



City of Hutto

Agenda

**Planning and Zoning Commission
Tuesday, September 2, 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 September 2, 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 for the regular scheduled Planning and Zoning Commission meeting held on August 5, 2025.

5. AGENDA ITEMS

5.1. 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.

5.2. Conduct a public hearing and consider possible action on City of Hutto, Lot 5, Block H Replat, 0.248 acres, more or less of land, two lots, located on College Street.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the September 2 , 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 August 27, 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 for the regular scheduled Planning and Zoning Commission meeting held on August 5, 2025.
Meeting: Tuesday, September 2, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning meeting minutes 8.5.2025



City of Hutto

Minutes

**Planning and Zoning Commission
Tuesday, August 5, 2025 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The Planning and Zoning meeting was called to order at 7:00 PM.

2. ROLL CALL

All members of the Planning and Zoning Commission were in attendance.

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on August 5, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No public comment

4. AGENDA ITEMS

4.1. Elect a Chairperson and Vice Chairperson for the Planning and Zoning Commission.

A motion was made to elect Rick Hudson for Planning and Zoning Chair and Tony Wertz for Vice Chair.

Motion passed 7 Ayes to 0 Nays

4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on July 8, 2025

A motion was made by Vice Chair Tony Wertz to approve meeting minutes with corrections of time in 5.1 and 5.2 and motion in 5.2, seconded by commissioner Hazel Sherrod.

Motion passed 7 Ayes to 0 Nays

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.

A public hearing was opened at 7:06 pm and Closed at 7:06 PM, No action taken

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.

Ashley Bailey presented 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. A public hearing was opened at 7:10 PM and Closed at 7:10 PM. Chair Rick Hudson made a motion to accept item 4.4 with condition that the ROW line is further clarified at the eastern side prior to recordation, seconded by Vice-Chair Tony Wertz.

Motion passed 7 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

* Property ownership to City Secretary

6. ADJOURNMENT

The meeting was adjourned at 7:25 PM

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.

Planning and Zoning Chair or Representative

AGENDA ITEM REPORT

5.1.



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, September 2, 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 conditions that the chairperson is updated to reflect the latest appointments prior to recordation and the City Mayor and City Secretary signature block is removed from the replat.

FISCAL NOTES:

AGENDA ITEM REPORT

5.1.



None with this item.

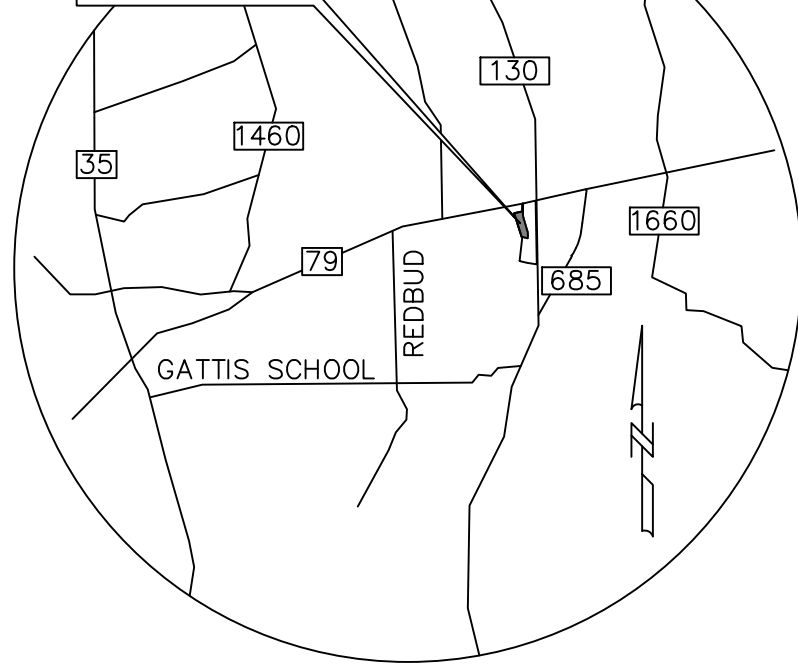
POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. HCIPLot1BlkA-Lot2BBlkAReplat-U1-Plat(7-2-25)
2. Pages from O-19-04-18-7A-Hutto Crossing PUD Amendment 3
3. Hutto_Crossing_Industrial_Park_Lot_1_Block_A_and_Lot_2B_Block_A_Replat_Future_Land_Use_Map
4. Hutto_Crossing_Industrial_Park_Lot_1_Block_A_and_Lot_2B_Block_A_Replat_Zoning_Map
5. HCIPLot1BlkA-Lot2BBlkAReplat-Notice(mailed) (6)

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

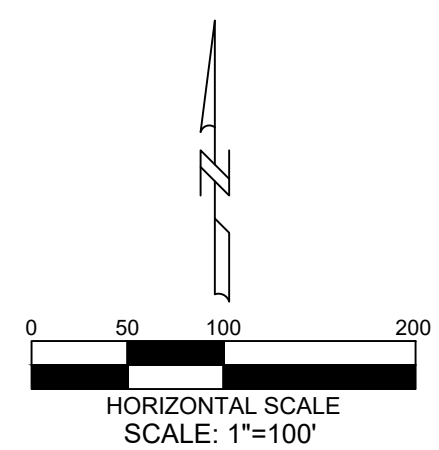
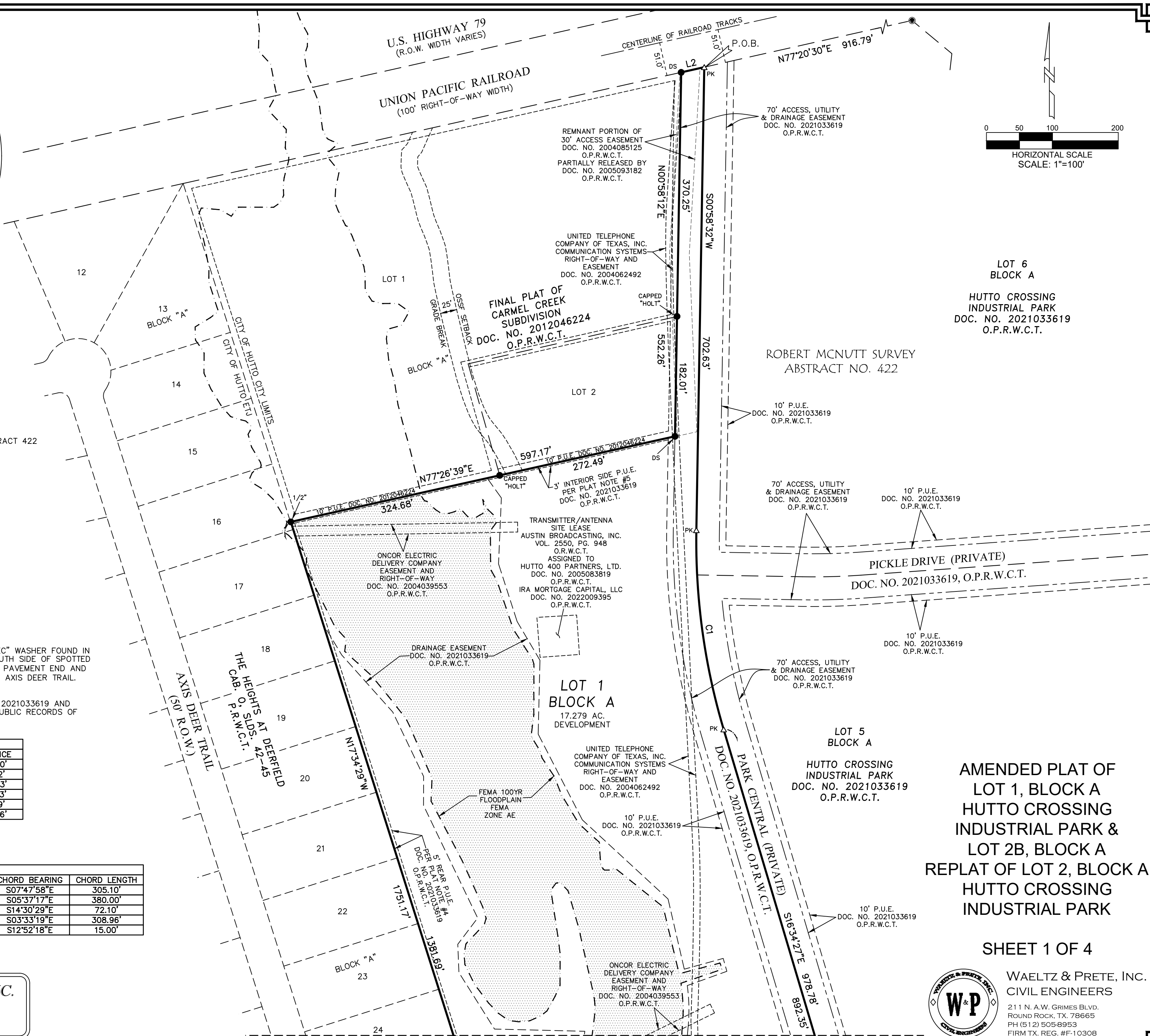
SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900

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**

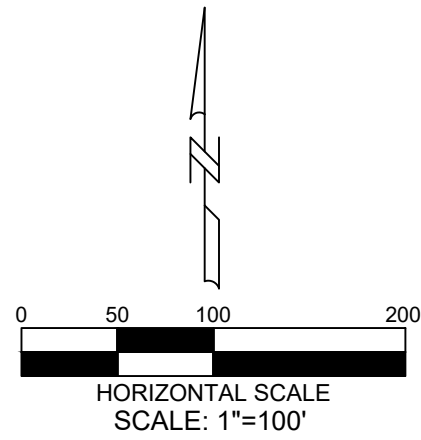
SHEET 1 OF 4



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



LEGEND

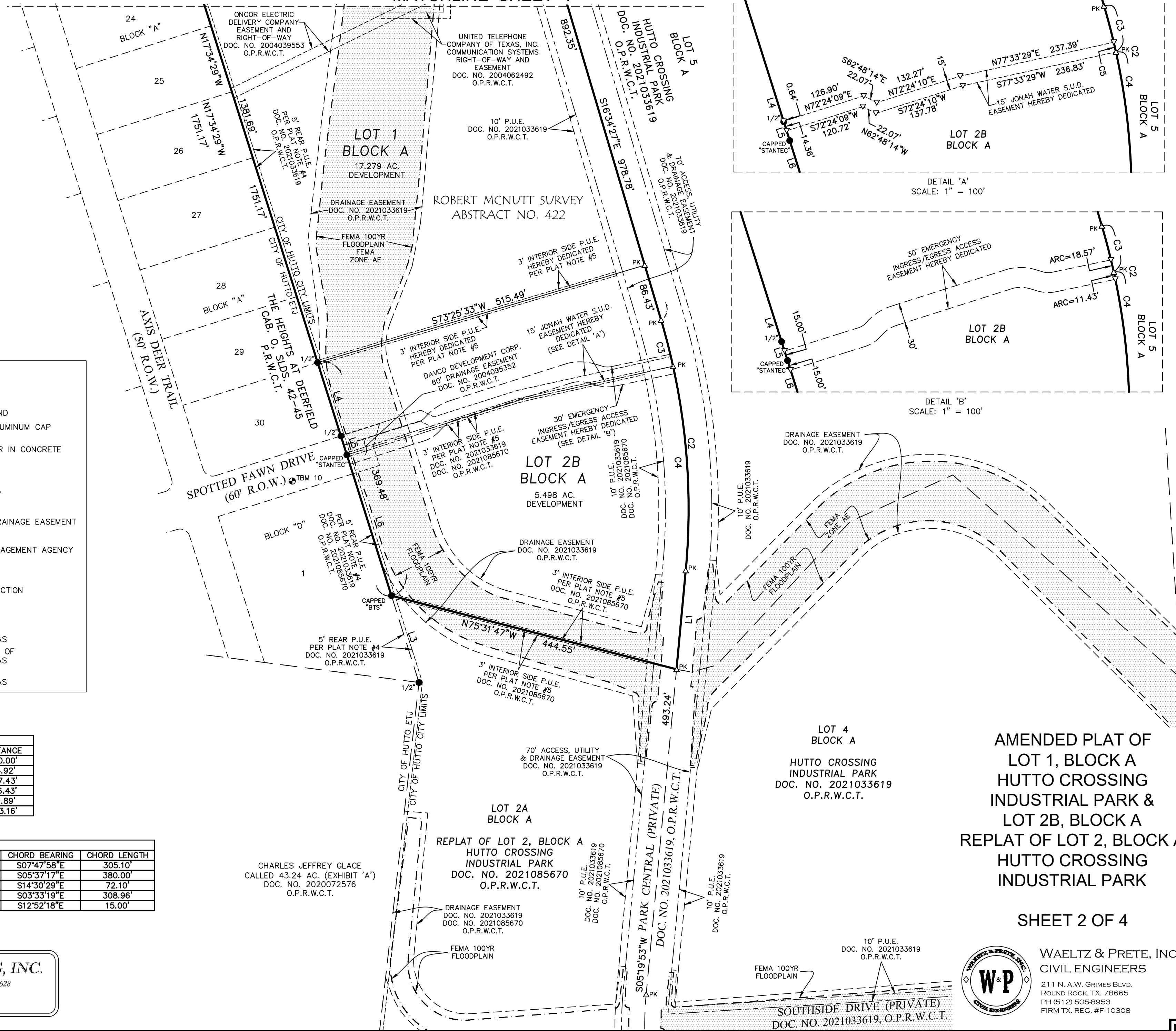
- IRON ROD FOUND
- ⊛ CGSF COTTON GIN SPINDLE FOUND
- IRON ROD FOUND WITH ALUMINUM CAP MARKED "TXDOT"
- △ PK PK NAIL SET WITH WASHER IN CONCRETE
- ⊙ BENCHMARK
- ▽ CALCULATED POINT
- AMENDED PLAT BOUNDARY
- - - FEMA 100YR FLOODPLAIN
- - - 70' ACCESS, UTILITY & DRAINAGE EASEMENT
- - - EASEMENT LINE
- FEMA 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
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T.B.P.E.L.S. FIRM NO. 10006900

W&P
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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 { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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 { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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 { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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 { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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 { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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 { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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:

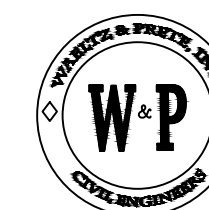
STATE OF TEXAS { KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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

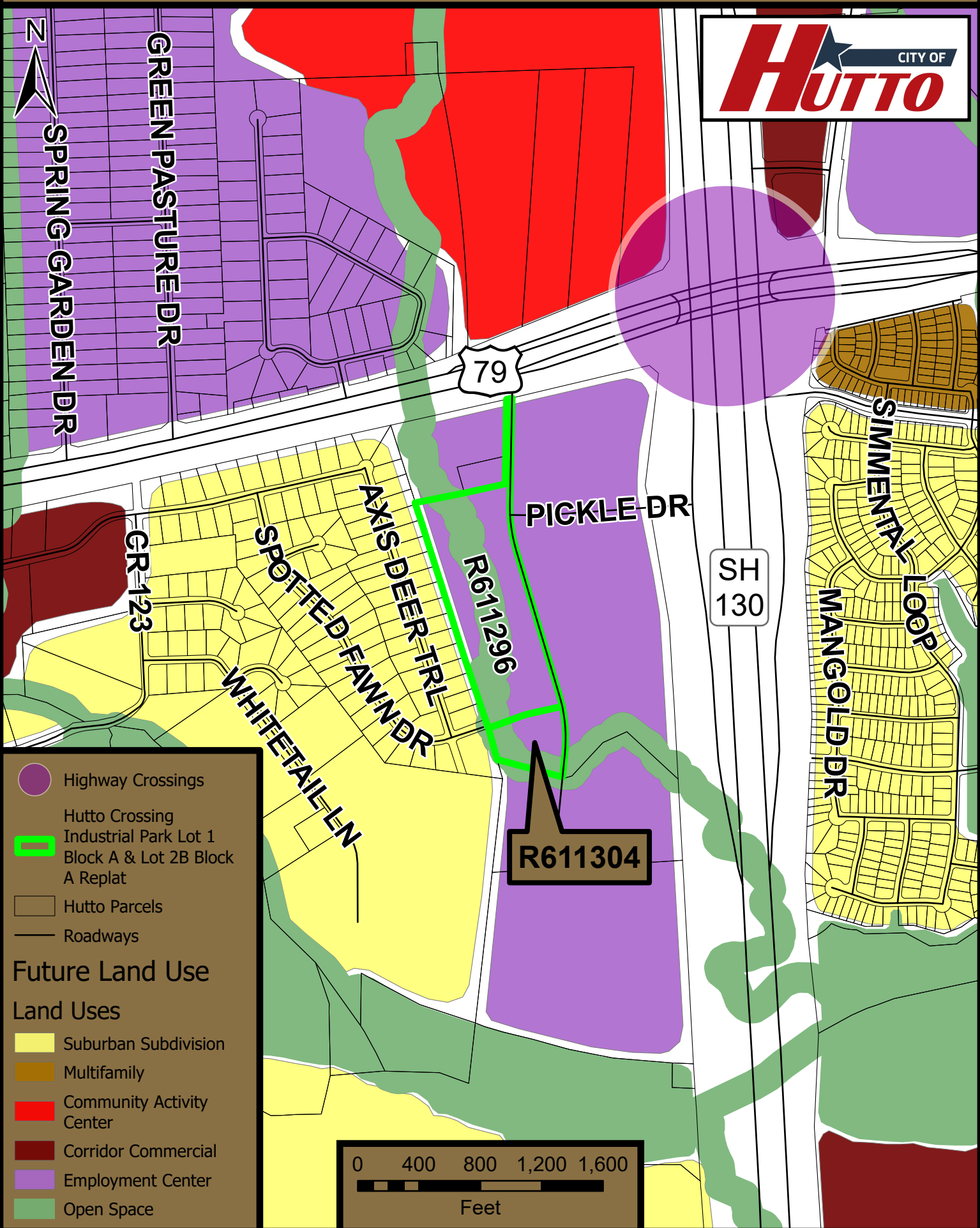
2.3.1.2. Parking, circulation, and stacking

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

Exhibit A- PUD Development Plan



Hutto Crossing Industrial Park Lot 1 Block A & Lot 2B Block A Replat



SPRING GARDEN DR

GREEN PASTURE DR

79

SH 130

PICKLE DR

SIMMENTAL LOOP
MANGOLD DR

GR 123

SPOTTED FAWN DR
WHITETAIL LN

AXIS DEER TRL

R611296

R611304

Highway Crossings
 Hutto Crossing Industrial Park Lot 1 Block A & Lot 2B Block A Replat
 Hutto Parcels
 Roadways

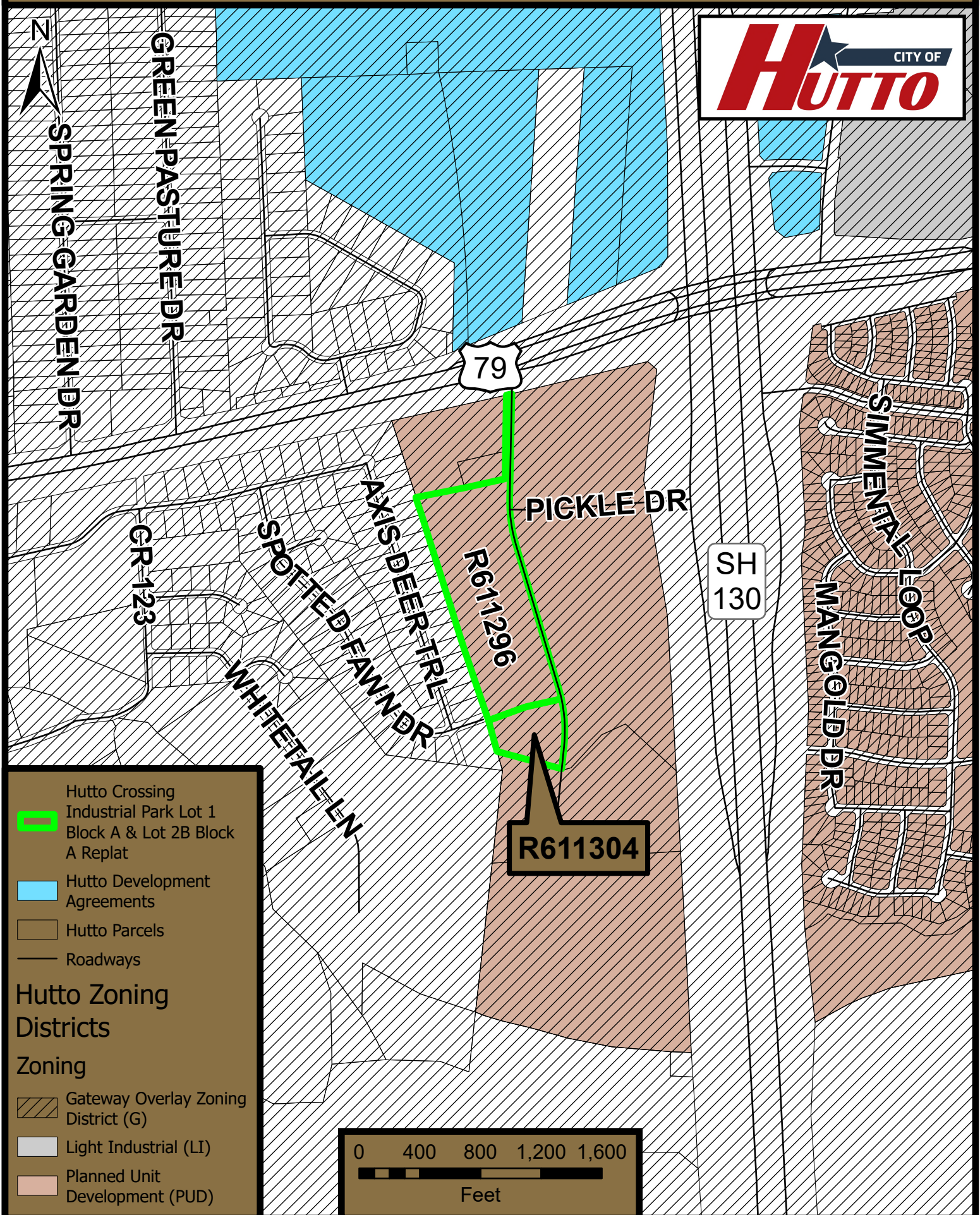
Future Land Use

Land Uses

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



Hutto Crossing Industrial Park Lot 1 Block A & Lot 2B Block A Replat



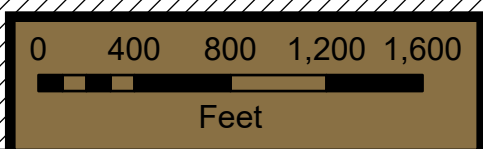
Hutto Crossing Industrial Park Lot 1 Block A & Lot 2B Block A Replat

- Hutto Crossing Industrial Park Lot 1 Block A & Lot 2B Block A Replat
- Hutto Development Agreements
- Hutto Parcels
- Roadways

Hutto Zoning Districts

Zoning

- Gateway Overlay Zoning District (G)
- Light Industrial (LI)
- Planned Unit Development (PUD)





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

PLANNING & ZONING COMMISSION ON: September 2, 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. The purpose of this replat is to move an internal lot line between Lot 1 being 17.2279 acres and Lot 2B being 5.489 acres. This is a re-notice from the August 5, 2025 Planning and Zoning Commission meeting.

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. The purpose of this replat is to move an internal lot line between Lot 1 being 17.2279 acres and Lot 2B being 5.489 acres. This is a re-notice from the August 5, 2025 Planning and Zoning Commission meeting.

Name: _____

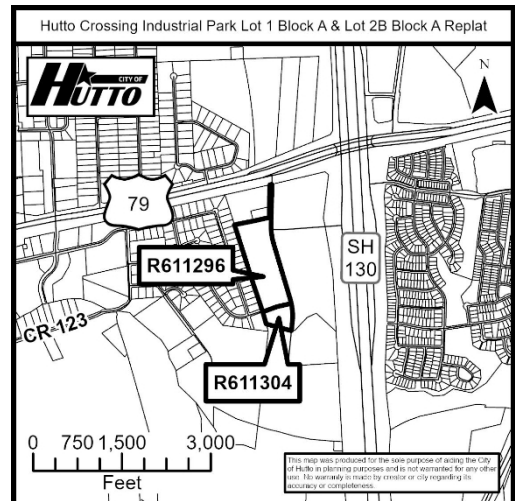
Address: _____

I AM IN FAVOR

I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on City of Hutto, Lot 5, Block H Replat, 0.248 acres, more or less of land, two lots, located on College Street.
Meeting: Tuesday, September 2, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed replat consists of 0.248 acres and 2 residential lots. The purpose is to add an internal lot line, creating two lots, Lot 1 and Lot 2, resulting in Lot 1 being sized at 0.132 and Lot 2 with 0.115 acres. The current lot has two residential structures on site. This replat will create two lots with one residential structure on each lot.

Current Zoning:

The subject property is zoned OT-3 (Residential) and is within the historic district. This site does not have a contributing structure.

Surrounding Zoning:

North: OT-3 (Residential)

East: OT-3 (Residential)

South: OT-4T (Transition)

West: OT-4R (Urban Residential)

SUMMARY OF REQUEST:

The proposed replat consists of 0.248 acres and 2 residential lots. The purpose is to add an internal lot line, creating two lots, Lot 1 and Lot 2, resulting in Lot 1 being sized at 0.132 and Lot 2 with 0.115 acres. Currently, there are two residential structures on one lot. By dividing the lot into two, each residential structure will have its own lot.

STAFF REVIEW:

The proposal meets the minimum standards as required in the Unified Development Code and state law. All 17 property owners within 200-feet of the subject site were notified of the replat. Staff has received two responses in favor, which are included with the staff report.

Staff recommends approval of the City of Hutto, Lot 5, Block H Replat with the following conditions, prior to recordation:

1. A Drainage Summary Report is submitted and accepted

AGENDA ITEM REPORT

5.2.



2. A survey showing the structures and setbacks meet the requirements of the UDC
3. Correct the scale size
4. Update the General Notes as noted on staff review
5. Remove Preliminary stamp on all pages
6. Update the chairperson

FISCAL NOTES:

None with this item.

POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. CoHLot5BlkHReplat-Notice(mailed)
2. City_of_Hutto_Lot_5_Block_H_Replat_Future_Land_Use_Map
3. City_of_Hutto_Lot_5_Block_H_Replat_Zoning_Map
4. IN_FAVOR
5. In Favor - Schmidt
6. CoHLot5BlkHReplat-StaffComments(8-25-25)



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

PLANNING & ZONING COMMISSION ON: SEPTEMBER 2, 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 Replat of Lot 5 in Block H of the Official Revised Map of Hutto, 0.248 acres, more or less, of land, two lots, located on College Street. The purpose of this replat is to add an internal lot line, which will create two lots.

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:

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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 Replat of Lot 5 in Block H of the Official Revised Map of Hutto, 0.248 acres, more or less, of land, two lots, located on College Street. The purpose of this replat is to add an internal lot line, which will create two lots.

Name: _____

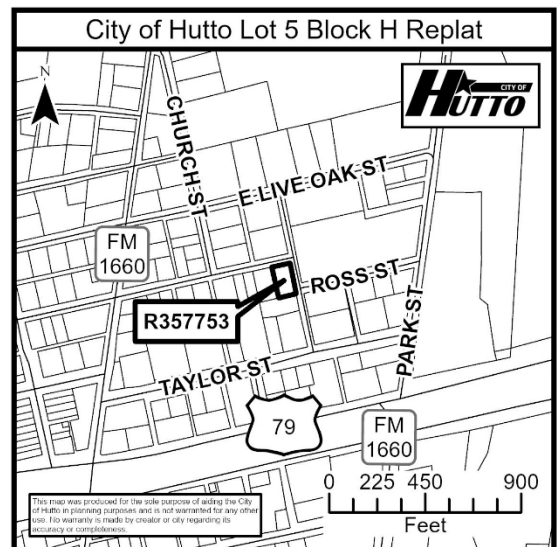
Address: _____

I AM IN FAVOR

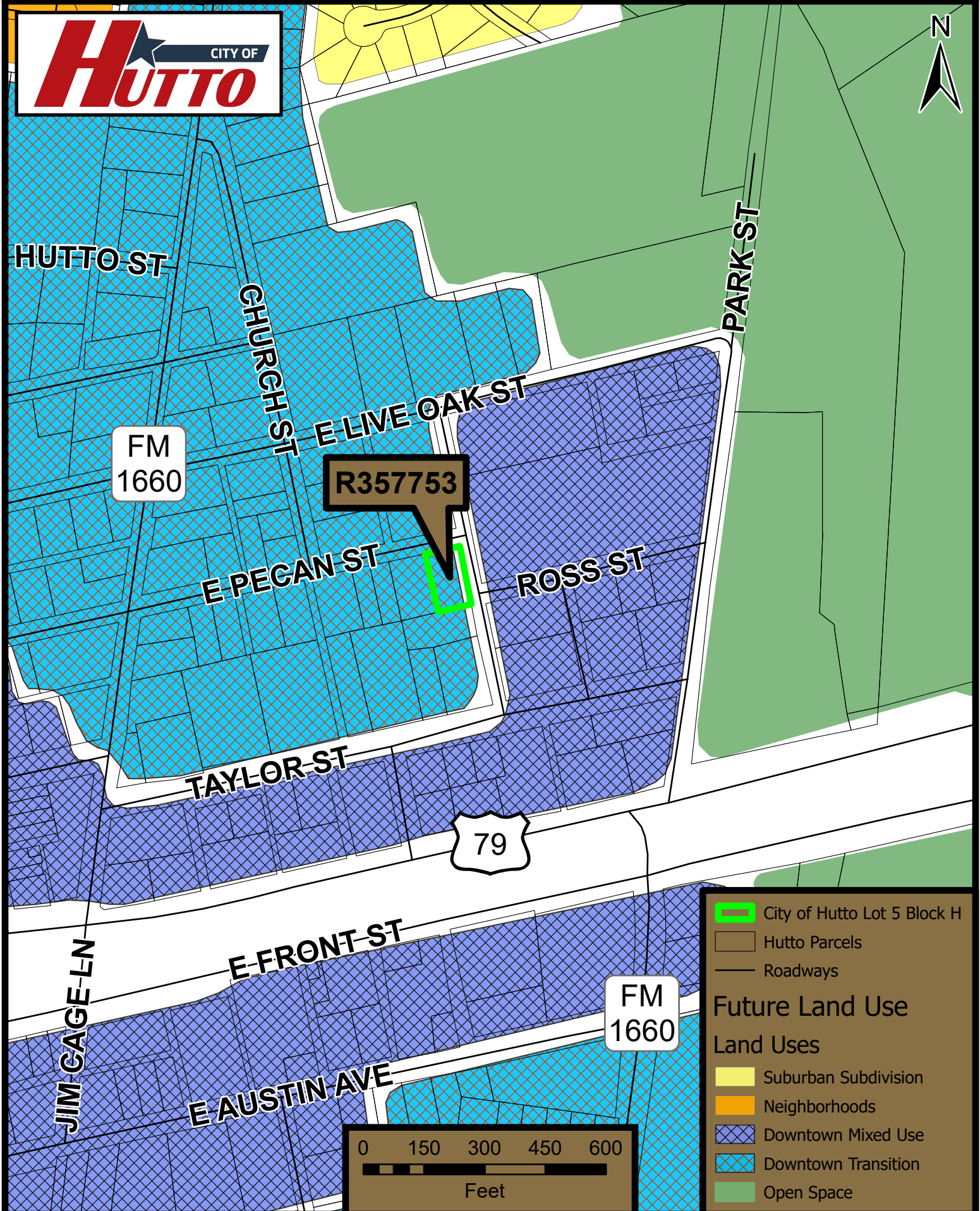
I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



City of Hutto Lot 5 Block H Replat

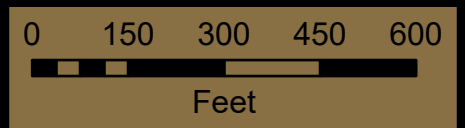


R357753

FM 1660

79

FM 1660



City of Hutto Lot 5 Block H

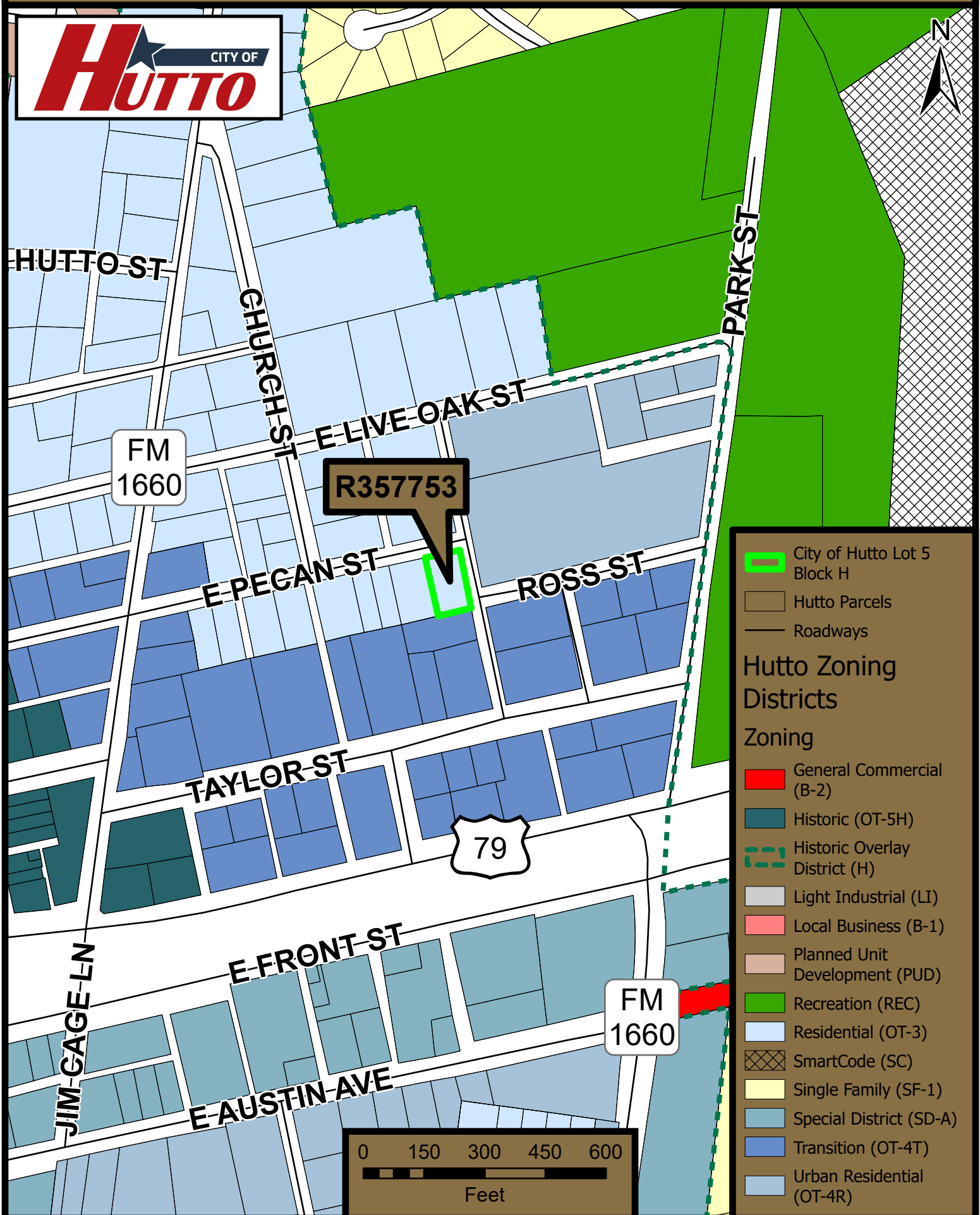
- Hutto Parcels
- Roadways

Future Land Use

Land Uses

- Suburban Subdivision
- Neighborhoods
- Downtown Mixed Use
- Downtown Transition
- Open Space

City of Hutto Lot 5 Block H Replat



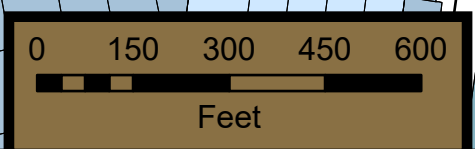
City of Hutto Lot 5 Block H

- Hutto Parcels
- Roadways

Hutto Zoning Districts

Zoning

- General Commercial (B-2)
- Historic (OT-5H)
- Historic Overlay District (H)
- Light Industrial (LI)
- Local Business (B-1)
- Planned Unit Development (PUD)
- Recreation (REC)
- Residential (OT-3)
- SmartCode (SC)
- Single Family (SF-1)
- Special District (SD-A)
- Transition (OT-4T)
- Urban Residential (OT-4R)



Yvette Glover

From: Connie Seigmund <cseigmund@austin.rr.com>
Sent: Saturday, August 16, 2025 7:44 AM
To: planning
Subject: Replat of lot 5 block h

To Whom It May Concern,

We have no opposition to the replat on college street.

Connie Seigmund
Sent from my iPhone



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

PLANNING & ZONING COMMISSION ON: SEPTEMBER 2, 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 Replat of Lot 5 in Block H of the Official Revised Map of Hutto, 0.248 acres, more or less, of land, two lots, located on College Street. The purpose of this replat is to add an internal lot line, which will create two lots.

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 Replat of Lot 5 in Block H of the Official Revised Map of Hutto, 0.248 acres, more or less, of land, two lots, located on College Street. The purpose of this replat is to add an internal lot line, which will create two lots.

Name: Amber Schmitt

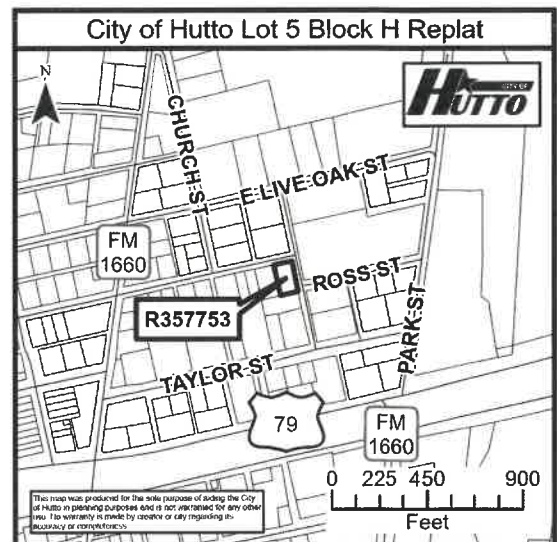
Address: 205 A/B College Street, Hutto

I AM IN FAVOR

I OBJECT

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



TY OF HUTTO LOT 5 BLK H REPLAT - INITIAL 8-27-258/25/2025

Attendees

jbyrum (john.byrum@huttotx.gov)
Ashley Bailey (ashley.bailey@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (todd.meaker@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

CoHLot5BlkHReplat-Init-DrainStdyLtr(8-5-25).pdf
CoHLot5BlkHReplat-Init-Plat(8-5-25).pdf

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

- No exceptions taken
- Approved with conditions
- Denied. Revise and Resubmit



Drainage Report

Project Name: _____
 Project Location: _____
 Prepared For: _____
 Prepared By: _____
 Date: _____

1. Introduction

This drainage report has been prepared for the above-referenced site. The purpose is to evaluate potential impacts on stormwater runoff associated with the proposed project.

The site does not involve new construction or significant land disturbance. The existing land use, grading, and impervious cover will remain unchanged.

2. Existing Conditions

Site Area: _____ acres

Current Land Use: _____

Topography/Drainage Patterns:

The site currently drains via sheet flow to _____.

No defined channels, swales, or detention ponds are proposed or required.

3. Proposed Conditions

No new construction, impervious cover, or grading is proposed.

Drainage patterns will remain unchanged.

No additional storm sewer or detention facilities are required.

4. Hydrologic Analysis

Since there is no change in impervious cover or land use, pre-development and post-development runoff conditions are identical.

Pre-Development Runoff: Unchanged from existing condition

Post-Development Runoff: Same as pre-development

Change in Runoff: None

5. Conclusions

The project does not alter existing drainage patterns.

Pre- and post-development runoff remain the same.

No additional drainage improvements are required.

6. Certification

I hereby certify that this drainage report has been prepared in accordance with applicable City of Hutto and TxDOT requirements, and that no adverse drainage impacts will result from the proposed project.

Engineer's Name, P.E. _____
 Texas Registration No. _____
 Date: _____

July 31, 2025

City of Hutto

Development Services Department
 500 West Live Oak Hutto, TX 78634

**RE: 205 College St. Hutto, TX 78634 - Schmitt Replat
 Engineer's Summary Letter & Waiver Request**

To Whom it May Concern,

Please prepare a
 brief DRN using the
 template shown



Henderson Professional Engineers (HPE) is pleased to provide this summary letter for the Schmitt Replat. The subject site is located at 205 College Street Hutto, TX 78634, within City of Hutto city limits, on a tract of approximately 0.25 acres. The property's legal description is S3826 - Hutto City Of, BLOCK H, Lot 5, 6(E/PT), ACRES 0.25, as recorded under Williamson County Appraisal District Property ID R357753.

The proposed application will be for a replat as discussed in the pre-development meeting held on July 31, 2025, dividing one lot with two existing residences on it into two lots so that each residence has its own lot. There is no construction planned at this time.

The site is zoned OT-3 Residential and does not contain any portion of the 1% annual chance (100-year) floodplain, per FEMA FIRM Panel 48491C0520F, effective December 20, 2019.

Due to the fact that no planned construction will be on the subject property, we ask for the following items to be waived:

- Tree Inventory Survey: Waiver Approved by Ashley Bailey via email on July 31, 2025.
- Utility Verification: Water and wastewater services are currently provided by the City of Hutto. A utility map has been provided showing service is already provided to the existing residences.
- TIA: There will be no expected changes to traffic conditions at these two residential structures since there are no expected changes to the property. A TIA Determination Worksheet is provided herein for review.
- Drainage study: The storm drainage pattern of the lot will remain unchanged since there will be no changes nor additions to the property. No drainage facilities or improvements are needed.
- Williamson County Addressing, Street Name Approval: No new streets are created with this replat.

Should you need any additional information, please do not hesitate to contact me at 737.203.8953 or by email at hpe@hendersonpe.com.

Respectfully,

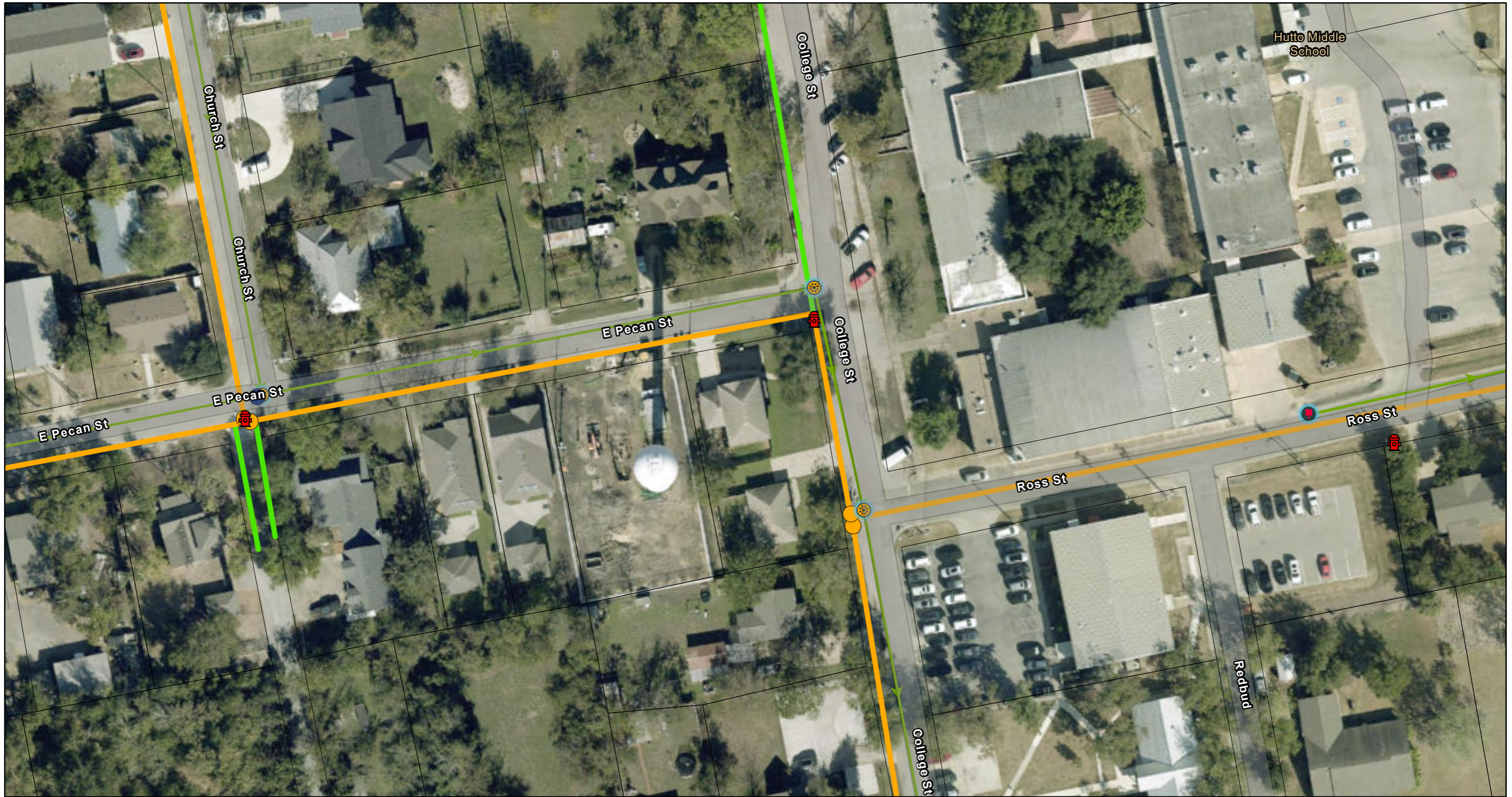
Jennifer Henderson, PE
 President & CEO
 Henderson Professional Engineers, LLC



JH/RC/RJC

07/31/2025

205 College St Utility Map

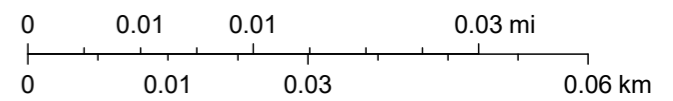


7/31/2025, 10:53:47 PM

1:884

- Proposed Project (Point)
- Wastewater Manhole
- Manhole
- Cleanout
- ➔ Wastewater Gravity Main
- ➔ Collector Gravity Main
- Fire Hydrants
- Gate Valves
- 6 Inches
- Water Lines
- 2 Inches
- 6 Inches
- ▭ Parcels
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

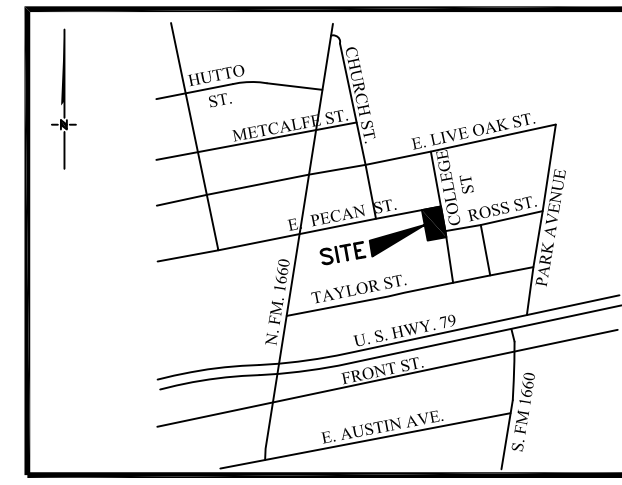
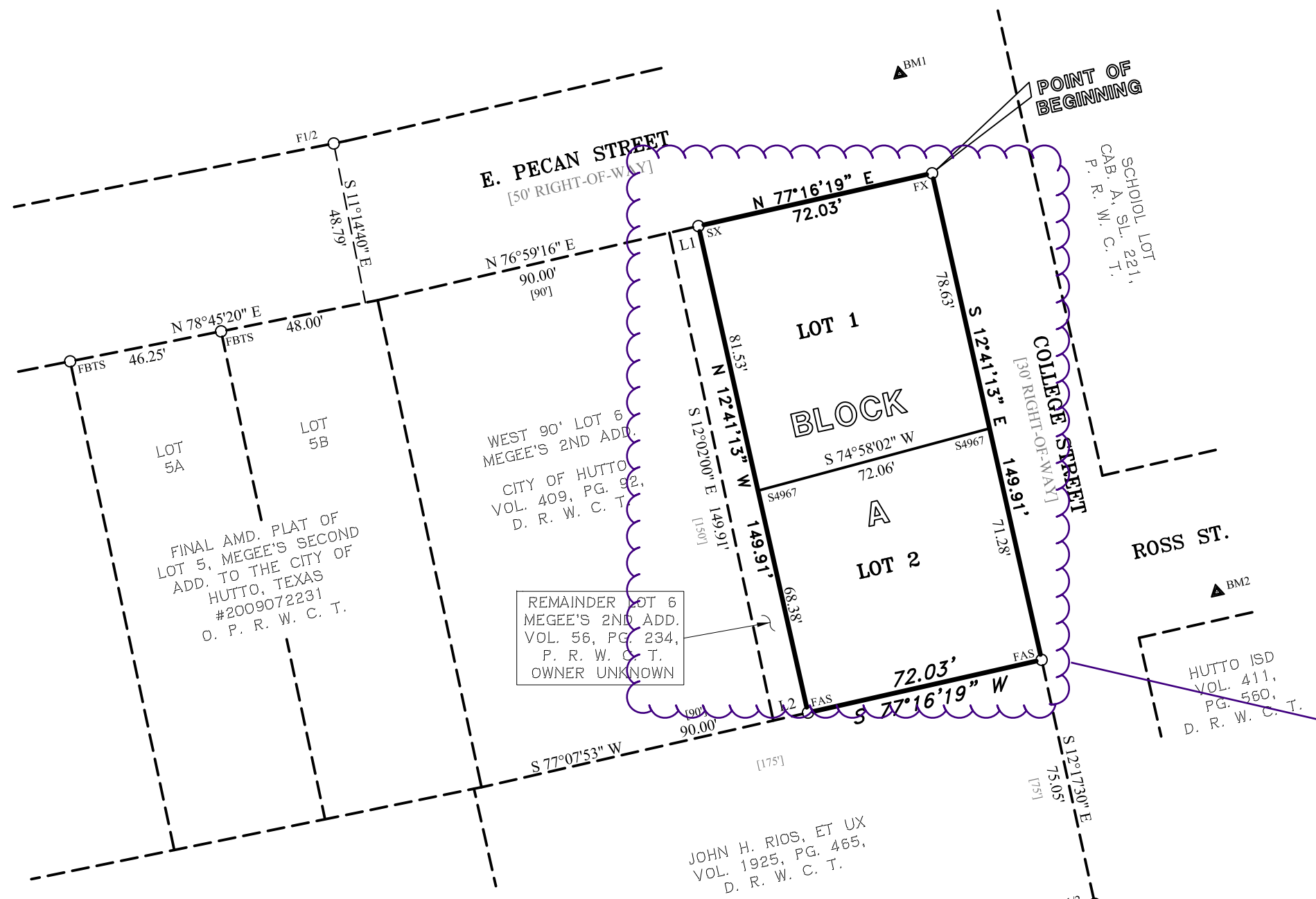


Williamson County TX, Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

REPLAT OF LOT 5 IN BLOCK H OF THE OFFICIAL REVISED MAP OF HUTTO, WILLIAMSON COUNTY, TEXAS

Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
08/25/2025
No Comments

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198
DENIED
08/25/2025 3:04:01 PM

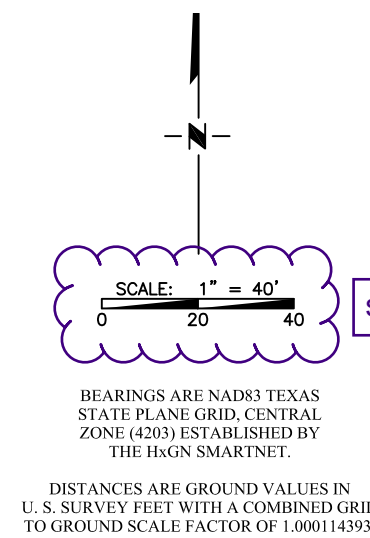


VICINITY MAP
Not to scale

Please provide a survey or schematic showing that the existing structures meet the setbacks for the district with the creation of the two lots.

show this in the graphics as applicable

use floodplain note language from plat checklist



GENERAL NOTES:

1. No building, fencing, landscaping or structures are allowed within any Drainage or Wastewater Easement unless expressly permitted by the City of Hutto.
2. A ten (10) foot Public Utility Easement is hereby dedicated along and adjacent to all street side property lines for water, sewer and storm sewer.
3. A five (5) foot Public Utility Easement is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer and storm sewer.
4. A three (3) foot Public Utility Easement is hereby dedicated on each side of interior side lot lines for utilities other than water, sewer and storm sewer.
5. No lot in this subdivision shall be occupied until a connection is made to public water and wastewater utilities.
6. Sidewalks and trees shall be provided on both sides of all streets within this subdivision.
7. Sidewalks and trees shall be provided along all street bounding this subdivision. **remove comma**
8. An arterial fence shall be constructed per the City of Hutto Unified Development Code requirements.
9. Street lighting shall be provided by the developer in conformance with the City of Hutto Unified Development Code requirements.
10. Water and Wastewater will be provided by the City of Hutto. Electricity will be provided by OnCor. Gas will be provided by Atmos Energy.
11. With reference to Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas, Community Panel No. 48491C0520F, Revised on 12/20/2019, the subject property's scaled location lies within Flood Zone "X" which is not designated a 100 year Special Flood Hazard Area.
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 rate of discharge of the 2, 10, 25 and 100-year storm events. On-site stormwater detention facilities are private property and shall be maintained by the property owner and or his/her assigns.
15. All easements on private property shall be maintained by the property owner and or his/her assigns.
16. All drainage lots shall be owned and maintained by the Homeowners Association. **replace HOA with property owner"**
17. No portion of this subdivision lies within the Edwards Aquifer Recharge Zone.
18. All lots in this subdivision are restricted to single family residential use, unless otherwise indicated. **remove comma**
19. The maximum impervious cover per residential lot is ____%. **please provide a percentage**
20. The subdivision is zoned OT-3 Residential.

"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 include and list utility providers as a separate note

LEGEND

[]	Record data per deed/plat
F1/2	Found 1/2" Rebar
FBTS	Found 1/2" Rebar w/cap marked "Bryan Tech Service"
F1587	Found 1/2" Rebar w/cap marked "Allstar Surveying"
FX	Found chiseled "+"
SX	Set chiseled "+"
S4967	Set 1/2" Rebar w/cap marked "RPLS 4967"
P. R. W. C. T.	Plat Records of Williamson County, Texas
O. P. R. W. C. T.	Official Public Records of Williamson County, Texas
D. R. W. C. T.	Deed Records of Williamson County, Texas
PUE	Public Utility Easement
L2	Line Number

LOT AREA SUMMARY	
LOT NO.	AREA (ACRES)
1	0.132
2	0.115

LINE DATA			
NO.	BEARING	DISTANCE	[RECORD]
1	N 76°59'16" E	8.97'	[15]
2	S 77°07'53" W	10.68'	[15]

PROJECT DATA:

Owner: Blue Door Rentals, LLC
c/o Amber Schmidt
5001 Oakridge Dr., Round Rock, Texas 78681
512-517-5648
amber_schmidt@hotmail.com

Acreage: Total: 0.248 acres

Survey: William Brown Survey, Abstract No. 105

Number of Blocks: 1

Number of Lots: 2

Surveyor: Delta Land Surveying
14900 Avery Ranch Blvd.
Suite C200 - 241
Austin, Texas 78717
(512) 781-9800

Engineer: Henderson Professional Engineers
600 Round Rock West Drive
Suite 604
Round Rock, Texas 78681
(737) 203-8953

BENCHMARK 1:

A brass disk stamped "RPLS 4967" set in concrete at the North-Northwest corner of the intersection of College Street and E. Pecan Street.
Elevation: 662.75 (NAVD88 datum established by the HxGN Smartnet)

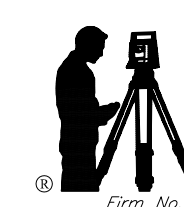
BENCHMARK 2:

A brass disk stamped "RPLS 4967" set in concrete at the South - Southeast corner of the intersection of College Street and Ross Street.
Elevation: 661.75 (NAVD88 datum established by the HxGN Smartnet)

remove preliminary stamp

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.
L. BUSBY - TX RPLS 4967 07/31/2025

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WBE210166-1 HUB 185387846300



DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800
www.DeltaLandSurveying.net
Firm No.: TX 10194017 OK 5405 Copyright 2022 - All Rights Reserved

REPLAT OF LOT 5 IN BLOCK H OF THE OFFICIAL REVISED MAP OF HUTTO, WILLIAMSON COUNTY, TEXAS

DEDICATION:

State of Texas }
County of _____ }

KNOW ALL MEN BY THESE PRESENTS:

That I, Amber Schmidt, on behalf of Blue Door Rentals, LLC, being the owner of a tract of land in the William Brown Survey, Abstract Number 105, Williamson County, Texas conveyed by a deed filed under Document Number 2021017910 being more particularly described in Volume 2215 at Page 589 of the Deed Records and commonly known as Lot 5 in Block H of the Official Revised Map of Hutto as filed for record in Cabinet A at Slide 221 of the Plat Records of Williamson County, Texas, in accordance with this plat to be known as "Replat of Lot 5 in Block H of the Official Revised Map of Hutto" and do hereby dedicate to the public use forever the streets, alleys, easements and all other land intended for public dedication as shown hereon, subject to any easements or restrictions heretofore granted and not released.

Witness my hand this the _____ day of _____, _____ A. D.

Amber Schmidt
Blue Door Rentals, LLC

ACKNOWLEDGEMENT:

State of Texas }
County of _____ }

Before me, the undersigned authority, on this day personally appeared Amber Schmidt for Blue Door Rentals, LLC, 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 herein expressed and in the capacity therein stated.

Given under my hand and Seal of Office, this the _____ day of _____, _____ A. D.

Notary Public, State of Texas

Printed Name: _____

My commission expires: _____

FOR REPLATS AND AMENDED PLATS:

This subdivision is subject to all general notes and restrictions appearing on the plat of "Official Revised Map of Hutto" as filed for record in Cabinet A at Slide 221 of the Official Plat Records of Williamson County, Texas.

ENGINEER CERTIFICATION:

State of Texas }
County of _____ }

I, Jennifer Henderson, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the Unified Development Code (UDC) codes and ordinances of the City of Hutto, Texas.

To certify which, witness my hand and seal this _____ day of _____, _____ A. D.

Jennifer Henderson, P. E. No. 116883
Henderson Professional Engineers
Registered Engineering Firm No. 22208
600 Round Rock West Drive, Suite 604
Round Rock, Texas 78681
(737) 203-8953

SURVEYOR CERTIFICATION:

State of Texas }
County of _____ }

I, Larry W. Busby, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and represents an actual survey made on the ground under my direct supervision of the property legally described hereon and that the corner monuments shown hereon were properly placed or found in accordance with the Unified Development Code (UDC) codes and ordinances of the City of Hutto, Texas.

To certify which, witness my hand and seal this _____ day of _____, _____ A. D.

Larry W. Busby, TX RPLS No. 4967
Delta Land Surveying
Registered Surveying Firm No. 10194017
14900 Avery Ranch Blvd., Suite C200-241
Austin, Texas 78717
(512) 781-9800

PLANNING AND ZONING COMMISSION CHAIR:

This plat was approved for recording by the Planning and Zoning Commission Chair on this the _____ day of _____, _____ A. D.

Richard Hudson, Planning and Zoning Chair

Bryan Lee, Planning and Zoning Chair

Date

CITY DEVELOPMENT SERVICES:

This subdivision is located within the City of Hutto, this the _____ day of _____, _____ A. D.

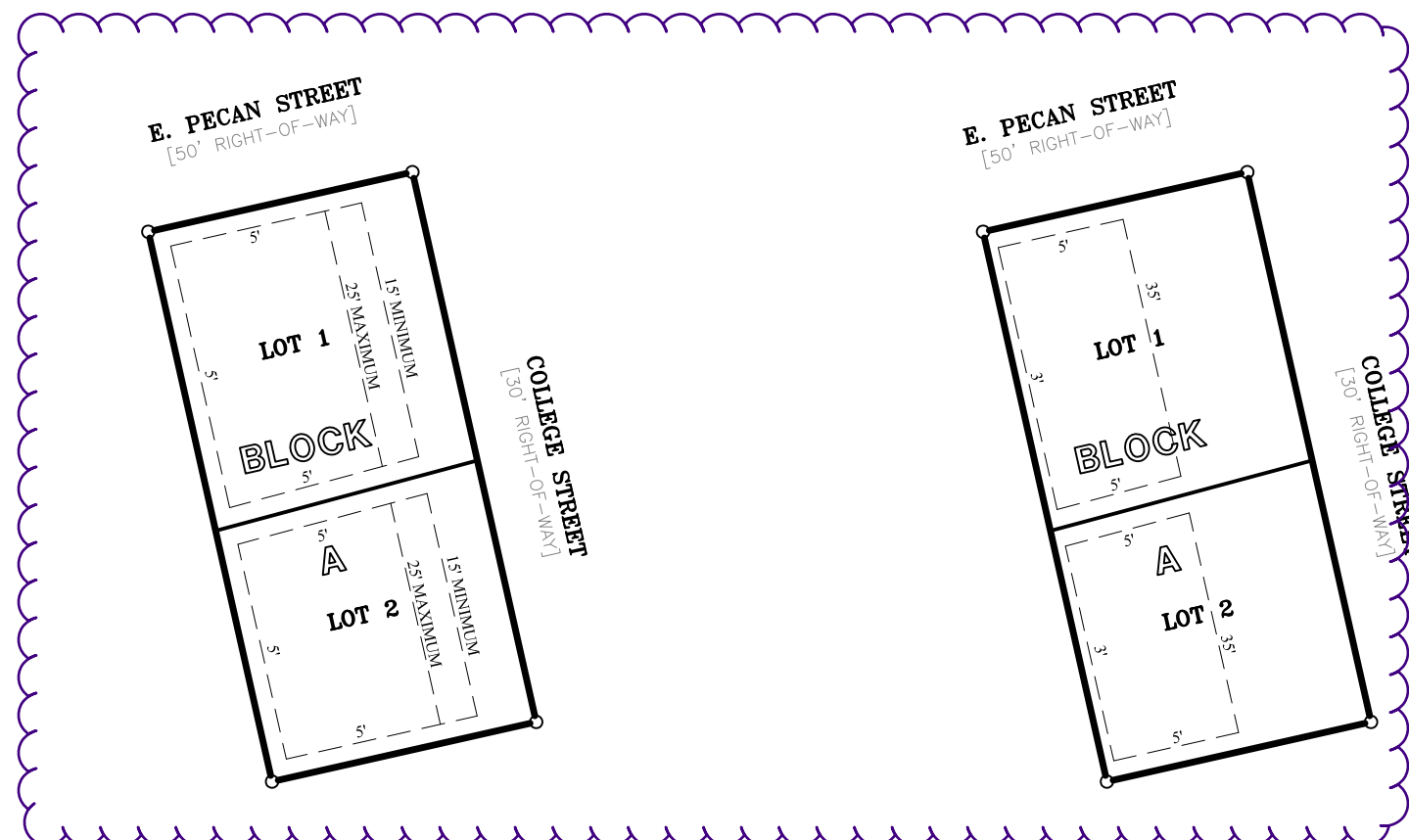
Ashley Bailey, Development Services Director

Date

BUILDING SETBACK DETAIL
NOT TO SCALE

PRINCIPAL BUILDING

ACCESSORY BUILDING



North arrow and scale on all pages that feature schematic

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.
L. BUSBY - TX RPLS 4967 07/31/2025

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WB210166-1 HUB 185387845300



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14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800
www.DeltaLandSurveying.net
Firm No.: TX 10194017 OK 5405 Copyright 2022 - All Rights Reserved

REPLAT OF LOT 5 IN BLOCK H OF THE OFFICIAL REVISED MAP OF HUTTO, WILLIAMSON COUNTY, TEXAS

DESCRIPTION:

A tract of land situated within the William Brown Survey, Abstract Number 105, Williamson County, Texas conveyed by a deed filed for record under Document Number 2021017910 of the Official Public Records of Williamson County, Texas and being more particularly described in Volume 2215 at Page 589 of the Deed Records of Williamson County, Texas and commonly known as Lot 5 in Block H of the Official Revised Map of Hutto as filed for record in Cabinet A at Slide 221 of the Plat Records of Williamson County, Texas. Said tract being more particularly described by metes and bounds as follows:

Beginning at a found chiseled "+" at the intersection of the South right-of-way line of E. Pecan Street and the West right-of-way line of College Street;

Thence **S 12°41'13" E**, along the monumented West right-of-way line of College Street, a distance of **149.91 feet** to a 1/2" rebar with a cap marked "Allstar Surveying" found for the common East corner of the tract of land herein described and a tract of land conveyed to John H. Rios, et ux by a deed filed for record in Volume 1925 at Page 465 of the Deed Records of Williamson County, Texas, from which a 1/2" rebar found for the Southeast corner of said Rios tract bears S 12°17'30" E a distance of 75.05 feet;

Thence **S 77°16'19" W**, along the common boundary line of the tract of land herein described and the aforementioned Rios tract, a distance of **72.03 feet** to a 1/2" rebar with a cap marked "Allstar Surveying" found for the common South corner of the tract of land herein described and Lot 6 in Megee's Second Addition to the City of Hutto according to the map or plat thereof filed for record in Volume 56 at Page 234 of the Deed Records of Williamson County, Texas;

Thence **N 12°41'13" W**, along the common boundary line of the tract of land herein described and the aforementioned Lot 6, a distance of **149.91 feet** to a chiseled "+" set for their common North corner on the above-mentioned South right-of-way line of E. Pecan Street;

Thence **N 72°16'19" E**, along the aforementioned South right-of-way line, a distance of **72.03 feet** to the **Point of Beginning**.

Said tract of land containing 0.248 acres, more or less.

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATE:

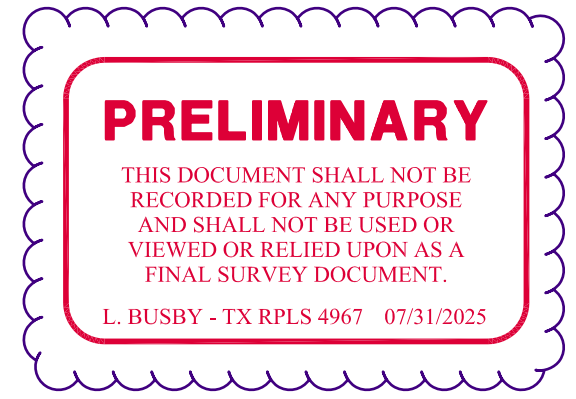
State of Texas }
County of Williamson }

I, Nancy E. Rister, Clerk of the County Court of said county do hereby certify that the foregoing instrument in writing, with its Certification of Authentication, was filed for record in my office on the _____ day of _____, _____ A. D., at _____ o'clock, ____ M. in the plat records of said county under Document Number _____.

Witness my hand and seal of the County Court of said county, at my Office in Georgetown, Texas, the date last written above.

Nancy Rister, Clerk, County Court of Williamson County, Texas

By: Deputy _____
Print Name: _____



Henderson Professional Engineers
HPE
600 ROUND ROCK WEST
DRIVE, SUITE 904
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WB210166-1 HUB 183873845300



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