



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, August 5, 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 August 5, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Elect a Chairperson and Vice Chairperson for the Planning and Zoning Commission.
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 8, 2025
- 4.3. Conduct a public hearing and consider possible action on Hutto Crossing Industrial Park Lot 1 Block A and Lot 2B Block A Replat, 22.777 acres, more or less, of land, two lots, located generally southwest of the southwest corner of US79 and SH130 on Park Central at Southside Drive.
- 4.4. Conduct a public hearing and consider possible action on Hutto Data Center Campus Subdivision One, Lot 3 Replat, 158 acres, more or less, south of the southeast corner of US Hwy 79 and CR 132.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the August 5, 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 30, 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: Elect a Chairperson and Vice Chairperson for the Planning and Zoning Commission.
Meeting: Tuesday, August 5, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

Annually, the Planning and Zoning Commission needs to elect a chairperson and vice-chairperson from its appointed members.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 8, 2025
Meeting: Tuesday, August 5, 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 7.8.2025



City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, July 8, 2025 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting opened at 7:00 PM

2. ROLL CALL

Planning and Zoning Commissioners present were: Cheryl Stewart, Rick Hudson, Tony Wertz and Norman Delay.

Not in attendance were Hazel Sherrod and Susanna Boyer who has resigned end of term.

3. PUBLIC COMMENT

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There was no public comment.

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.

A motion was made by commissioner Cheryl Stewart to approve consent items 4.1, 4.4 and 4.5 as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays.

- 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.

A motion was made by commissioner Tony Wertz to approve with conditions 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 seconded by commissioner Cheryl Stewart.

Motion passed 4 Ayes to 0 Nays

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.

A motion was made by commissioner Cheryl Stewart to approve 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 as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays

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.

A motion was made by commissioner Cheryl Stewart to approve consent items 4.1,4.4 and 4.5 as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays.

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.

A motion was made by commissioner Cheryl Stewart to approve consent items 4.1,4.4 and 4.5 as presented, seconded by commissioner Tony Wertz.

Motion passed 4 Ayes to 0 Nays.

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.

Public hearing opened at Charles Aleksines spoke as a neighbor concerned about potential flooding on his property as a result of development . Public hearing closed at 7:27 PM.

Stewart questions – How are people getting in and out of this development? – developer clarified that there is more than one entrance and new road ROW dedication.

Stewart asked about commercial lots that were on previous preliminary but not anymore. – Developer says that its in the PUD but might not happen based on how the roads realign.

Wertz asked about the neighborhood to the north and the Impacts of the traffic and asks if they could expand the road or add another exit to the neighborhood onto 1660. Wertz asked to make sure the development doesn't negatively impact the Charles. The developer spoke and stated that it is by law that they detain water on site or let it flow at same rates as before.

Rick asks if entrance in the neighborhood road will be susceptible to flooding. Rick has questions about drainage and choke points in drainage and potential detention pond and the developer stated that the submitted drainage study was approved and that they will have oversized pipes that can offer detention and slow

down the flow to prevent flooding downstream.

Stewart asks to verify that atlas 14 is the latest or if this is the most recent flood info from Williamson county and if its not the latest to review the latest data to this prelim. Wertz asked why southern most properties are in the floodplain- it is not in the floodplain.

A motion was made by commissioner Cheryl Stewart to approve as presented with conditions that engineers discuss and ensure the latest floodplain data is compared to atlas 14, seconded by commissioner Rick Hudson.

Motion Passed 4 Ayes to 0 Nays

- 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.

A Public hearing was opened at John Sheppard asked to increase the height to 20 ft and the width to 13 ft wide with 120 sq ft of advertising space. Public hearing closed at

6. **DEVELOPMENT SERVICES DIRECTOR REPORT**

Welcome to Planning and Zoning Norman Delay

any potential special called meetings regarding UDC

7. **ADJOURNMENT**

Meeting was adjourned at 8:39 PM

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.

Planning and Zoning Chair or Representative

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on Hutto Crossing Industrial Park Lot 1 Block A and Lot 2B Block A Replat, 22.777 acres, more or less, of land, two lots, located generally southwest of the southwest corner of US79 and SH130 on Park Central at Southside Drive.
Meeting: Tuesday, August 5, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed replat consists of 22.777 acres and 2 development lots. The purpose is to move an internal lot line between Lot 1 and Lot 2B, resulting in Lot 1 being sized at 17.279 acres and Lot 2B with 5.498 acres.

Current Zoning:

The subject property is zoned PUD, with a base zoning of Industrial.

Surrounding Zoning:

North: Planned Unit Development – Hutto Crossing PUD

East: Planned Unit Development – Hutto Crossing PUD

South: Planned Unit Development – Hutto Crossing PUD

West: Extra-territorial Jurisdiction (Residential)

SUMMARY OF REQUEST:

The purpose is the move an internal lot line between Lot 1 and Lot 2B, resulting in Lot 1 being sized at 17.279 acres and Lot 2B with 5.498 acres. The site is served by internal private streets. It's within Jonah SUD's water service area but currently served by private wells and wastewater is via onsite sewage facilities.

STAFF REVIEW:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law. All ten property owners within 200-feet of the subject site were notified of the replat. Staff has received no responses to date.

Staff recommends approval of the Hutto Crossing Industrial Park Lot 1, Block A and Lot 2B Block A Replat with the condition that the chairperson is updated to reflect the latest appointments prior to recordation.

FISCAL NOTES:

AGENDA ITEM REPORT

4.3.



None with this item.

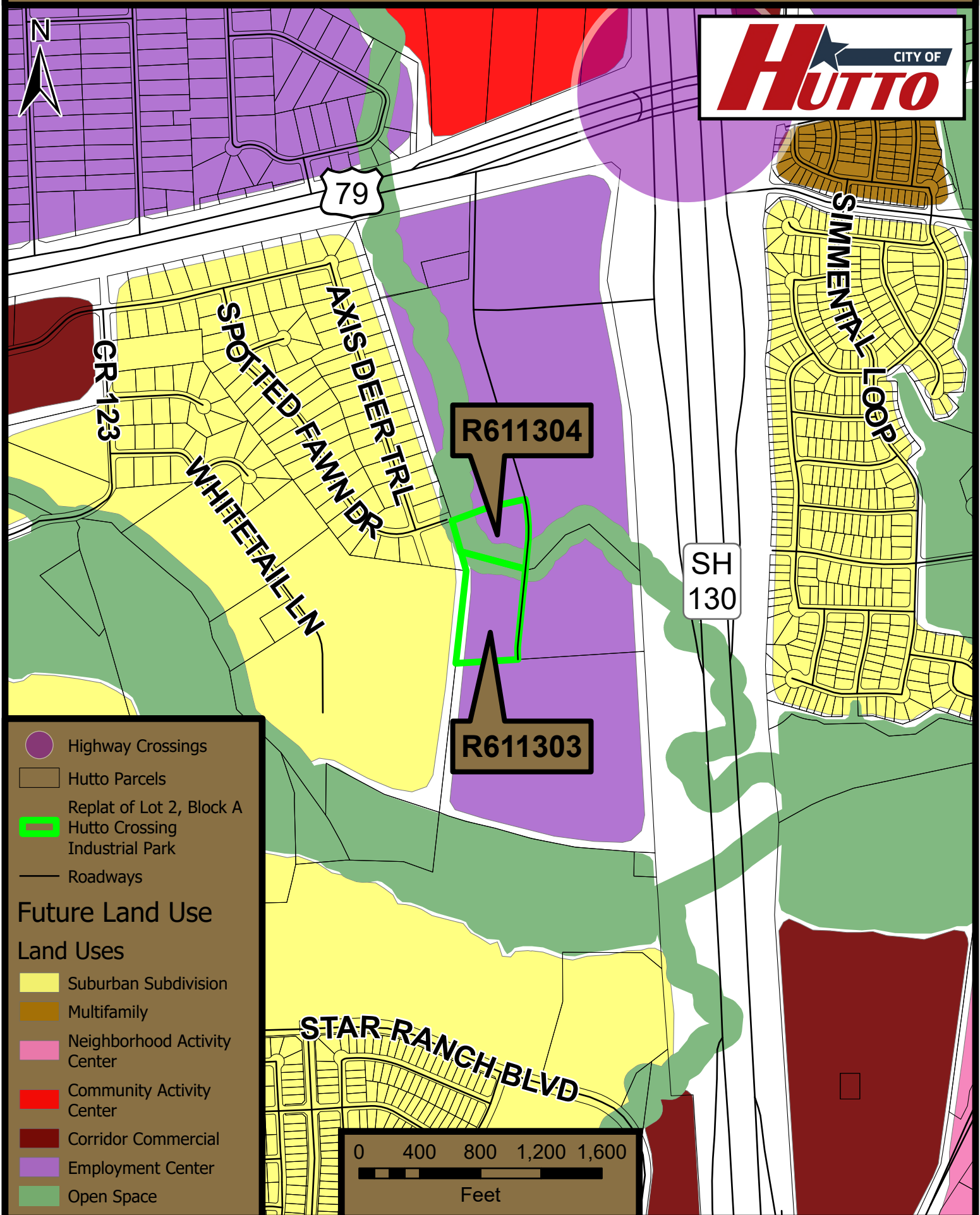
POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. Future Land Use Map HCIP RP
2. Zoning Map HCIP RP
3. HCIPLot1BlkA-Lot2BBlkAReplat-Notice(mailed)
4. HCIPLot1BlkA-Lot2BBlkAReplat-U1-Plat(7-2-25)
5. Pages from O-19-04-18-7A-Hutto Crossing PUD Amendment 3

Replat of Lot 2, Block A Hutto Crossing Industrial Park



Highway Crossings
 Hutto Parcels
 Replat of Lot 2, Block A
 Hutto Crossing Industrial Park
 Roadways

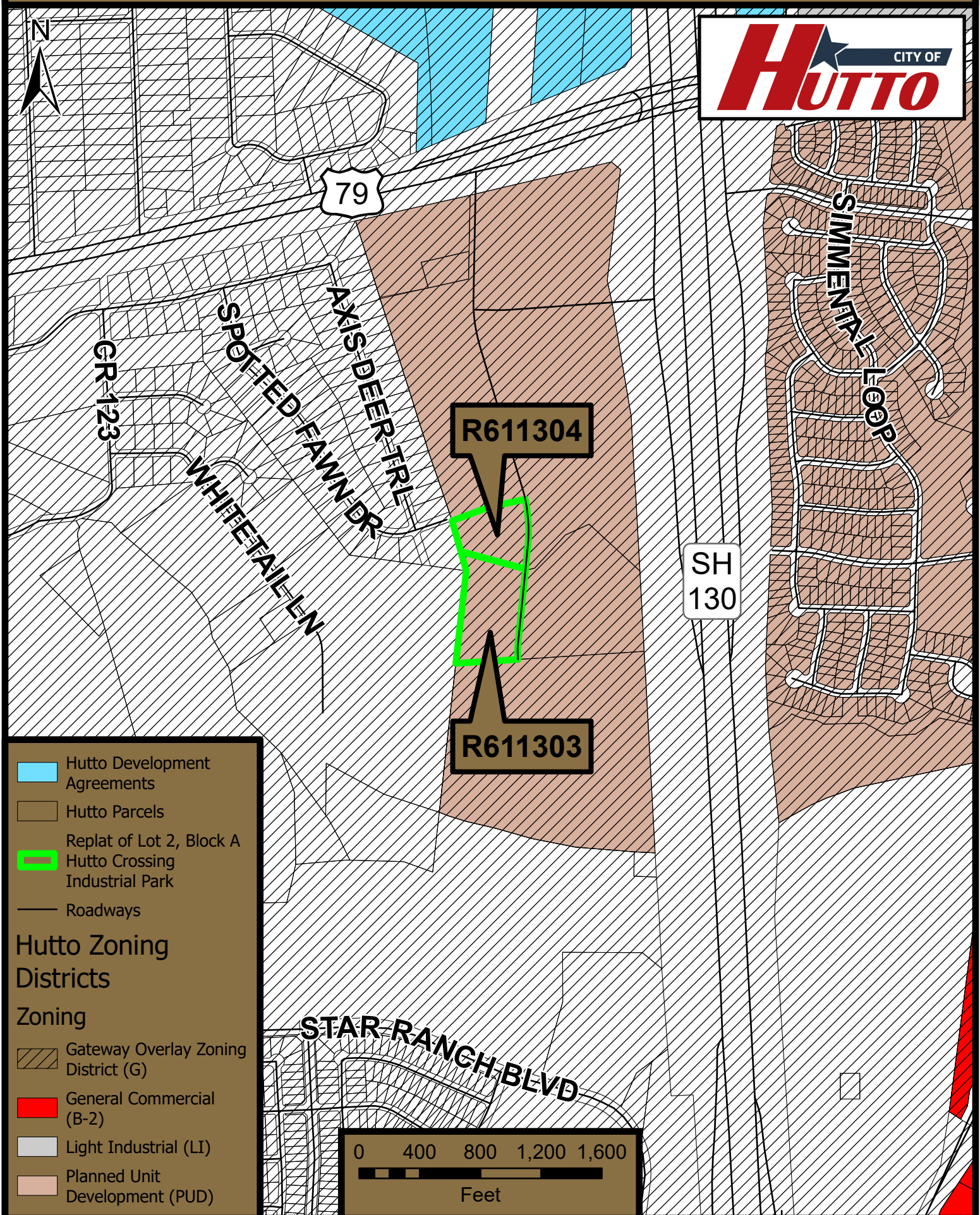
Future Land Use

Land Uses

- Suburban Subdivision
- Multifamily
- Neighborhood Activity Center
- Community Activity Center
- Corridor Commercial
- Employment Center
- Open Space



Replat of Lot 2, Block A Hutto Crossing Industrial Park

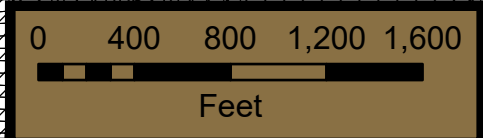


-  Hutto Development Agreements
-  Hutto Parcels
-  Replat of Lot 2, Block A
-  Hutto Crossing Industrial Park
-  Roadways

Hutto Zoning Districts

Zoning

-  Gateway Overlay Zoning District (G)
-  General Commercial (B-2)
-  Light Industrial (LI)
-  Planned Unit Development (PUD)





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

PLANNING & ZONING COMMISSION ON: AUGUST 5, 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 Hutto Crossing Industrial Park Lot 1 Block A and Lot 2B Block A Replat, 22.777 acres, more or less, of land, two lots, located on Park Central at Southside Drive.

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 Hutto Crossing Industrial Park Lot 1 Block A and Lot 2B Block A Replat, 22.777 acres, more or less, of land, two lots, located on Park Central at Southside Drive.

Name: _____

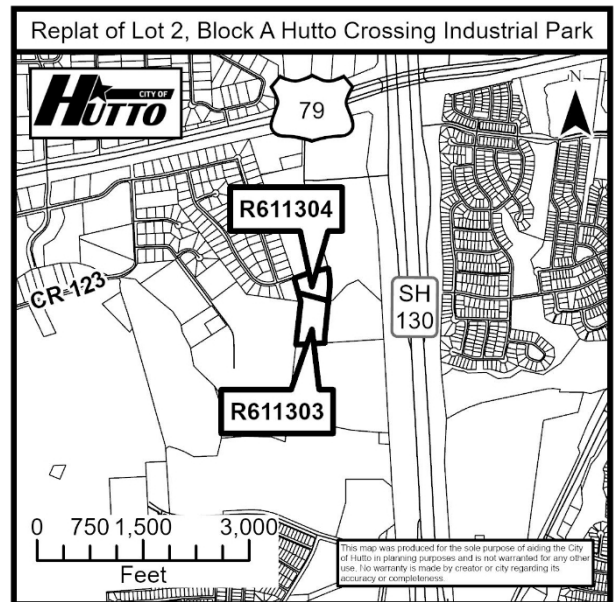
Address: _____

I AM IN FAVOR

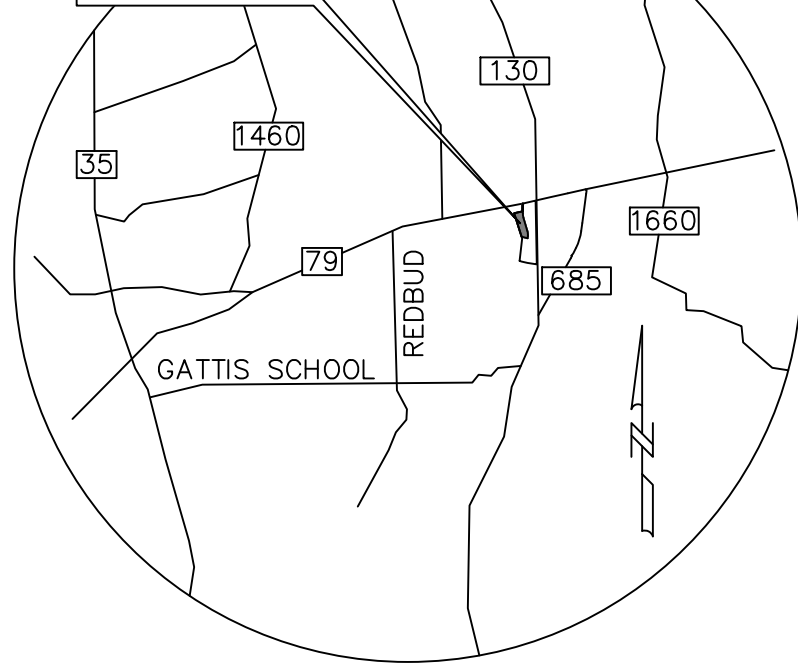
I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



PROJECT LOCATION



LOCATION MAP
SCALE: 1" = 2000'

OWNERS: YBAT SHOP, LLC
375 W. LOUIS HENNA BLVD.
AUSTIN, TEXAS 78728

HUTTO CROSSING, LLC
P.O. BOX 830
LEANDER, TEXAS 78646

ACREAGE: 22.777 ACRES

PATENT SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT 422

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 22.777 - DEVELOPMENT

NUMBER OF LOTS BY TYPE: 2 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: 10 March 2025

DATE OF PLANNING AND ZONING COMMISSION REVIEW: 08 April 2025

ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665

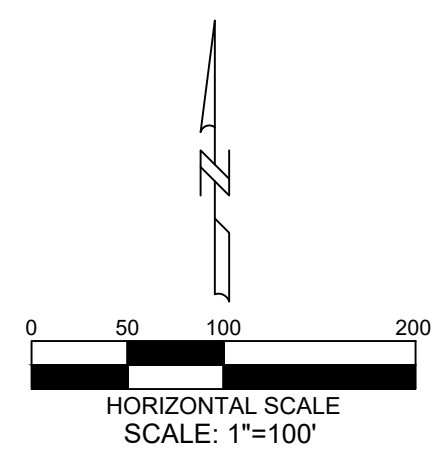
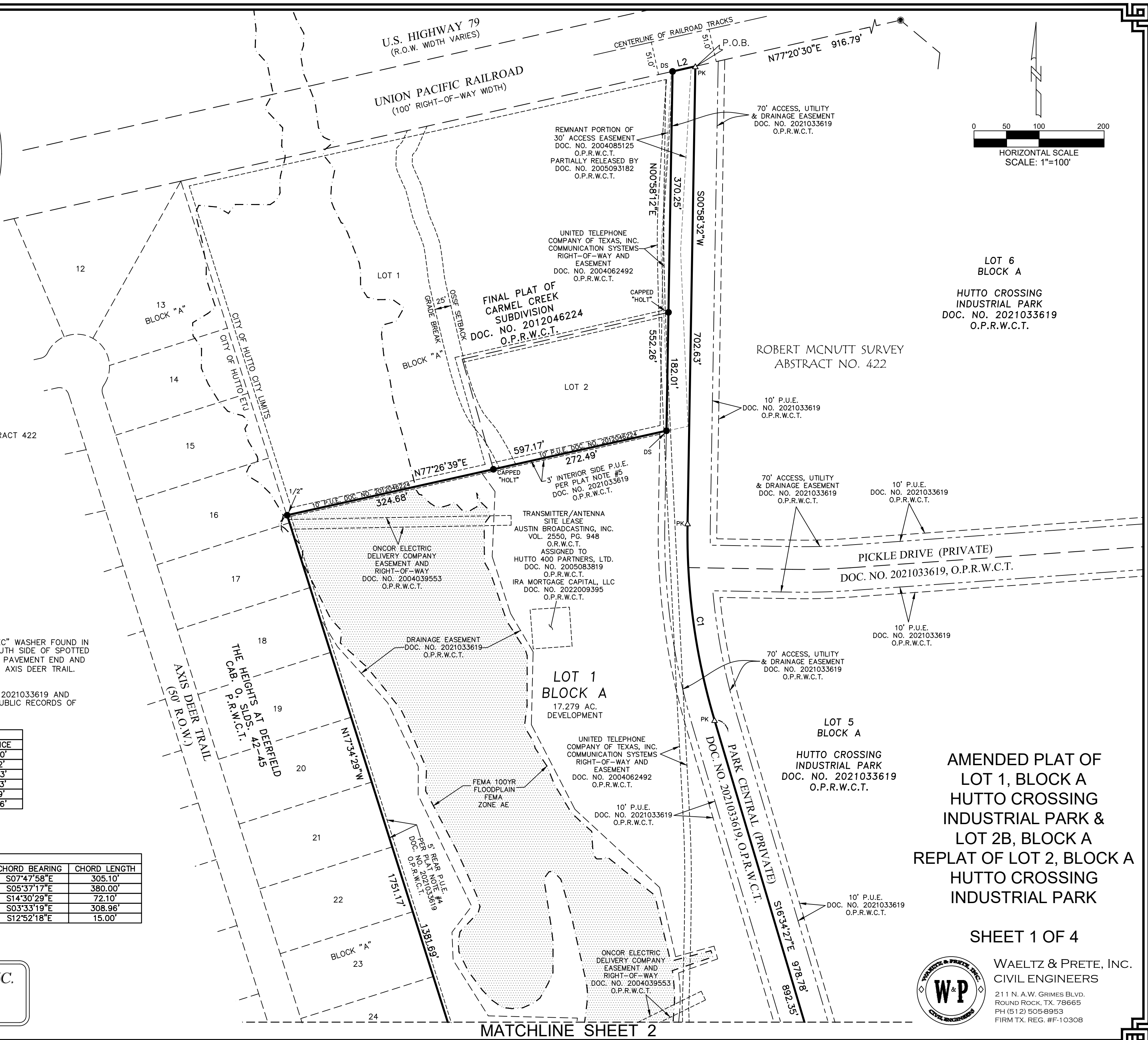
SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900

BENCHMARK DESCRIPTION AND ELEVATION: TBM 10: PK NAIL WITH "STANTEC" WASHER FOUND IN CONCRETE RIBBON CURB ON SOUTH SIDE OF SPOTTED FAWN DRIVE ±90' WEST OF THE PAVEMENT END AND ±150' EAST OF THE CENTERLINE AXIS DEER TRAIL. ELEV. = 622.23'. VERTICAL DATUM: NAVD 88 AS SHOWN ON DOCUMENT NOS. 2021033619 AND 2021085670 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°19'53"W	150.00'
L2	N77°14'57"E	35.92'
L3	S17°34'29"E	137.43'
L4	S17°34'29"E	116.43'
L5	S17°34'29"E	29.89'
L6	S17°34'29"E	223.16'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1000.00'	306.30'	17°32'58"	S07°47'58"E	305.10'
C2	1000.00'	382.32'	21°54'20"	S05°37'17"E	380.00'
C3	1000.00'	72.12'	4°07'56"	S14°30'29"E	72.10'
C4	1000.00'	310.20'	17°46'24"	S03°33'19"E	308.96'
C5	1000.00'	15.00'	0°51'34"	S12°52'18"E	15.00'

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



**LOT 6
BLOCK A**
HUTTO CROSSING INDUSTRIAL PARK
DOC. NO. 2021033619
O.P.R.W.C.T.

ROBERT MCNUTT SURVEY
ABSTRACT NO. 422

10' P.U.E.
DOC. NO. 2021033619
O.P.R.W.C.T.

70' ACCESS, UTILITY & DRAINAGE EASEMENT
DOC. NO. 2021033619
O.P.R.W.C.T.

10' P.U.E.
DOC. NO. 2021033619
O.P.R.W.C.T.

PICKLE DRIVE (PRIVATE)
DOC. NO. 2021033619, O.P.R.W.C.T.

10' P.U.E.
DOC. NO. 2021033619
O.P.R.W.C.T.

70' ACCESS, UTILITY & DRAINAGE EASEMENT
DOC. NO. 2021033619
O.P.R.W.C.T.

**LOT 5
BLOCK A**

HUTTO CROSSING INDUSTRIAL PARK
DOC. NO. 2021033619
O.P.R.W.C.T.

**AMENDED PLAT OF
LOT 1, BLOCK A
HUTTO CROSSING INDUSTRIAL PARK &
LOT 2B, BLOCK A
HUTTO CROSSING INDUSTRIAL PARK**

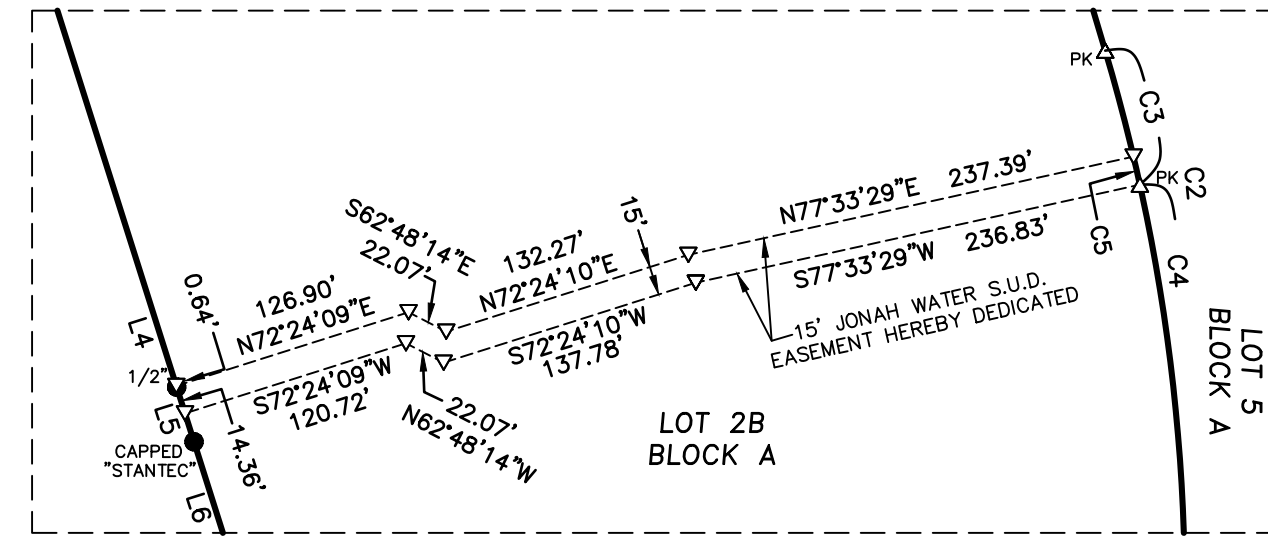
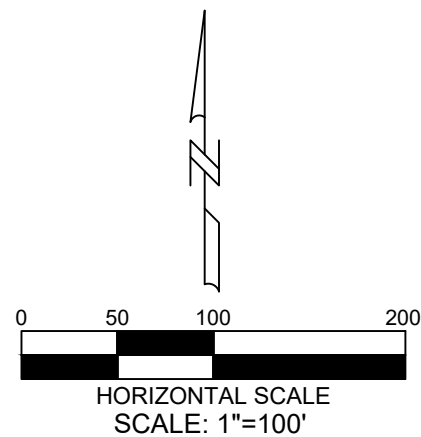
SHEET 1 OF 4



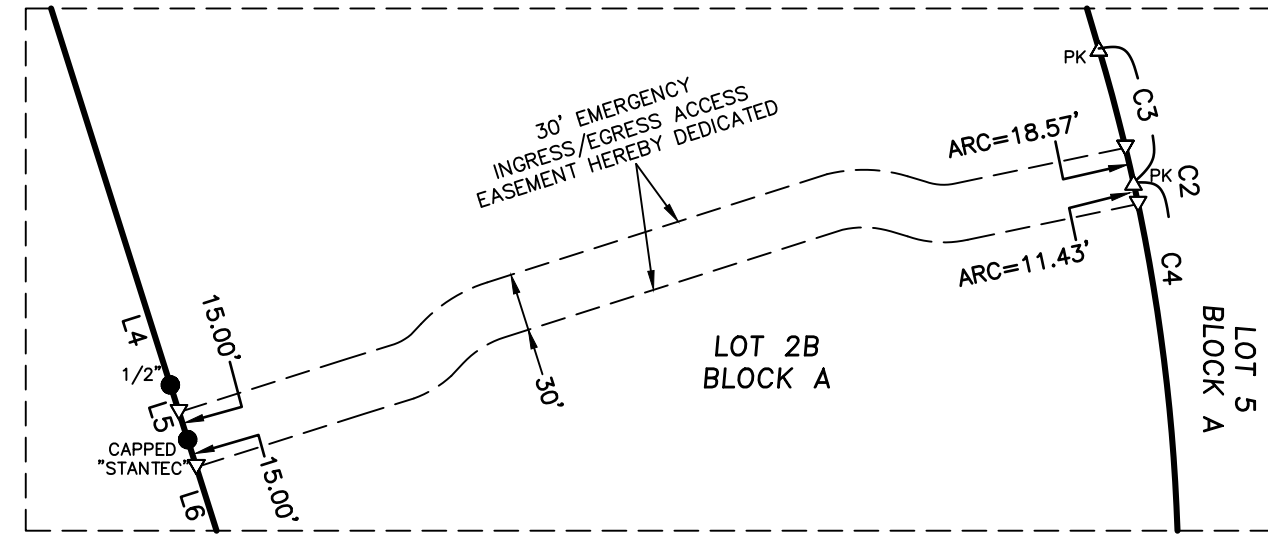
WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

MATCHLINE SHEET 2

MATCHLINE SHEET 1



DETAIL 'A'
SCALE: 1" = 100'



DETAIL 'B'
SCALE: 1" = 100'

LEGEND

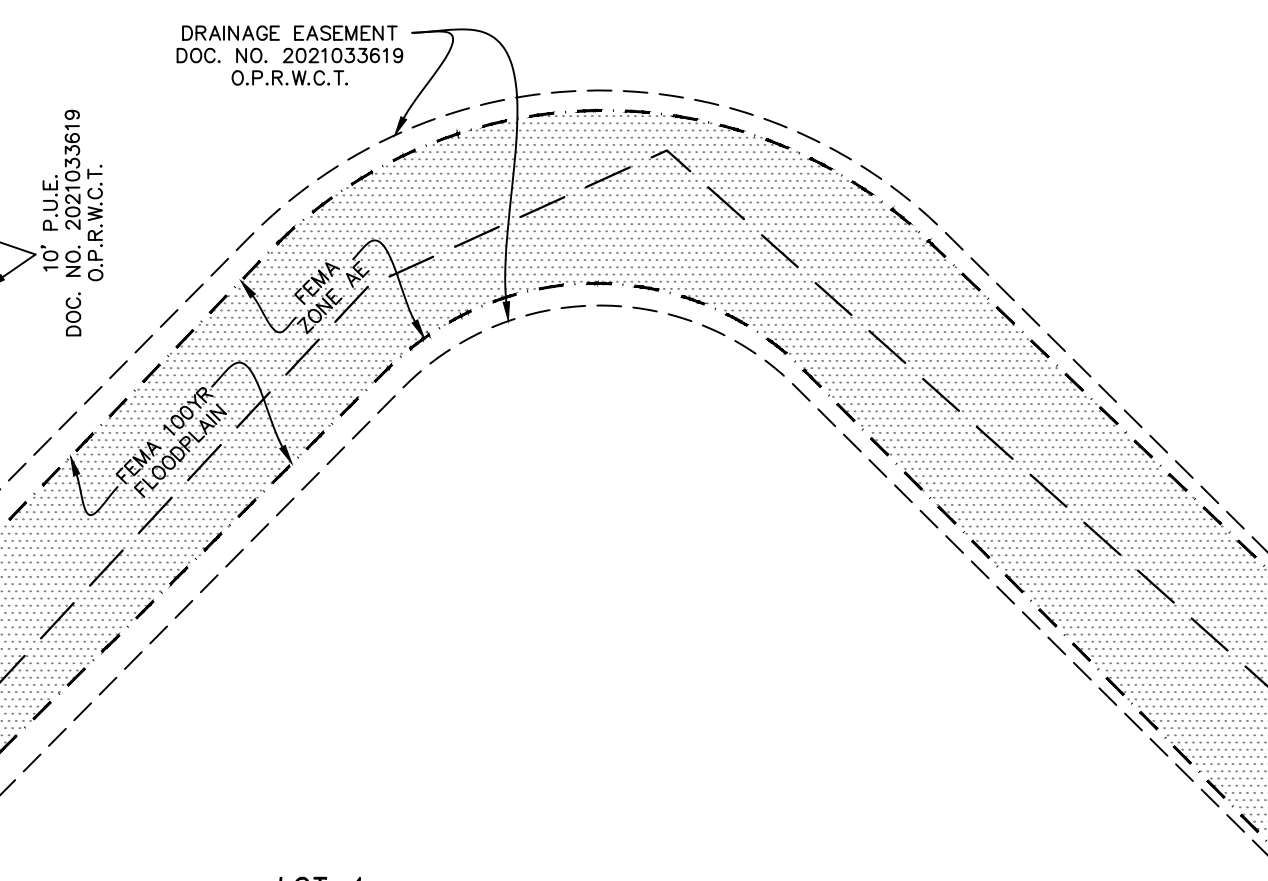
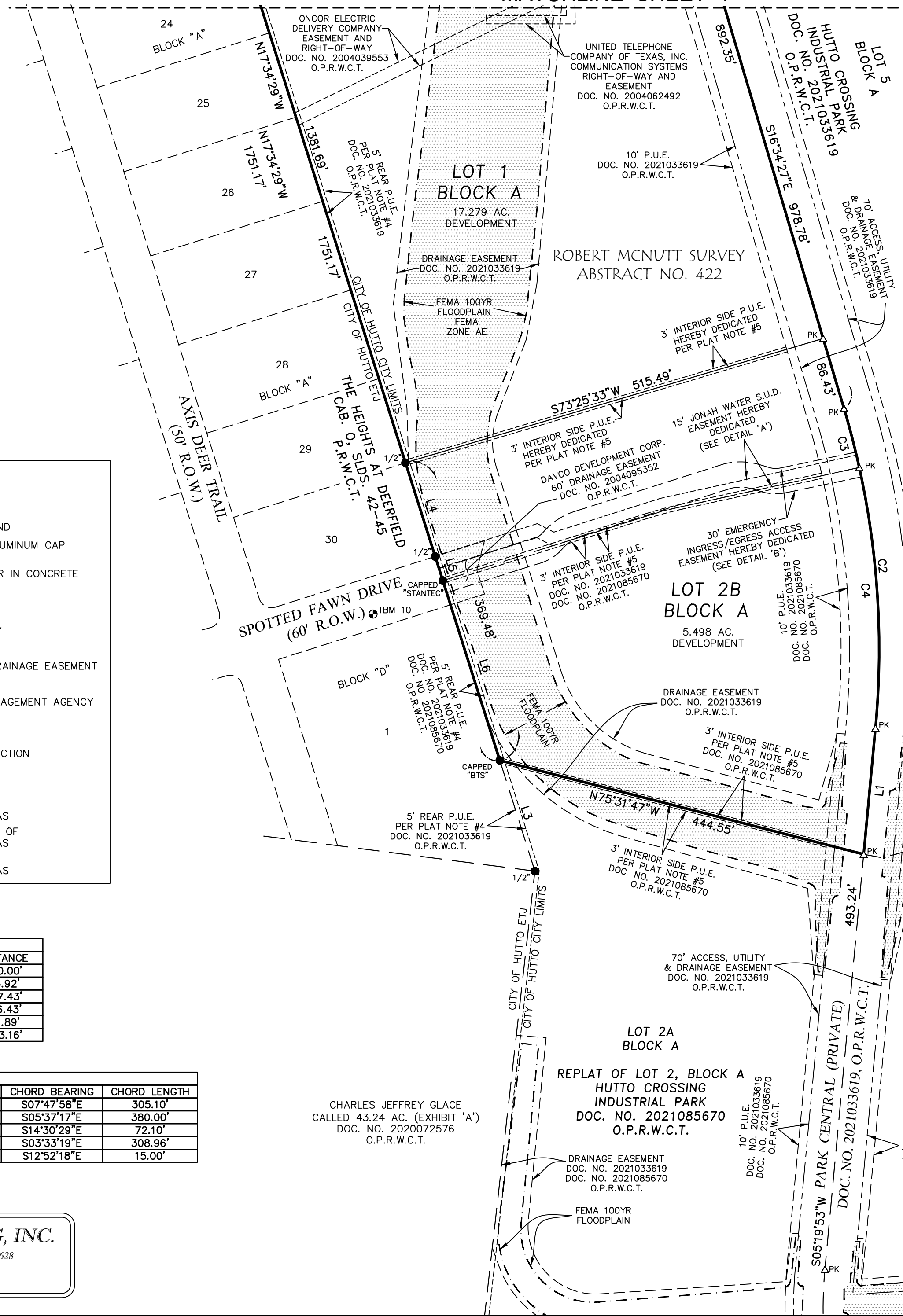
- IRON ROD FOUND
- ⊙ CGSF COTTON GIN SPINDLE FOUND
- ⊙ IRON ROD FOUND WITH ALUMINUM CAP MARKED "TXDOT"
- △ PK PK NAIL SET WITH WASHER IN CONCRETE
- ⊙ BENCHMARK
- ▽ CALCULATED POINT
- AMENDED PLAT BOUNDARY
- - - FEMA 100YR FLOODPLAIN
- - - 70' ACCESS, UTILITY & DRAINAGE EASEMENT
- - - EASEMENT LINE
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- ETJ EXTRATERRITORIAL JURISDICTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TABLE

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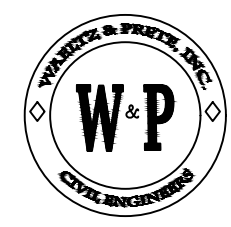


LOT 4
BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK
DOC. NO. 2021033619
O.P.R.W.C.T.

AMENDED PLAT OF
LOT 1, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK &
LOT 2B, BLOCK A
REPLAT OF LOT 2, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK

SHEET 2 OF 4

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



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

METES AND BOUNDS DESCRIPTION

FOR A 22.777 ACRE TRACT OF LAND SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021033619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF LOT 2B, BLOCK A, REPLAT OF LOT 2, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021085670 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 22.777 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a PK nail set in concrete on the northeast corner of said Lot 1, Block A, and the northwest corner of Lot 6, Block A of said Hutto Crossing Industrial Park, same being on the north termination of the centerline of Park Central a private drive as shown on said Document No. 2021033619, same being on the south right-of-way line of the Union Pacific Railroad (100' right-of-way width) for the northeast corner and POINT OF BEGINNING hereof, from which an iron rod found with aluminum cap marked "TXDOT" monumenting the northeast corner of said Lot 6, Block A, same being on said south right-of-way of the Union Pacific Railroad, bears N 77°20'30"E for a distance of 916.79 feet;

THENCE, with said centerline of Park Central, in part with the east boundary line of said Lot 1, Block A, in part with the east boundary line of said Lot 2B, Block A, in part with the west boundary line of said Lot 6, Block A, and in part with the west boundary line of Lot 5, Block A of said Hutto Crossing Industrial Park, the following five (5) courses and distances:

1. S 00°58'32"W for a distance of 702.63 feet to a PK nail set with washer in concrete on the beginning of a curve to the left;
2. With said curve to the left an arc length of 306.30 feet, said curve having a radius of 1000.00 feet, a delta angle of 17°32'58" and a chord which bears S 07°47'58"E for a distance of 305.10 feet to a PK nail set with washer in concrete on the end of this curve;
3. S 16°34'27"E for a distance of 978.78 feet to a PK nail set with washer in concrete on the beginning of a curve to the right;
4. With said curve to the right an arc length of 382.32 feet, said curve having a radius of 1000.00 feet, a delta angle of 21°54'20" and a chord which bears S 05°37'17"E for a distance of 380.00 feet to a PK nail set with washer in concrete on the end of this curve;
5. S 05°19'53"W for a distance of 150.00 feet to a PK nail set with washer for the southeast corner of said Lot 2B, Block A, the northeast corner of Lot 2A, Block A of said Replat of Lot 2, Block A, Hutto Crossing Industrial Park, the southwest corner of said Lot 5, Block A and the northwest corner of Lot 4, Block A of said Hutto Crossing Industrial Park, for the southeast corner hereof, from which a PK nail set with washer on the beginning of a curve to the left on the east boundary line of said Lot 2A, Block A, and the west boundary line of said Lot 4, Block A, same being on said centerline of Park Central, bears S 05°19'53"W for a distance of 493.24 feet;

THENCE, N 75°31'47"W with the south boundary line of said Lot 2B, Block A and the north boundary line of said Lot 2A, Block A, for a distance of 444.55 feet to an iron rod found with cap marked "BTS", monumenting the southwest corner of said Lot 2B, Block A and the northwest corner of said Lot 2A, Block A, same being on the east boundary line of Lot 1, Block D, The Heights at Deerfield a subdivision recorded in Cabinet O, Slides 42-45 of the Plat Records of Williamson County, Texas, for the southwest corner hereof, from which a 1/2" iron rod found monumenting the southeast corner of said Lot 1, Block D and the northeast corner of the called 43.24 acre tract of land (Exhibit 'A') conveyed to Charles Jeffrey Glace, recorded in Document No. 2020072576 of the Official Public Records of Williamson County, Texas, same being an angle point on the west boundary line of said Lot 2A, Block A, bears S 17°34'29"E for a distance of 137.43 feet;

THENCE, N17°34'29"W with the east boundary line of said The Heights at Deerfield, in part with the west boundary line of said Lot 2B, Block A, in and in part with the west boundary line of said Lot 1, Block A, for a distance of 1751.17 feet to a 1/2" iron rod found monumenting the most westerly northwest corner of said Lot 1, Block A, Hutto Crossing Industrial Park and the southwest corner of Lot 1, Block A, Final Plat of Carmel Creek Subdivision, recorded in Document No. 2012046224 of the Official Public Records of Williamson County, Texas, for the most westerly northwest corner hereof;

THENCE, N 77°26'39"E with the south boundary line of Lot 1, Block A and Lot 2, Block A of said Final Plat of Carmel Creek Subdivision common with the boundary line of said Lot 1, Block A, Hutto Crossing Industrial Park, passing at a distance of 324.68 feet an iron rod found with cap marked "HOLT" monumenting the most southerly southeast corner of said Lot 1, Block A, Carmel Creek Subdivision and the southwest corner of said Lot 2, Block A, Final Plat of Carmel Creek Subdivision, in all a total distance of 597.17 feet to an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the southeast corner of said Lot 2, Block A, Carmel Creek Subdivision and an interior ell corner of said Lot 1, Block A, Hutto Crossing Industrial Park, for an interior ell corner hereof;

THENCE, N 00°58'12"E with the east boundary line of said Lot 2, Block A, Carmel Creek Subdivision, the east boundary line of said Lot 1, Block A, Final Plat of Carmel Creek Subdivision, common with the boundary line of said Lot 1, Block A, Hutto Crossing Industrial Park, passing at a distance of 182.01 feet an iron rod found with cap marked "HOLT" monumenting the northeast corner of said Lot 2, Block A, Carmel Creek Subdivision and the most easterly southeast corner of said Lot 1, Block A, Carmel Creek Subdivision, in all a total distance of 552.26 feet to an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the most northerly northwest corner of said Lot 1, Block A, Hutto Crossing Industrial Park and the northeast corner of said Lot 1, Block A, Carmel Creek Subdivision, same being on said south right-of-way line of the Union Pacific Railroad, for the most northerly northwest corner hereof;

THENCE, N 77°14'57"E with the north boundary line of said Lot 1, Block A, Hutto Crossing Industrial Park and said south right-of-way line of the Union Pacific Railroad for a distance of 35.92 feet to the POINT OF BEGINNING hereof and containing 22.777 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 0.999890029.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO HUTTO CROSSING PUD OR UDC REQUIREMENTS.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND CONNECTION IS MADE TO SEPTIC UNTIL PUBLIC WASTEWATER IS AVAILABLE.
7. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER HUTTO CROSSING PUD OR UDC REQUIREMENTS.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE HUTTO CROSSING PUD OR UDC REQUIREMENTS.
9. 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.
10. 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.
11. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0515F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
12. 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.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. 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.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
18. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. # 2021022943.
19. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: JONAH WATER S.U.D. (OR ON-SITE WELL)
WASTEWATER: CITY OF HUTTO (OR ON-SITE OSSF)
ELECTRIC: ONCOR
GAS: ATMOS
20. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. MINIMUM FINISHED FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE ULTIMATE 100-YEAR FLOOD PLAIN.
22. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET OUT IN EXHIBIT 'B', RECORDED IN VOLUME 841, PAGE 491 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

AMENDED PLAT OF
LOT 1, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK &
LOT 2B, BLOCK A
REPLAT OF LOT 2, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK

SHEET 3 OF 4

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



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

OWNER'S CERTIFICATION:

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

THAT HUTTO CROSSING, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2024016197 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID CERTAIN TRACT BEING THE REMNANT PORTION OF LOT 1, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021033619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS AMENDED PLAT OF LOT 1, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK & LOT 2B, BLOCK A, REPLAT OF LOT 2, BLOCK A, HUTTO INDUSTRIAL PARK.

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

LOGAN OWENS, MANAGER
HUTTO CROSSING, LLC
P.O. BOX 830
LEANDER, TEXAS 78646

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

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 _____ DATE
PLANNING AND ZONING COMMISSION VICE CHAIR

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE ____ DAY OF _____, 20____.

MIKE SNYDER, MAYOR _____ DATE ANGELA LEWIS, CITY SECRETARY _____ DATE

OWNER'S CERTIFICATION:

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

THAT YBAT SHOP, LLC, AS THE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THE CALLED 3.767 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021095185 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID CERTAIN TRACT BEING ALL OF LOT 2B, BLOCK A, THE REPLAT OF LOT 2B BLOCK A, HUTTO CROSSING INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021085670 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OWNER OF THAT CERTAIN 1.731 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.731 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK, RECORDED IN DOCUMENT NO. 2021033619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS AMENDED PLAT OF LOT 1, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK & LOT 2B, BLOCK A, REPLAT OF LOT 2, BLOCK A, HUTTO INDUSTRIAL PARK.

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

RUSSELL MORRISON, CPA
375 LOUIS HENNA BLVD.
HUTTO, TEXAS 78728
(512) 719-5700

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR _____ DATE

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF HUTTO CROSSING INDUSTRIAL PARK, RECORDED IN DOCUMENT NO. 2021033619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ON THE REPLAT OF LOT 2, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK, RECORDED IN DOCUMENT NO. 2021085670 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

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

I, ANTONIO A. PRETE, 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 ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 02 DAY OF JULY _____, 2025

Antonio A. Prete

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665



SURVEYOR'S CERTIFICATION:

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

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON JANUARY 10, 2025.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 1ST DAY OF JULY _____, 2025.

Shane Shafer

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900

NOT FOR RECORDATION
FOR REVIEW ONLY



COUNTY CLERK CERTIFICATION:

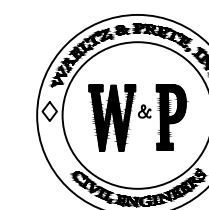
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

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

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

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

BY: _____ DEPUTY



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

AMENDED PLAT OF
LOT 1, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK &
LOT 2B, BLOCK A
REPLAT OF LOT 2, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK

SHEET 4 OF 4

Context	
X	Permitted use permitted by right, subject to conditions and performance standards for the use. All permitted uses are subject to conditions set forth in Section 10.202 of the UDC .
-	Not a permitted use
*	Permitted use permitted by right within the designated overlay area and shown on Exhibit A – PUD Development Plan, subject to conditions and performance standards for the use. All permitted uses are subject to conditions set forth in Section 10.202 of the UDC

Permitted Uses

2.2.2.2 Residential Uses

Residential Uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Assisted living facility	X	X	X	X
Boarding and rooming house	-	-	-	-
Dwelling: live-work	X	X	X	X
Dwelling: accessory unit	X	X	X	X
Dwelling: manufactured	-	-	-	-
Dwelling: multiple unit	X	X	X	X
Dwelling: single household attached	X	X	X	X
Dwelling: single household detached	-	X	X	X
Dwelling: single household village	-	X	X	X
Dwelling: single household zero lot line	-	X	X	X
Dwelling: two to four household	-	X	X	X
Group home	-	-	-	-
Halfway House	-	-	-	-
Independent living facility	X	X	X	X
Manufactured home park	-	-	-	-
Nursing home	X	X	X	X

2.2.2.3 Commercial and Retail Uses

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Adult oriented use	-	-	-	-
Bakery: retail	X	X	X	X
Bank	X	X	X	X
Campground, recreational vehicle park	-	-	-	-
Car wash	-	-	-	-
Club/lodge facility	X	X	X	X
Convenience store	X	X	X	X
Convenience store: with gasoline sales	X	X	X	X
Day care: child (1-6 children)	X	X	X	X
Day care: child (greater than 6 children)	X	X	X	X

Hutto Crossing

April 16, 2013

PUD Amendment #3 March 18, 2019

7

Commercial and retail uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Day care: adult (1-4 persons)	X	X	X	X
Day care: adult (greater than 4 persons)	X	X	X	X
Day care: pet	X	X	X	X
Day labor agency	-	-	-	-
Entertainment facility, theater	X	-	X	X
Farm product sales	X	X	X	X
Food catering	X	X	X	X
Funeral home	X	-	X	X
Gas station	X	-	X	X
Grocery store	X	X	X	X
Indoor recreation facility	X		X	X
Instructional facility	X	X	X	X
Kennel	-	-	-	-
Large item sales and rental: class 1	X	-	X	X
Large item sales and rental: class 2	X	-	X	X
Lodging establishment	X	X	X	X
Lodging establishment: bed and breakfast	X	X	X	X
Manufactured home sales	-	-	-	-
Nightclub	X	-	X	X
Office: medical	X	X	X	X
Office: professional	X	X	X	X
Outdoor recreation facility	X	X	X	X
Personal and business service shop	X	X	X	X
Print shop	X	X	X	X
Restaurant, bar	X	X	X	X
Retail store (no more than 10,000 sq. ft.)	X	X	X	X
Retail store (greater than 10,000 sq. ft.)	X	-	X	X
Special services	-	-	-	-
Travel plaza, truck stop	-	-	-	-
Vehicle auction	-	-	-	-
Veterinary clinic	X	X	X	X
Enhanced architectural self-storage facilities		*	*	X

2.2.2.4 Industrial Uses

Industrial uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
General industrial use	-	-	-	X
Heavy industrial use	-	-	-	X
Junkyard	-	-	-	-
Light industrial use	-	-	X	X
Research laboratory	-	-	X	X
Self-storage facility	-	*	*	X
Trade use	X	-	X	X
Vehicle minor repair facility	X	-	X	X
Vehicle major repair facility	-	-	-	X
Vehicle storage facility	-	-	-	-
Warehouse and distribution facility	-	-	X	X

2.2.2.5 Institutional Uses

Institutional and civic uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Amenity center	X	X	X	X
Aquatic facility	X	X	X	X
Athletic facility	X	X	X	X
Cemetery	-	-	-	-
Community facility	X	X	X	X
Golf course	-	-	-	-
Hospital	X	-	X	X
Park	X	X	X	X
Park and ride lot (as principal use)	X	-	X	X
Place of worship or assembly	X	X	X	X
Public utility substation	X	X	X	X
School: no more than 5 students	X	X	X	X
School: at least 6 students	X	X	X	X
Transit station	X	-	X	-

2.2.2.6 Temporary Uses

Temporary uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Construction equipment storage lot	-	-	X	X
Construction field office	X	X	X	X
Garage sale	X	X	X	X
Model home / lot sales	X	X	X	X
Portable storage container	X	X	X	X
Temporary building	-	-	X	X

* A self-storage facility overlay area within Development Areas A and C extending south 300 feet from the northern property line adjacent to the Union Pacific Railroad and east within Development Area A to the private drive serving the commercial pad site uses fronting Chris Kelley Boulevard (see Exhibit A – PUD Development Plan). Within this overlay area, self-storage facilities are a permitted use.

2.2.2.7. Accessory uses

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

Accessory uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Antenna, radio hobbyist \leq max ht in district	X	X	X	X
Antenna, radio hobbyist \geq max ht in district	-	-	-	-
Antenna, non-residential: \leq 15 ft. above roofline	X	X	X	X
Antenna, non-residential use: other	X	X	X	X
Wireless facility: attached	X	X	X	X
Wireless facility: concealed	X	X	X	X
Wireless facility: freestanding	-	-	-	-
Donation drop-off box	X	X	X	X
Drive through facility	X	X	X	X
Home occupation	X	X	X	X
Residential accessory structure	X	X	X	X
Satellite dish	X	X	X	X
Swimming pool	X	X	X	X
Vending machine (outdoor)	X	X	X	X

Accessory uses	DevAreaA	DevAreaB	DevAreaC	DevAreaD
Free-standing cisterns	X	X	X	X
Wind energy system	X	X	X	X

2.2.3. Applicability and enforcement

2.2.3.1. New and undefined uses

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

- Impacts of the use, including externalities and use of public services and infrastructure
- The use is similar in nature and impact to a use listed and defined as a permitted use in the PUD
- The use is not similar in nature and impact to a use defined and listed as a prohibited use in the PUD, or prohibited in the PUD but permitted in a different district
- The use conforms to the intent of this PUD
- The interpretation does not lower the protection given to the public by this PUD
- The use does not have the potential to create a dynamic that would harm the vitality or future development potential of surrounding commercial, industrial and residential areas
- Performance standards and conditions for uses similar in nature and impact are also considered

If Development Services staff finds the proposed land use is not appropriate for the district, the applicant may appeal the decision to the City Council within 60 days of determination.

2.3. Use Specific Design Standards

2.3.1. Large item sales and rental (Class 1, 2, and 3)

2.3.1.1. Architecture

Separate structures (service building, car wash, used car sales building, etc.) on a site must share architectural detail and design elements similar or compatible to the host building to provide a cohesive project site.

Vehicle service areas and bays must be screened or sited so they are not visible from the street.

Garage doors cannot face the street.

Garage doors must be integrated into the overall design theme of the site with color, texture, and windows.

2.3.1.2. Parking, circulation, and stacking

Vehicle display parking and inventory areas are not exempt from site planning standards.

Exhibit A- PUD Development Plan



AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on Hutto Data Center Campus Subdivision One, Lot 3 Replat, 158 acres, more or less, south of the southeast corner of US Hwy 79 and CR 132.
Meeting: Tuesday, August 5, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Hutto Data Center Replat proposed to reconfigure the existing three lots into five individual lots. The site is generally north of the east/west portion of County Road 132, south of US 79 and east of north/south portion County Road 132. The property was annexed in 2023 and zoned Light Industrial (LI) in compliance with the Future Land Use Map. The subject property is currently an active construction site, this plat will not hinder the progress on the property, only further divide and define the lots.

Current Zoning:
The subject property is zoned Industrial

Surrounding Zoning:
North: Railroad ROW and Oncor station (ETJ)
South: CR 132 ROW and a small portion of undeveloped land (AG zoning)
East: ETJ with Development Agreement
West: ETJ with Development Agreement

SUMMARY OF REQUEST:

The application was reviewed to ensure consistency with both applicable state laws and the adopted development standards within the Unified Development Code (UDC). Staff has determined that the request is in compliance with all applicable rules. All eight property owners within 200-feet of the subject site were notified of the replat. Staff has received no responses to date.

STAFF REVIEW:

Staff recommends approval of the Hutto Data Center Subdivision One, Lot 3 Replat with the condition the signature for the Planning and Zoning Commission is updated to reflect the new chairperson.

FISCAL NOTES:

None with this item.

POLICY IMPLICATIONS:

None with this item.

AGENDA ITEM REPORT

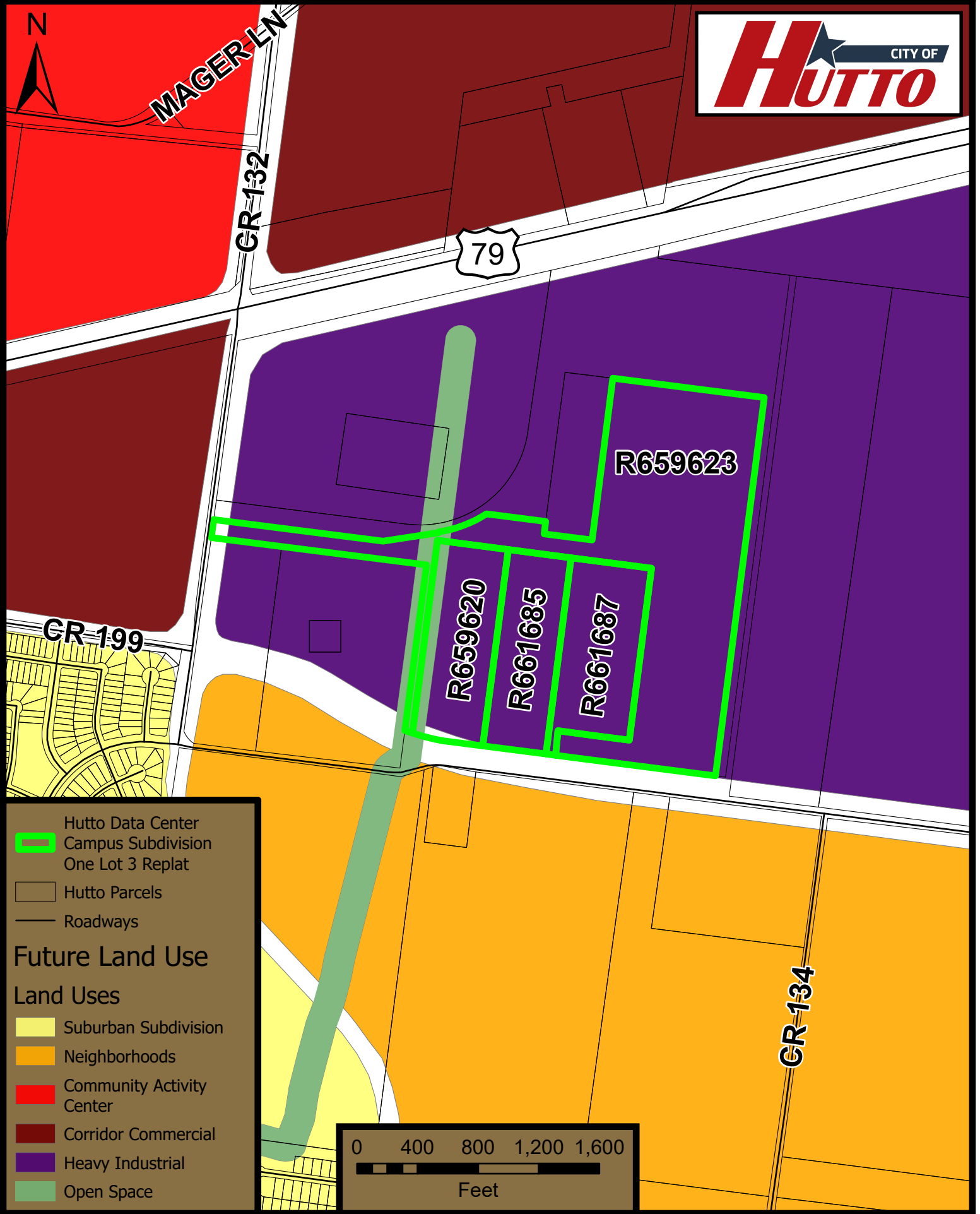
4.4.



ATTACHMENTS:

1. Future Land Use Map HDC Lot 3 RP
2. Zoning Map HDC Lot 3 RP
3. HDCCSubOneLot3Replat-Notice(mailed)
4. HDCCSubOneLot3Replat-U1-Plat(5-29-25)

Hutto Data Center Campus Subdivision One Lot 3 Replat



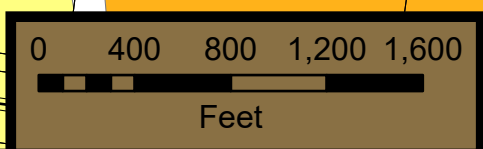
Legend

- Hutto Data Center Campus Subdivision One Lot 3 Replat
- Hutto Parcels
- Roadways

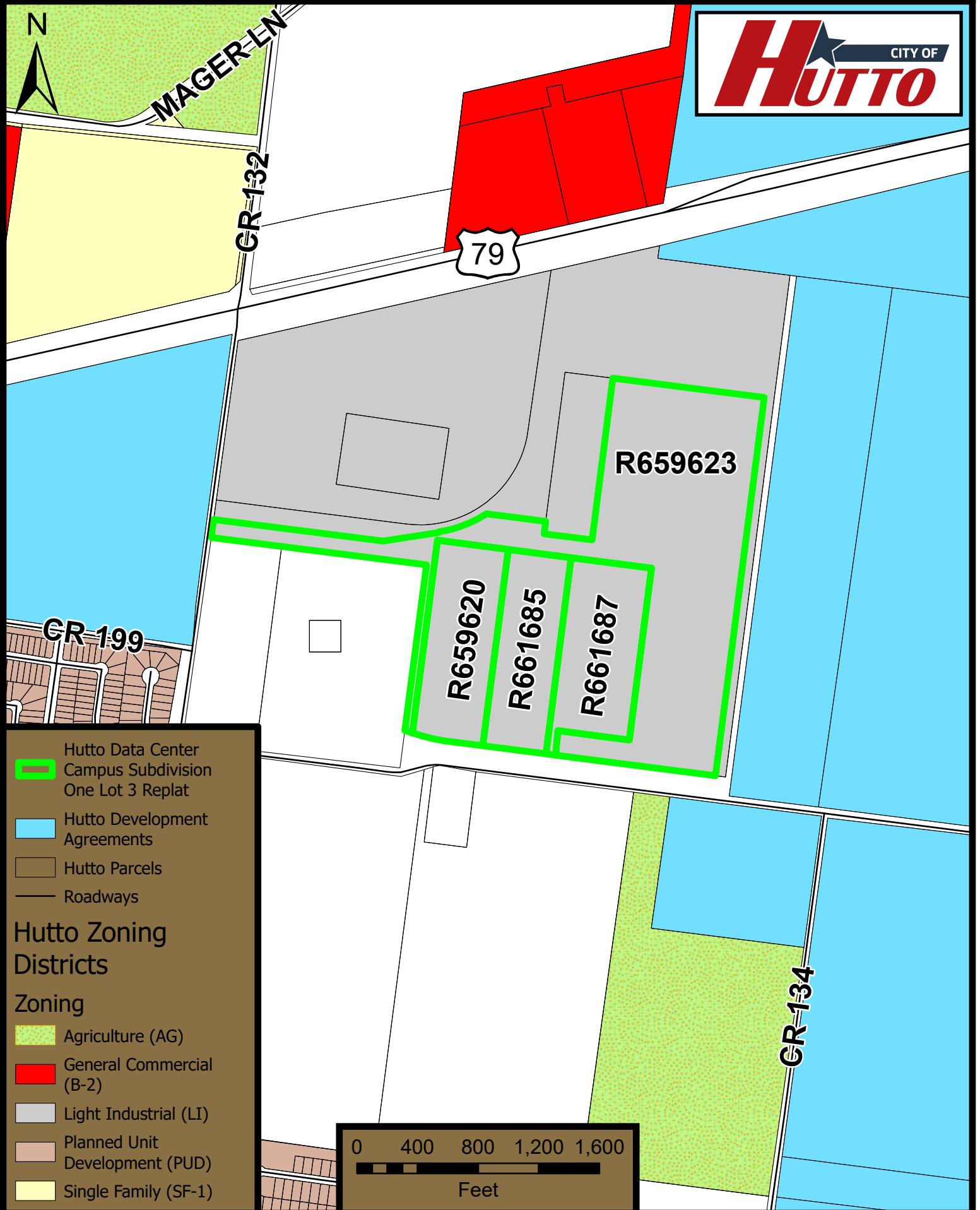
Future Land Use

Land Uses

- Suburban Subdivision
- Neighborhoods
- Community Activity Center
- Corridor Commercial
- Heavy Industrial
- Open Space



Hutto Data Center Campus Subdivision One Lot 3 Replat

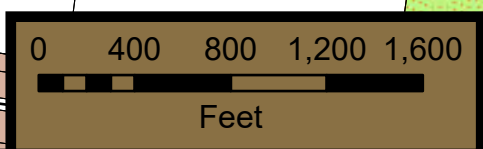


█ Hutto Data Center
 Campus Subdivision One Lot 3 Replat
 Hutto Development Agreements
 Hutto Parcels
 Roadways

Hutto Zoning Districts

Zoning

- Agriculture (AG)
- General Commercial (B-2)
- Light Industrial (LI)
- Planned Unit Development (PUD)
- Single Family (SF-1)





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

PLANNING & ZONING COMMISSION ON: AUGUST 5, 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 **Hutto Data Center Campus Subdivision One Lot 3 Replat**, 98.041 acres, more or less, of land, one industrial lot, located on CR 132.

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 **Hutto Data Center Campus Subdivision One Lot 3 Replat**, 98.041 acres, more or less, of land, 1 industrial lot, located on CR 132.

Name: _____

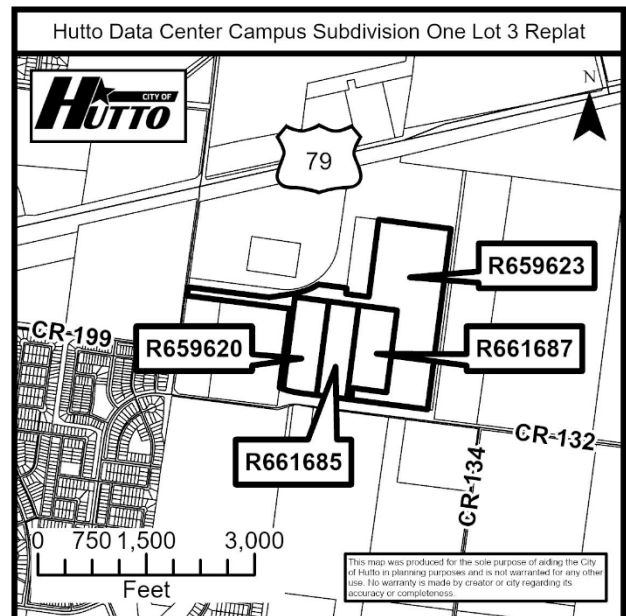
Address: _____

I AM IN FAVOR

I OBJECT

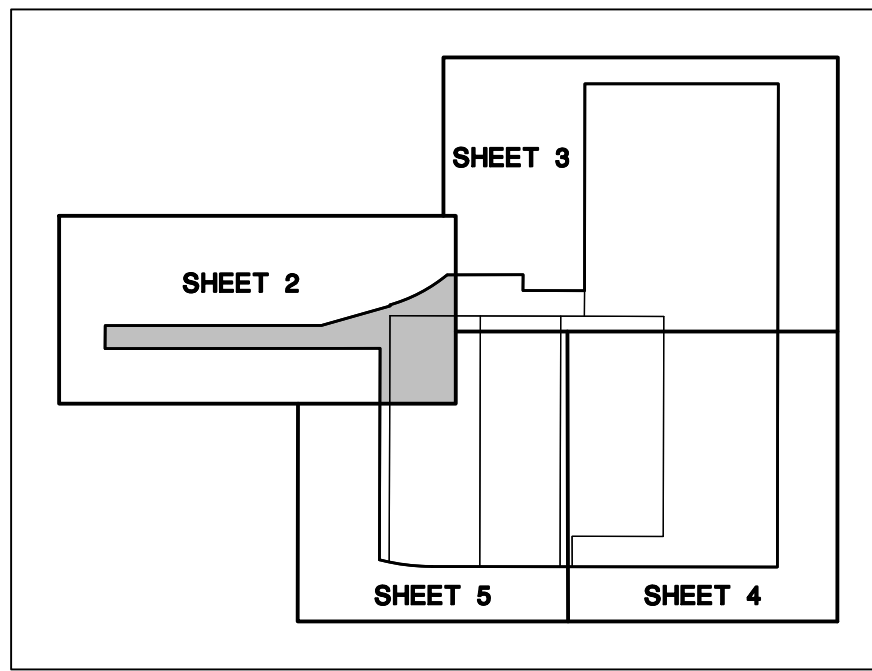
Write comments below, attach additional pages if needed.

SITE LOCATION MAP



RESUBDIVISION OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, LOT 3

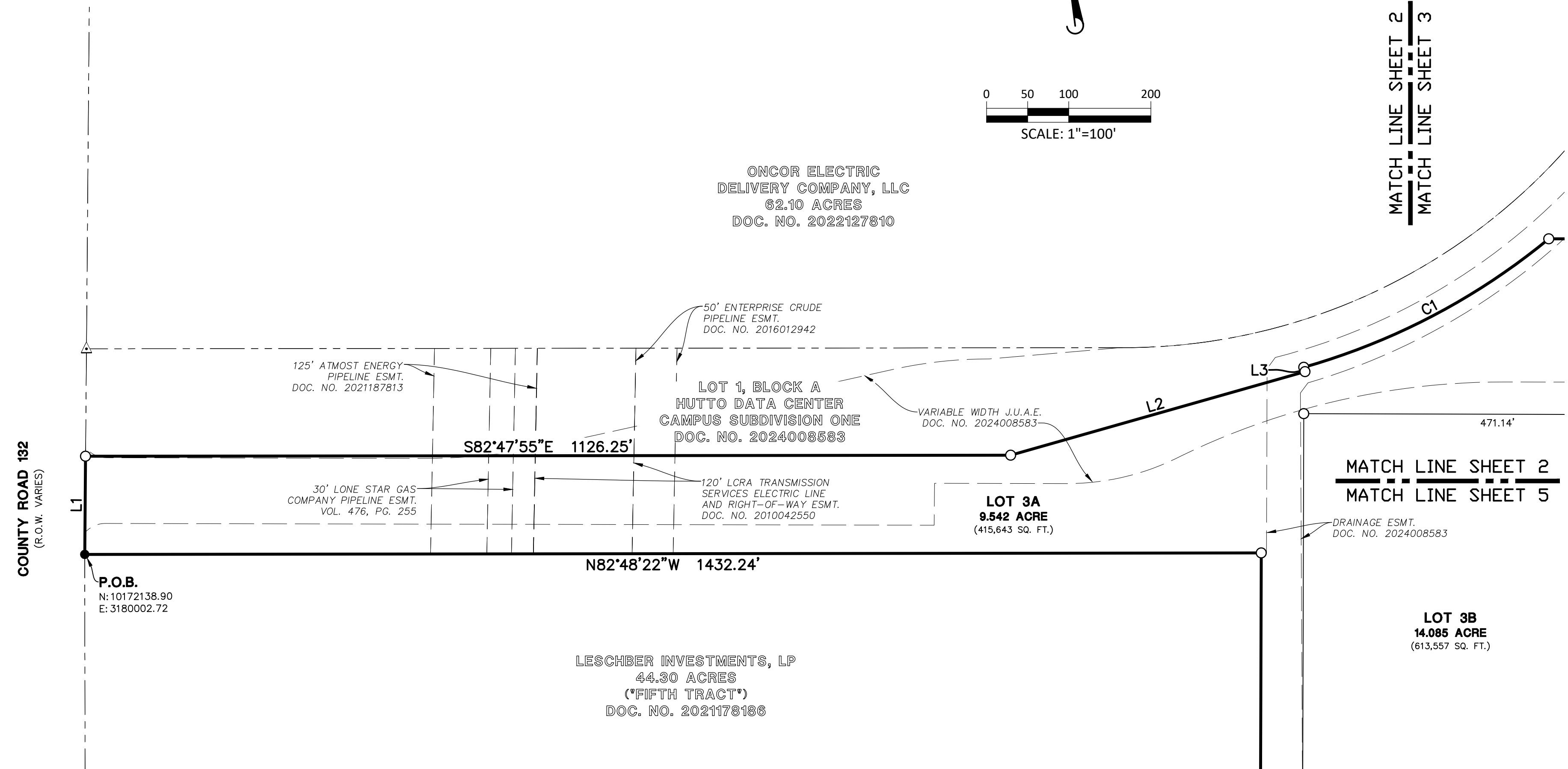
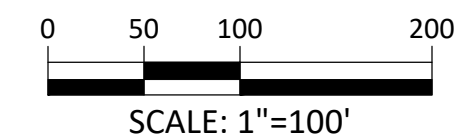
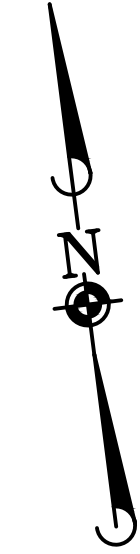
LOT 3 OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024008583
OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
OUT OF THE E.W. FRAME SURVEY, ABSTRACT NO. 797 AND THE
EDWARD RYAN SURVEY, ABSTRACT NO. 542, WILLIAMSON COUNTY, TEXAS



SHEET INDEX

LEGEND

- = PROPERTY LINE
- - - = EASEMENT LINE
- · - · = ADJOINING PROPERTY LINE
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- P.O.B. = POINT OF BEGINNING
- J.U.A.E. = JOINT USE ACCESS EASEMENT



Manhard CONSULTING
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph: 512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21132 (Eng)
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98.042 ACRES - E.W. FRAME SURV., A-797 & E. RYAN SURV., A-542

3399 COUNTY ROAD 132, HUTTO, TX 78634

PRELIMINARY PLAT

REVISED:	
PROJ. MGR.:	AD
DRAWN BY:	AL
SURVEY DATE:	3/9/23
ISSUE DATE:	4/28/23
SCALE:	1"=100'

SHEET
2 OF **7**

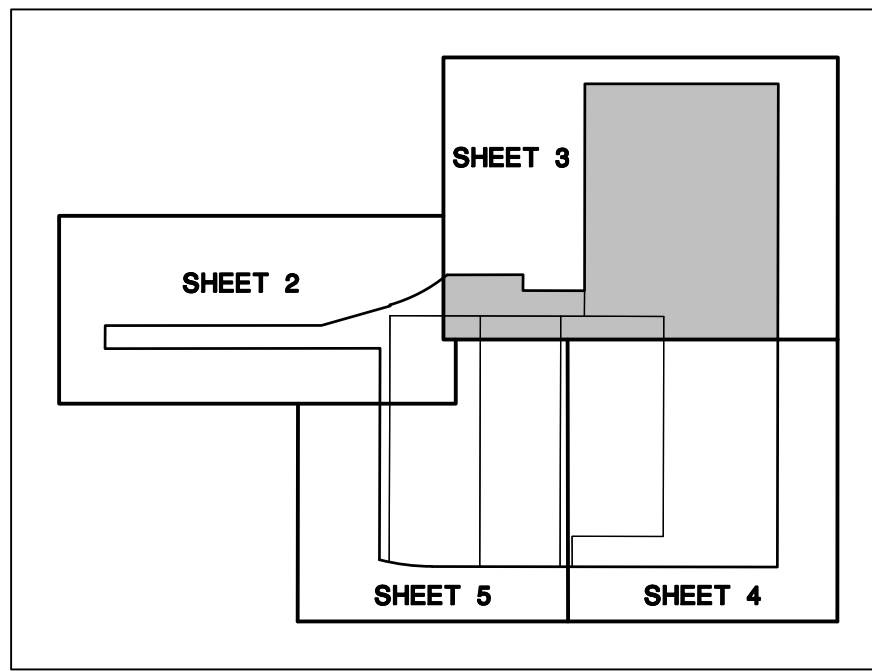
April 29, 2025 09:35 Dwg Name: P:\617104.WG\001_3399.CR_132.dwg\Surv\Final Drawings\Plot of Subdivision\Lot_3_Resubdivision_Plat.dwg Updated By: aneurmann

RESUBDIVISION OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, LOT 3

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LEGEND

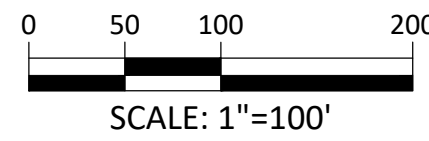
- = PROPERTY LINE
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SHEET INDEX

LOT 1, BLOCK A
 HUTTO DATA CENTER
 CAMPUS SUBDIVISION ONE
 DOC. NO. 2024008583

S82°44'04"E 1007.28'



LOT 1, BLOCK A
 HUTTO DATA CENTER
 CAMPUS SUBDIVISION ONE
 DOC. NO. 2024008583

LOT 2, BLOCK A
 HUTTO DATA CENTER
 CAMPUS SUBDIVISION ONE
 DOC. NO. 2024008583

LOT 3E
 47.535 ACRE
 (2,070,625 SQ. FT.)

N07°23'11"E 1077.28'

S07°23'11"W 2516.35'

41.5' RIGHT-OF-WAY DEDICATION
 DOC. NO. 2024008583

MICHAEL RAY
 KRUEGER
 51.06 ACRES
 DOC. NO.
 2002078679

VARIABLE WIDTH
 J.U.A.E.
 DOC. NO. 2024008583

DRAINAGE ESMT.
 DOC. NO. 2024008583

VARIABLE WIDTH J.U.A.E.
 DOC. NO. 2024008583

L4

L5

L6

L7

LOT 3A
 9.542 ACRE
 (415,643 SQ. FT.)

S82°34'01"E 1425.66'

123.19'

536.05'
 LOT 3D
 14.085 ACRE
 (624,690 SQ. FT.)

LOT 3B
 14.085 ACRE
 (613,557 SQ. FT.)

LOT 3C
 12.538 ACRE
 (546,163 SQ. FT.)

MATCH LINE SHEET 3
 MATCH LINE SHEET 4

98.042 ACRES - E.W. FRAME SURV., A-797 & E. RYAN SURV., A-542
 3399 COUNTY ROAD 132, HUTTO, TX 78634

PRELIMINARY PLAT

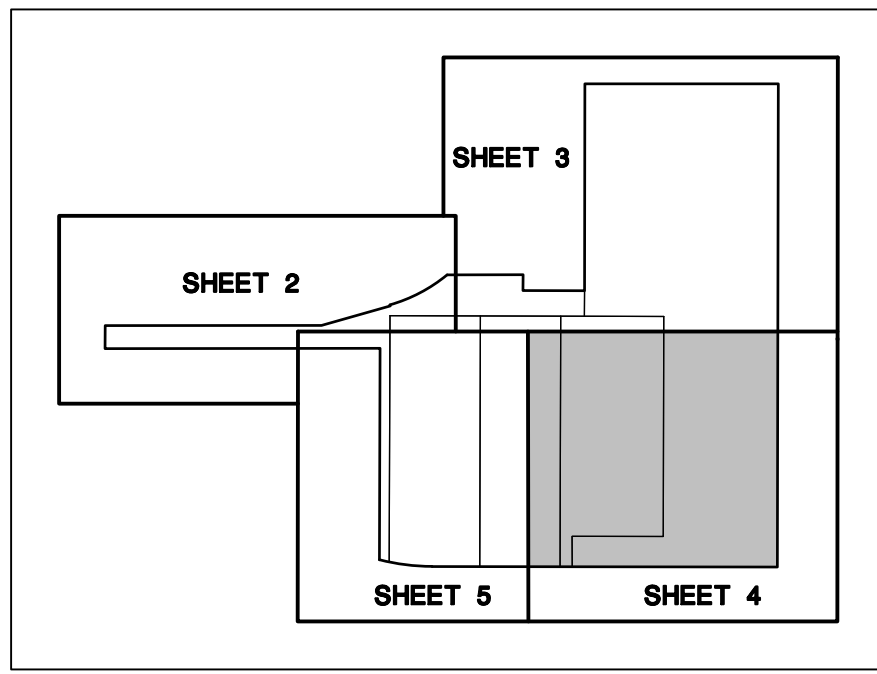
REVISED:	
PROJ. MGR.:	AD
DRAWN BY:	AL
SURVEY DATE:	3/9/23
ISSUE DATE:	4/28/23
SCALE:	1"=100'

SHEET
3 OF **7**

RESUBDIVISION OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, LOT 3

LOT 3 OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE
 A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024008583
 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 OUT OF THE E.W. FRAME SURVEY, ABSTRACT NO. 797 AND THE
 EDWARD RYAN SURVEY, ABSTRACT NO. 542, WILLIAMSON COUNTY, TEXAS

MATCH LINE SHEET 3
 MATCH LINE SHEET 4



SHEET INDEX

LOT 3C
12.538 ACRE
 (546,163 SQ. FT.)

LOT 3D
14.085 ACRE
 (624,690 SQ. FT.)

LOT 3E
47.535 ACRE
 (2,070,625 SQ. FT.)

MATCH LINE SHEET 5
 MATCH LINE SHEET 4

LOT 1, BLOCK A
 HUTTO DATA
 CENTER CAMPUS
 SUBDIVISION ONE
 DOC. NO.
 2024008583

MICHAEL RAY
 KRUEGER
 51.06 ACRES
 DOC. NO.
 2002078679

S07°23'11" W 2516.35'

41.5' RIGHT-OF-WAY DEDICATION
 DOC. NO. 2024008583

1304.84'
 S 07°25'59" W

N 07°23'11" E
 1145.60'

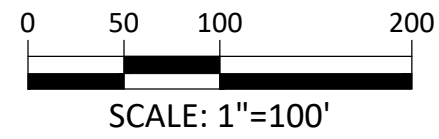
S 82°35'19" E
 475.01'

63.87'

1067.67'

N82°39'09" W 1798.28'

COUNTY ROAD 132
 (R.O.W. VARIES)



LEGEND

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 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.), F-21732 (Eng.)
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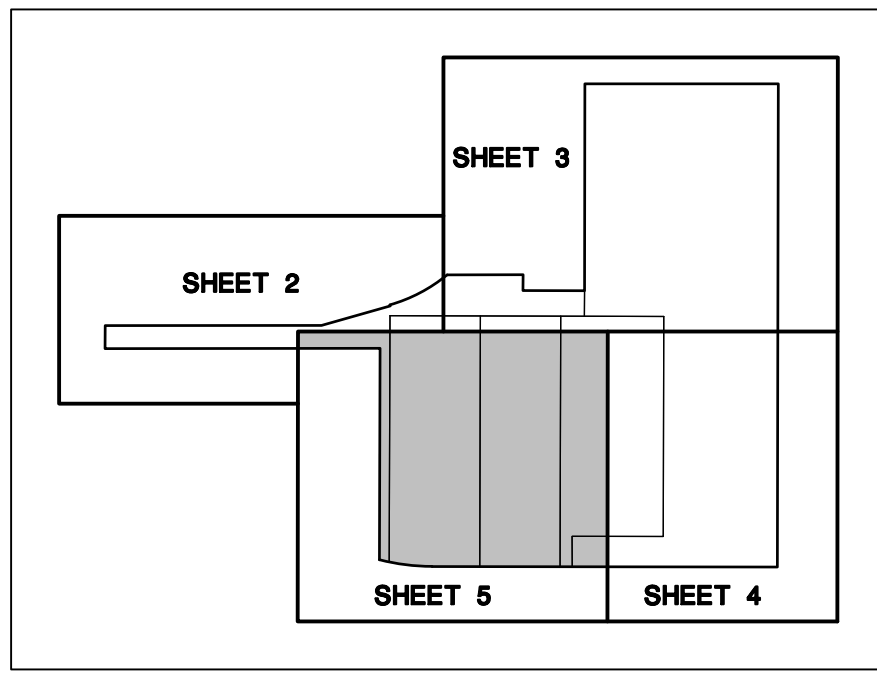
98.042 ACRES - E.W. FRAME SURV., A-797 & E. RYAN SURV., A-542
 3399 COUNTY ROAD 132, HUTTO, TX 78634
 PRELIMINARY PLAT

REVISED:	
PROJ. MGR.:	AD
DRAWN BY:	AL
SURVEY DATE:	3/9/23
ISSUE DATE:	4/28/23
SCALE:	1"=100'

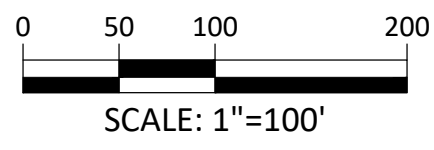
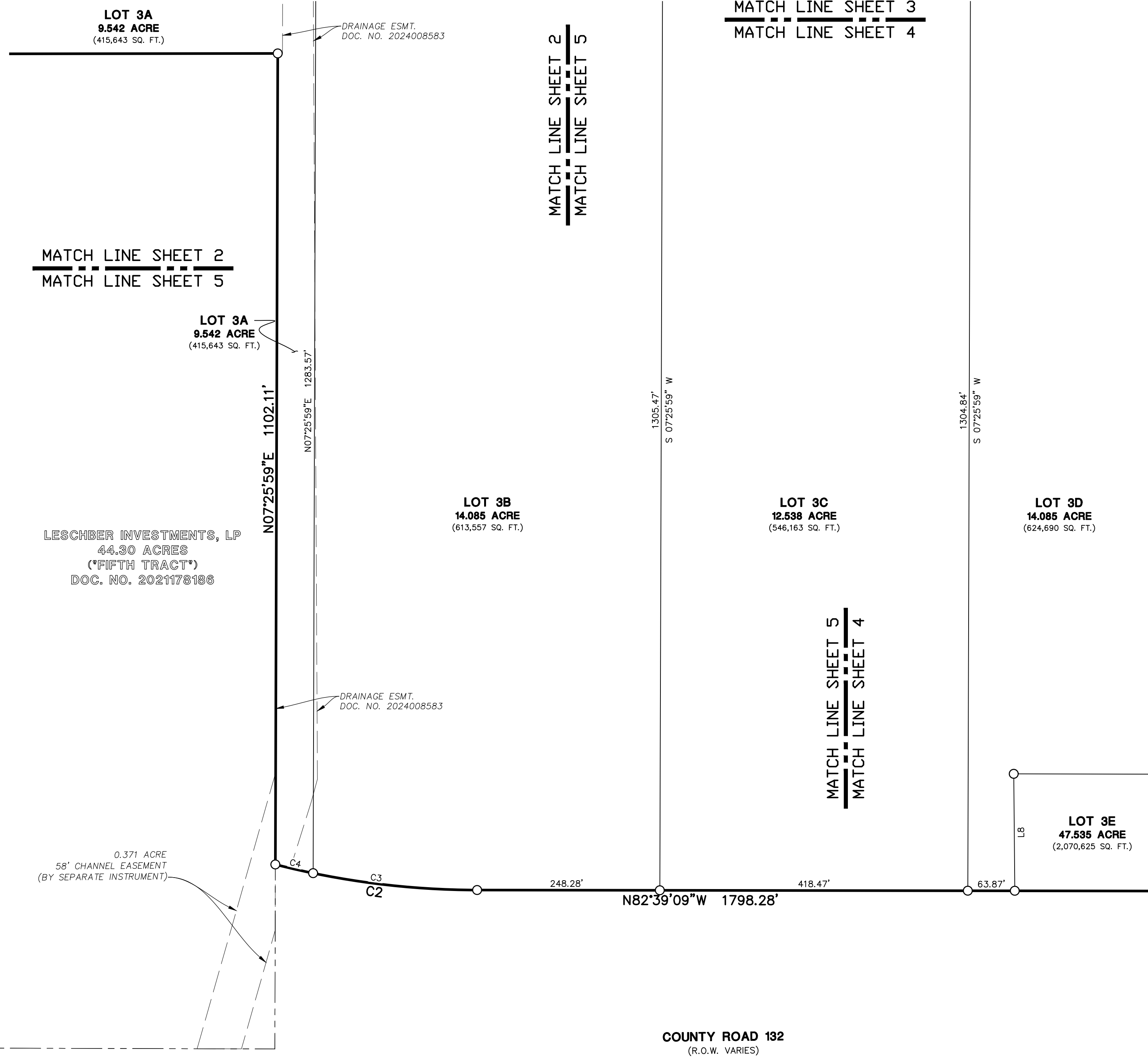
SHEET
4 OF **7**

RESUBDIVISION OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, LOT 3

LOT 3 OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE
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 OUT OF THE E.W. FRAME SURVEY, ABSTRACT NO. 797 AND THE EDWARD RYAN SURVEY, ABSTRACT NO. 542, WILLIAMSON COUNTY, TEXAS



SHEET INDEX



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- P.O.B. = POINT OF BEGINNING
- J.U.A.E. = JOINT USE ACCESS EASEMENT

0.371 ACRE
 58' CHANNEL EASEMENT
 (BY SEPARATE INSTRUMENT)

DRAINAGE ESMT.
 DOC. NO. 2024008583

DRAINAGE ESMT.
 DOC. NO. 2024008583

April 29, 2025 - 09:35 Dwg Name: P:\617104_WG\001_3399_CR_132\dwg\Surv\Final Drawings\Lot_3_Resubdivision_Plat.dwg Updated By: gneumann

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98.042 ACRES - E.W. FRAME SURV., A-797 & E. RYAN SURV., A-542
 3399 COUNTY ROAD 132, HUTTO, TX 78634
PRELIMINARY PLAT

REVISED:	
PROJ. MGR.:	AD
DRAWN BY:	AL
SURVEY DATE:	3/9/23
ISSUE DATE:	4/28/23
SCALE:	1"=100'

SHEET
5 OF **7**



COUNTY ROAD 132
 (R.O.W. VARIES)

RESUBDIVISION OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, LOT 3

LOT 3 OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE
A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024008583
OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
OUT OF THE E.W. FRAME SURVEY, ABSTRACT NO. 797 AND THE
EDWARD RYAN SURVEY, ABSTRACT NO. 542, WILLIAMSON COUNTY, TEXAS

PLAT 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 CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.
- A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- A 3' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 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.
- 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.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): N/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.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PODS, 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.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 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.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- THIS SUBDIVISION IS ZONED "LI" (LIGHT INDUSTRIAL) BY THE CITY OF HUTTO PER RESOLUTION R-2023-103, OF RECORD IN DOCUMENT NO. 2023037668, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 80%.
- CONTOURS AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM A PREVIOUS SURVEY, PROVIDED BY WGI TO MANHARD CONSULTING. THE CONTOURS APPEAR TO BE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE SHOWN HEREON FOR INFORMATIONAL AND PLANNING PURPOSES ONLY.
- WILL T.I.F. WILL BE DUE BASED ON ORDINANCE 2021-014.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	822.10'	23°38'29"	339.22'	N69°35'38"E	336.81'
C2	1110.00'	14°17'55"	277.01'	N75°30'11"W	276.29'
C3	1110.00'	11°34'51"	224.36'	S76°51'44"E	223.97'
C4	1110.00'	2°43'05"	52.65'	S69°42'46"E	52.65'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°44'11"E	119.55'
L2	N81°24'53"E	372.45'
L3	N08°35'07"W	5.51'
L4	S82°47'55"E	394.98'
L5	S07°23'11"W	82.63'
L6	S82°36'49"E	320.04'
L7	N07°23'11"E	132.97'
L8	N06°45'02"E	158.98'

DESCRIPTION

98.041 ACRES OUT OF THE E.W. FRAME SURVEY, ABSTRACT NO. 797 AND EDWARD RYAN SURVEY, ABSTRACT NO. 542 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 3 HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024008583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 98.041 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (R.O.W. VARIES), BEING THE NORTHWEST CORNER OF THAT CERTAIN 44.30 ACRE TRACT OF LAND CONVEYED TO LESCHBER INVESTMENTS, LP, BY DEED OF RECORD IN DOCUMENT NO. 2021178186 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 3 AND HEREOF;

THENCE, N07°44'11"E, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 3, A DISTANCE OF 119.55 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE COMMON WEST CORNER OF SAID LOT 3 AND LOT 1, BLOCK A OF SAID HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF;

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG THE COMMON LINE OF SAID LOTS 1 AND 3 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S82°47'55"E, A DISTANCE OF 1126.25 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET FOR AN ANGLE POINT;
- N81°24'53"E, A DISTANCE OF 372.45 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET FOR AN ANGLE POINT;
- N08°35'07"W, A DISTANCE OF 5.51 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE, HAVING A RADIUS OF 822.10 FEET, A CENTRAL ANGLE OF 23°38'29", AN ARC LENGTH OF 339.22 FEET, AND A CHORD WHICH BEARS N69°35'38"E, A DISTANCE OF 336.81 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE END OF SAID CURVE;
- S82°47'55"E, A DISTANCE OF 394.98 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET ON THE WEST LINE OF LOT 2, BLOCK A OF SAID HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, BEING A COMMON NORTH CORNER OF SAID LOTS 1 AND 3, FOR AN ANGLE POINT HEREOF;

THENCE, S07°23'11"W, ALONG THE WEST LINE OF SAID LOT 2, BEING AN EAST LINE OF SAID LOT 3, A DISTANCE OF 82.63 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2, FOR AN ANGLE POINT HEREOF;

THENCE, S82°36'49"E, ALONG THE SOUTH LINE OF SAID LOT 2, BEING A NORTH LINE OF SAID LOT 3, A DISTANCE OF 320.04 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET FOR THE SOUTHEAST CORNER OF SAID LOT 2, FOR AN ANGLE POINT HEREOF;

THENCE, N07°23'11"E, ALONG THE EAST LINE OF SAID LOT 2, BEING A WEST LINE OF SAID LOT 3, A DISTANCE OF 1077.28 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET ON A SOUTH LINE OF SAID LOT 1, BEING THE NORTHEAST CORNER OF SAID LOT 2, ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 3, AND HEREOF;

THENCE, S82°44'04"E, ALONG THE SOUTH LINE OF SAID LOT 1, BEING THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1007.28 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET FOR THE NORTHEASTERLY CORNER OF SAID LOT 3, AND HEREOF;

THENCE, S07°23'11"W, ALONG A WESTERLY LINE OF SAID LOT 1, BEING THE EAST LINE OF SAID LOT 3, A DISTANCE OF 2516.35 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 (R.O.W. VARIES), AT THE COMMON SOUTHEASTERLY CORNER OF SAID LOTS 1 AND 3, AND HEREOF;

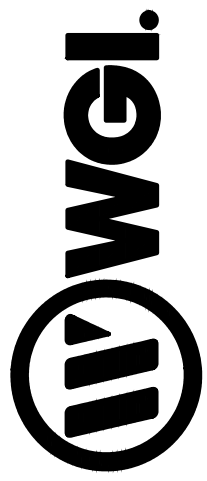
THENCE, N82°39'09"W, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, BEING THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1798.28 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE, HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF 14°17'55", AN ARCH LENGTH OF 277.01 FEET, AND A CHORD WHICH BEARS N75°30'11"W, A DISTANCE OF 276.29 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE END OF SAID CURVE ON THE EAST LINE OF SAID LESCHBER INVESTMENTS TRACT, FOR THE SOUTHWEST CORNER OF SAID LOT 3, AND HEREOF;

THENCE, N07°25'59"E, ALONG THE EAST LINE OF SAID LESCHBER INVESTMENTS TRACT, BEING A WEST LINE OF SAID LOT 3, A DISTANCE OF 1102.11 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, AT THE NORTHEAST CORNER OF SAID LESCHBER INVESTMENTS TRACT, FOR AN ANGLE POINT OF SAID LOT 3, AND HEREOF;

THENCE, N82°48'22"W, ALONG THE NORTHERLY LINE OF SAID LESCHBER INVESTMENTS TRACT, BEING A SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1432.24 FEET TO THE POINT OF BEGINNING; CONTAINING 98.041 ACRES (4,270,678 SQUARE FEET) OF LAND, MORE OR LESS.

FIRM NO: F-15065
512.669.5560



4700 MUELLER BLVD, SUITE 300, AUSTIN, TEXAS, 78723



6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3385 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)
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98.042 ACRES - E.W. FRAME SURV., A-797 & E. RYAN SURV., A-542

3399 COUNTY ROAD 132, HUTTO, TX 78634

PRELIMINARY PLAT

REVISED:	
PROJ. MGR.:	AD
DRAWN BY:	AL
SURVEY DATE:	3/9/23
ISSUE DATE:	4/28/23
SCALE:	1"=100'

SHEET
6 OF **7**

RESUBDIVISION OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, LOT 3

LOT 3 OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE
OUT OF THE E.W. FRAME SURVEY, ABSTRACT NO. 797 AND THE
EDWARD RYAN SURVEY, ABSTRACT NO. 542, WILLIAMSON COUNTY, TEXAS

OWNER'S CERTIFICATION

STATE OF COLORADO {
COUNTY OF DENVER { KNOW ALL MEN BY THESE PRESENTS

THAT, HUTTO DATA CENTER CAMPUS LLC, SOLE OWNER OF THE LOT 3 OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE, AS CONVEYED IN DEED OF RECORD IN DOCUMENT NO. 2022095471 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

RESUBDIVISION OF HUTTO DATA CENTER CAMPUS SUBDIVISION ONE LOT 3

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

BY: LUKE PETERS, V.P. DEVELOPMENT OFFICER

HUTTO DATA CENTER CAMPUS LLC
1800 WAZEE STREET, SUITE 500
DENVER, CO 80202

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION

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

I, KATIE STEELE, 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____.

KATIE STEELE, P.E. NO. 143373 DATE
WGI, INC.
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TEXAS 78723
512.669.5560
KATIE.STEELE@WGIINC.COM

SURVEYOR'S CERTIFICATION:

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

I, ABRAM DASHNER, REGISTERED PUBLIC SURVEYOR, NO 5901, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 03/09/2023.

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

COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

ABRAM DASHNER, RPLS NO. 5901
MANHARD CONSULTING
6448 E HWY 290, SUITE B-105
AUSTIN, TEXAS 78723

CITY DEVELOPMENT SERVICES SIGNATURES

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

ASHLEY BAILEY, AICP DATE
DEVELOPMENT SERVICES DIRECTOR

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 DATE
PLANNING AND ZONING COMMISSION VICE-CHAIR

COUNTY CLERK'S CERTIFICATION:

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS 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 E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

FIRM NO: F-15065
512.669.5560



4700 MUELLER BLVD, SUITE 300, AUSTIN, TEXAS, 78723

98.042 ACRES - E.W. FRAME SURV., A-797 & E. RYAN SURV., A-542

3399 COUNTY ROAD 132, HUTTO, TX 78634

PRELIMINARY PLAT

REVISED:	_____
PROJ. MGR.:	AD
DRAWN BY:	AL
SURVEY DATE:	3/9/23
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SCALE:	1"=100'

April 29, 2025 09:35 Dwg Name: P:\617\104 WGI\001 3399 CR 132\dwg\Surv\Final Drawings\Plat of Subdivision\Lot 3 Resubdivision Plat.dwg Updated By: gneumann