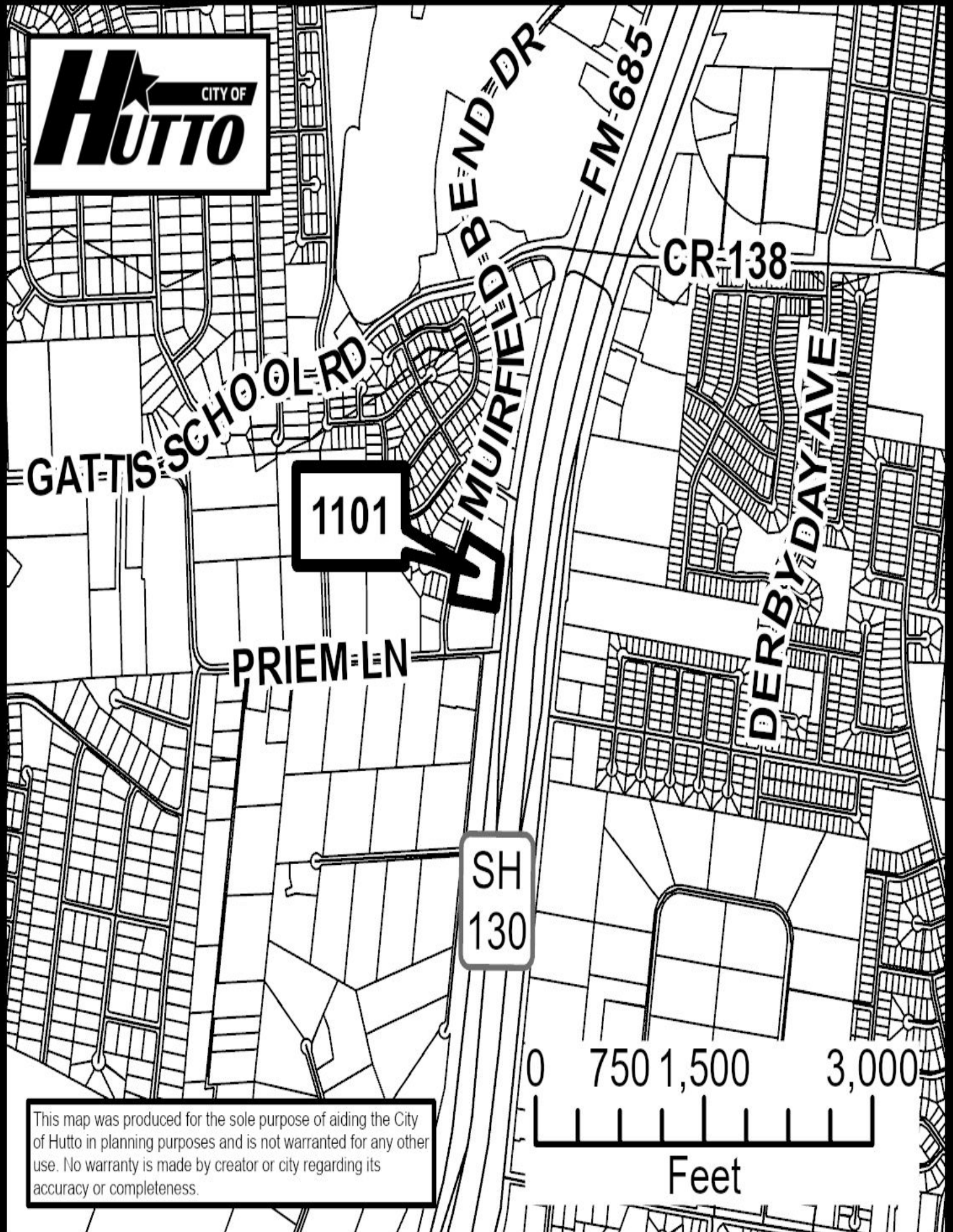
☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



1101 Muirfield Bend Drive - Commons at Star Ranch - Sign Variance



SCOPE OF WORK

- ALL ALUMINUM CONSTRUCTION, FINISH: P1
- 1/2" ACRYLIC FCO STAR & RULE-LINE ACCENT - FINISH - P2

- ALL ALUMINUM CONSTRUCTION, FINISH: P2
- ALUM. RETAINERS: 2" · ALUM. DIVIDERS: 2 1/2"
- FACES: 3/16" 7328 WHITE ACRYLIC WITH V1- **GRAPHICS FORTHCOMING**
- ILLUMINATION: 7100K WHITE LED STICKS WITH POWER SUPPLIES

- DUROCK CEMENT BOARD OVER ALUMINUM FRAME WITH BRICK/STONE CLADDING - COLOR T.B.D.
- FABRICATED ALUMINUM CAP - FINISH PAINTED - P1

- CONCRETE PAD: 3" ABOVE / 3" BELOW GRADE
- PIPE SIZE: 6.675" STD. ROUND STEEL PIPE
- CONCRETE PIER: 2'-0" DIA. x 1'-0" DEEP

☐ N/A ☐ REQUEST
☐ RECEIVED☐ N/A ☐ REQUEST
☐ RECEIVED☐ N/A ☐ REQUEST
☐ RECEIVED

SIGN LAYOUT

SCALE: 3/8" = 1'-0"

SIDE VIEW



CLIENT:	ARVO-CCR KKC
LOCATION:	MUIRFIELD BEND DRIVE, HUTTO, TX 78660
DATE:	11.25.24
SALES REP:	NATHAN NIEMEYER
DRAWN BY:	K JONES
DWG #:	24-02327

R1	12.4.24 - UPDATED TO SHOW 30' OPT - KJ
R2	3.17.25 - UPDATED SPECS & DIMS (PER KL) - KJ
P	3.17.25 - PERMIT DRAWING - KJ
R3	5.13.25 - REDESIGN - NEW MAX HT & SQ FT - KJ
R4	
R5	



PRIMARY ELECTRICAL TO BE PROVIDED BY CUSTOMER. SIGNS WILL BE WIRED FOR 120-277 VAC. FLITE SIGNS LLC MUST BE NOTIFIED IF VOLTAGE IS DIFFERENT PRIOR TO SIGN MANUFACTURING. A CLEAN, DEDICATED 20AMP CIRCUIT CONSISTING OF PRIMARY (BLK), NEUTRAL (WHT), & GROUND (GRN) ARE TO BE PROVIDED BY CUSTOMER'S LICENSED ELECTRICAL CONTRACTOR. J-BOX MUST BE LOCATED WITHIN 6FT OF SIGN, WITH BREAKER LABELED.

ELECTRICAL LOAD	
ELECTRICAL REQ'D	

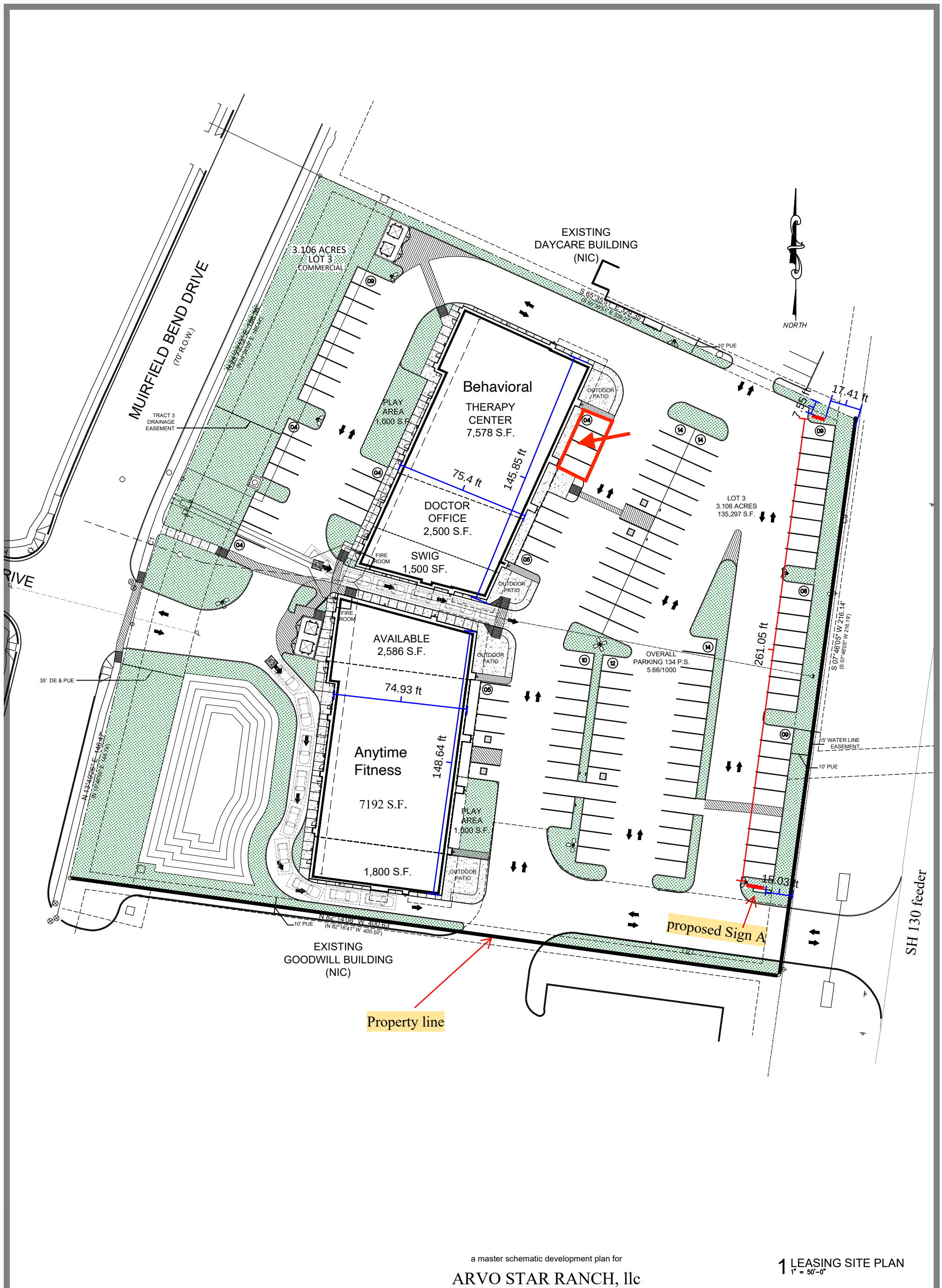


UPON REQUEST, THIS SIGN IS INTENDED TO BE FABRICATED & INSTALLED IN ACCORDANCE TO UL STANDARDS AND THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A)(1) OF THE NATIONAL ELECTRICAL CODE.

NOTES:	
APPROVED BY: _____	DATE: _____

NOTES:	
APPROVED BY: _____	DATE: _____





FONT
Design | Studio

12440 EMILY CT. SUITE 402 SUGAR LAND, TEXAS 77478
P. 713.493.9541
fontdesignstudio@gmail.com

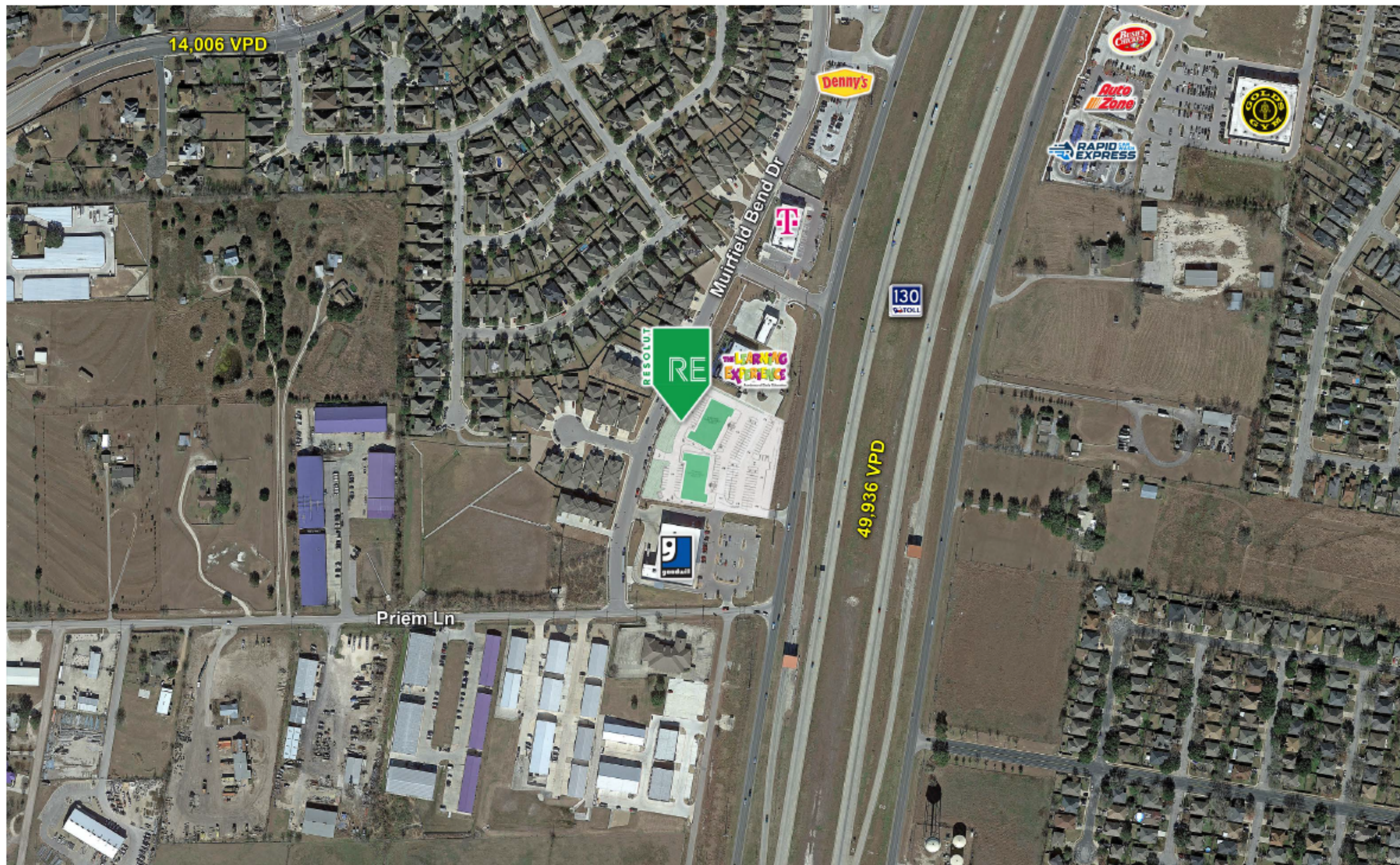
a master schematic development plan for
ARVO STAR RANCH, llc

1 LEASING SITE PLAN
1" = 50'-0"

Commons At Hutto Town Center
Retail Buildings
20808 North SH 130
Hutto Texas 78634

SITE PLAN * REVISION 02.26.2024

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



Commons at Star Ranch

20808 TX-130

Hutto, TX 78634

Re: Permit SIG-25-0020 VARIANCE REQUEST

Good morning,

We are requesting a variance for TWO pole signs with a maximum height of 16' each.

Our client's property is a single LOT but it has TWO buildings with room for SIX tenants in each building.

The buildings are addressed as 20808 TX-130 Bldg 1 and Bldg 2.

Strict adherence to the UDC – ONE pole sign with a maximum 8' height and a max area of 75 square feet would make it impossible to advertise TWELVE businesses with visibility on the TX-130 SB feeder road.

Since the UDC only allows ONE pole sign per lot, the variance is required so that our client can offer adequate advertising space to his tenants in each building.

The TWO pole signs will be over 250' apart which meets the UDC requirement of a minimum of 200' between pole signs.

The pole sign on the northern end of the property will also require a variance for a side setback of 8' instead of 10' due to the parking lot layout. To achieve the 10' side setback our client would have to place the sign in the parking space closest to the side property line.

The variance request for a maximum height of 16' is due to the parking lot being 6-8' below grade. The UDC allows for a Natural Ground level measurement to the top of the sign. Therefore, a max height of 16' is the minimum required to provide visibility to passing traffic.

Granting the variance for TWO pole signs will not impact adjacent properties as the Learning Experience is the only adjacent business with a monument sign. There is a 30' pole sign with probably 300 square feet of signage by the McDonalds so we feel that our variance request is in keeping what has already been allowed. Especially when the Goodwill tenant panel is over 2000 feet from the Goodwill building, just south of our client's property.

Thank you for your consideration.

John Shepherd

832-518-7750

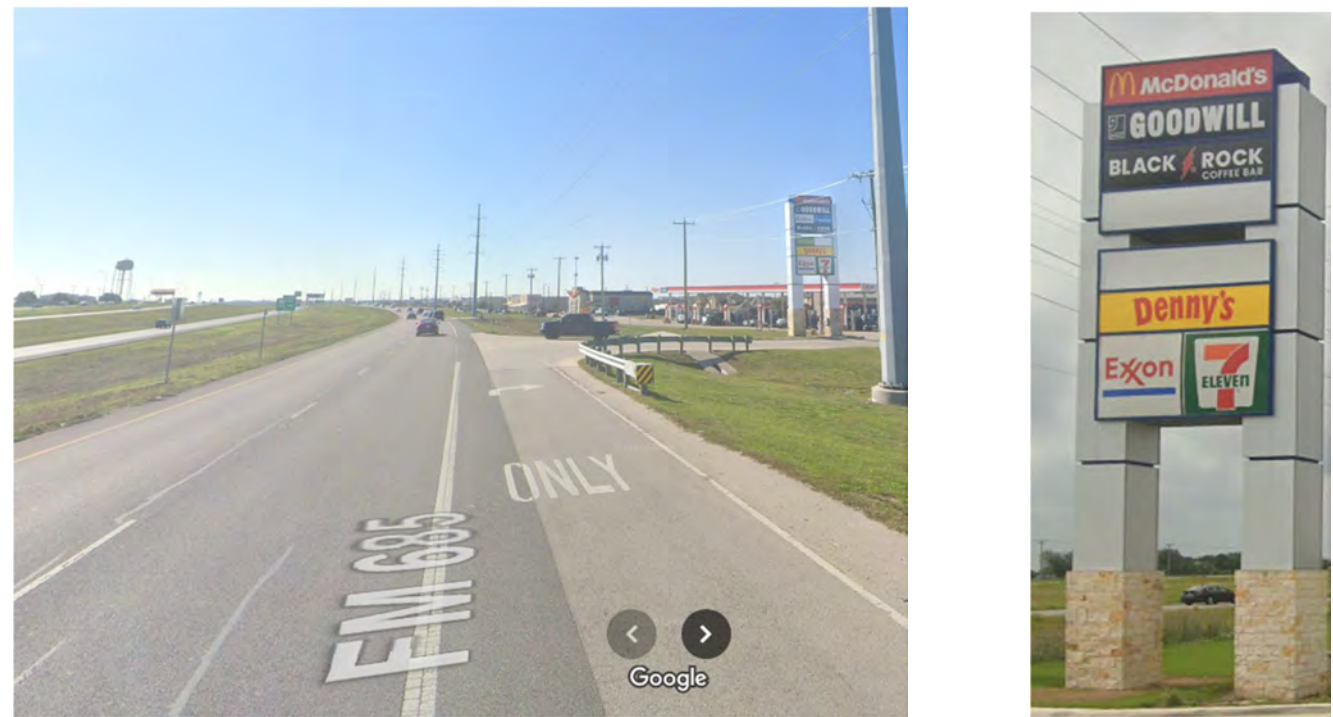
Flite Signs, LLC

6015 Skyline Drive

Houston, TX 77057

McDonalds / Goodwill ground sign

View from SB feeder lane of TX-130



View from SB main lanes of TX-130





McDonalds

ground sign

Tenants: McDonalds, Goodwill, Dennys
Dominos, 7-Eleven / Exxon

Dennys

Commons at Star Ranch
proposed ground sign

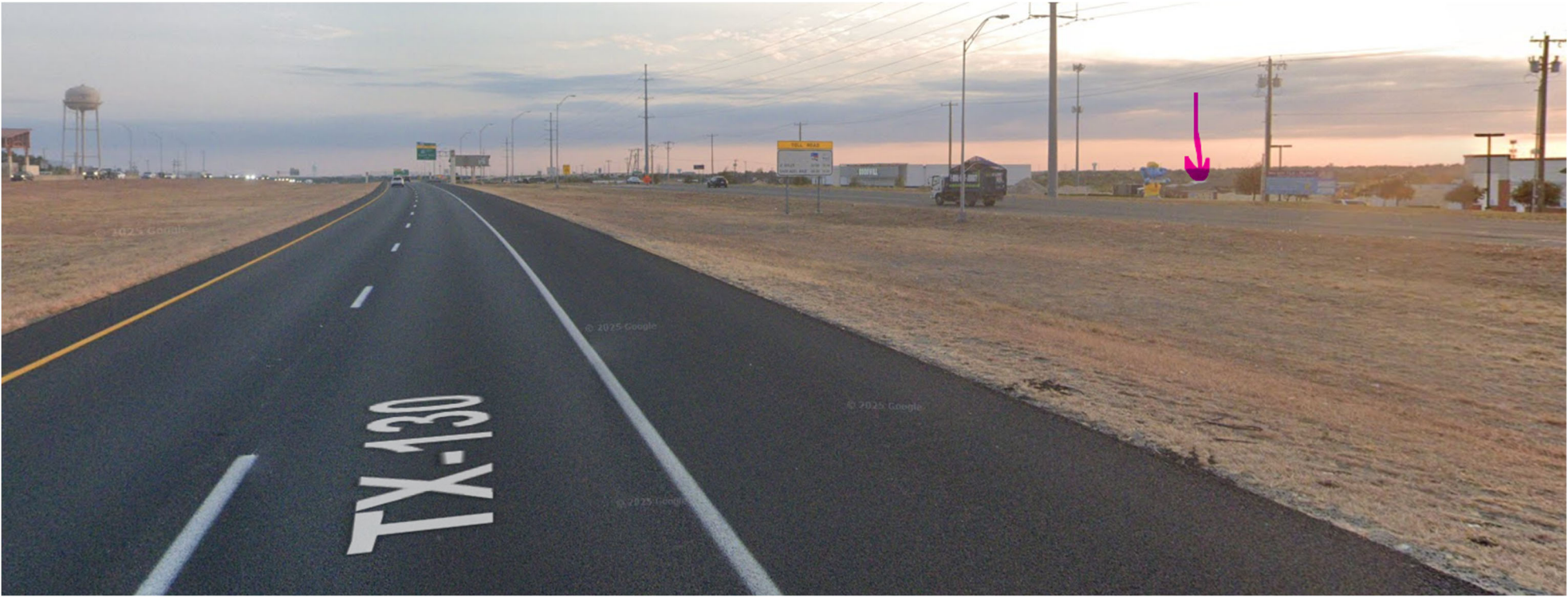
Goodwill

Learning Experience 20908 Burgan Path, Hutto, TX ground sign – dimensions 9’ W x 7’ H

View from SB feeder lane of TX-130



View from SB main lanes of TX-130





Yvette Glover

From: Jaime R. <jruvalc111@gmail.com>
Sent: Thursday, June 26, 2025 1:45 PM
To: planning
Subject: Zoning change for 1101 Muirfield Bend Drive

Case name ???

Public hearing date: July 8, 2025

Name: Jaime Ruvalcaba

Address: 20805 Prestwick Dr, Hutto, TX 78634-5550

I am in favor of the change.

Comments:

- 1: it would be nice if the change specified the current max allowed dimensions, and the new ones.
- 2: I checked the map, and it is far enough from my house, so I do not object to it.

Thanks, Jaime R.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.