



# City of Hutto

## Agenda

**Planning and Zoning Commission  
Tuesday, October 14, 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](http://huttotx.gov)

**1. CALL SESSION TO ORDER**

**2. ROLL CALL**

- 2.1. Hazel Sherrod
- Tony Wertz
- Rick Hudson
- Cheryl Stewart
- Cory Hall
- Norm Delay
- Brandon DeLeon

**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](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on October 14, 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 September 2, 2025.

**5. AGENDA ITEMS**

- 5.1. Consideration and possible action on the proposed Titan Innovation Business Park, Phase Three, Block Five, Lot One Final Plat, 13.021 acres, more or less, of land, one industrial lot, located on Limmer Loop and to the east of Innovation Boulevard.
- 5.2. Consideration and possible action on the Emory Crossing, Phase 5 Final Plat. 23.678 acres, more or less, of land, 74 residential lots, 4 multi-family lots, 2 open space lots, 2 alley lots, and one private drainage lot, located east of Ed Schmidt Boulevard/County Road 119 and west of FM 1660.

**6. PLANNING MANAGER REPORT**

**7. ADJOURNMENT**

**8. CERTIFICATION**

I certify that this notice of the October 14, 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 October 8, 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](mailto: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 September 2, 2025.  
**Meeting:** Tuesday, October 14, 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 September 2, 2025



# City of Hutto

## Minutes

**Planning and Zoning Commission  
Tuesday, September 2, 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**

Commissioner Norm Delay was not in attendance, all other commissioners were present.

**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.

no public comments

**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.

Edit minutes from August 5 to Stewart motion, 2nd Sherrod.

Commissioner Hazel Sherrod made the motion to approve the meeting minutes with the corrections above, seconded by Commissioner Cheryl Stewart.

Motion passed 6 Ayes to 0 Nays

**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.

Ashley presented an item- moving internal lot line. The public hearing opened at 7:06 PM. Jeff Reith of 331 Axis Deer Trail spoke, and closed at 7:08 PM. Commissioners spoke on the item .

A motion was made by Commissioner Cheryl Stewart to approve as presented, seconded by Vice-Chair Tony Wertz.

Motion passed 6 Ayes to 0 Nays.

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.

Ashley presented an item-adding an internal lot line. The public hearing opened at 7:17 PM - Amber Schmidt (owner). The public hearing closed at 7:18 PM. Commissioners spoke on the item. Motion by Commissioner Hazel Sherrod to approve with internal lot line condition, seconded by Commissioner Brandon DeLeon.

Motion passed 6 Ayes to 0 Nays.

**6. DEVELOPMENT SERVICES DIRECTOR REPORT**

Ashley presented

**7. ADJOURNMENT**

The Planning and Zoning Commission meeting was adjourned at 7:23 PM

**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.

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Planning and Zoning Chair or Representative

# AGENDA ITEM REPORT

## 5.1.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on the proposed Titan Innovation Business Park, Phase Three, Block Five, Lot One Final Plat, 13.021 acres, more or less, of land, one industrial lot, located on Limmer Loop and to the east of Innovation Boulevard.  
**Meeting:** Tuesday, October 14, 2025  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

The entire Titan Innovation Business Park Phase Three is approximately 51.260 acres and includes three industrial lots. The site was annexed and zoned Light Industrial or LI in May 2021. The preliminary plat was approved in January 2025.

The proposed final plat consists of one industrial lot. The property is zoned LI or Light Industrial and is a part of the Titan Innovation Business Park development.

NORTH: Limmer Loop ROW and B-2 (General Commercial)  
EAST: Light Industrial (LI), Titan Innovation Business Park  
SOUTH: Light Industrial (LI), Titan Innovation Business Park  
WEST: Light Industrial (LI), Titan Innovation Business Park

### SUMMARY OF REQUEST:

This 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 this request is in compliance with all applicable rules.

### STAFF REVIEW:

This plat is not subject to 212.009 Approval Procedure of the Texas Local Government Code as the applicant waived the "shot clock" bill. Staff recommends approval of this plat with the condition that all fees are paid prior to plat recording.

### FISCAL NOTES:

None with this item.

### POLICY IMPLICATIONS:

None with this item.

# AGENDA ITEM REPORT

## 5.1.



### ATTACHMENTS:

1. TIBPPh3Lot5Bik1FP-U2-Comlssued(10-7-25)



October 7, 2025

Westwood Professional Services  
Claudia Saucedo  
8701 N. Mopac Expwy #320  
Austin, TX 78759  
claudia.sauceda@westwoodps.com - *communication provided via email*

**RE: Titan Innovation Business Park Ph III Lot 5 Blk 1 Final Plat, Hutto, TX 78634  
Plat Review – Titan Innovation Business Park Ph III Lot 5 Blk 1 Final Plat - Comment Report to Update #2  
Submittal (received 9-22-25)  
Project No.: PLAT-25-0004**

Ms. Saucedo,

Upon review of the above referenced plat Update #2 application submitted on September 22, 2025, all staff review comments have been resolved.

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

1. Provide payment of parkland fee in the amount of \$12,695.48 prior to plat recording.
2. Provide payment of City of Hutto plat recording processing fee in the amount of \$50.00 prior to plat recording.

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

3. No comments.

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

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

Sincerely,  
Development Services Department

**Attendees**

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

**Documents**

TIBPPh3Lot5Blk1-U2-FP.pdf



NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER.
3. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
5. ALL DISTURBED AREAS DUE TO CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
 WATER: CITY OF HUTTO  
 SEWER: CITY OF HUTTO  
 ELECTRIC: ONCOR ELECTRIC DELIVERY
11. UTILITY NOTES  
  
 WITHIN CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)
  - 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.
12. FLOODPLAIN NOTES:
  - a. ULTIMATE FLOODPLAIN  
  
 NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
  - b. EXISTING FLOODPLAIN  
  
 NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019 FOR CITY OF HUTTO, TEXAS."
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. DETENTION FOR LOT 5, BLOCK 1 SHALL BE PROVIDED BY DRAINAGE EASEMENT IN DOCUMENT NO. 2024024329, WITHIN LOT 4, BLOCK 1, TITAN INNOVATION BUSINESS PARK II, AS SHOWN ON PLAT RECORDED IN DOCUMENT ON. 2023013023, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. THE SUBDIVISION IS ZONED LIGHT-INDUSTRIAL.
17. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
18. THIS PROJECT IS SUBJECT TO A TRAFFIC IMPACT FEE BASED ON ORDINANCE NO. 2021-014.

DESCRIPTION OF PROPERTY:

**DESCRIPTION OF 13.021 ACRES (567,206 SQUARE FEET)** OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, SECTION NO. 20, ABSTRACT NO. 587, SAID 13.021 ACRE TRACT BEING OUT OF AND PART OF THAT CERTAIN 18.691 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TITAN INNOVATION BUSINESS PARK II, LLC, DATED DECEMBER 7, 2022 AND RECORDED IN DOCUMENT NO. 2022134856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND OUT OF AND PART OF THAT CERTAIN 32.569 ACRES TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TITAN INNOVATION BUSINESS PARK II, LLC, DATED JUNE 11, 2024 AND RECORDED IN DOCUMENT NO. 2024046275, O.P.R.W.C.T., SAID 13.021 ACRES BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID 32.569 ACRES, SAME BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF TITAN INNOVATION BUSINESS PARK II LOT 3, BLOCK 1, A SUBDIVISION OF RECORD LOCATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, APPEARING OF RECORD IN DOCUMENT NO. 2023012989 O.P.R.W.C.T., SAME BEING IN THE SOUTHERLY LINE OF LIMMER LOOP, A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY (ROW) AS RECORDED IN DOCUMENT NO. 2006043487, O.P.R.W.C.T., SAID CORNER BEING MARKED BY A FOUND 1/2-INCH REBAR WITH CAP STAMPED "PACHECO KOCH";

**THENCE SOUTH 82°37'32" EAST 50.00 FEET** WITH THE NORTHERLY LINE OF SAID 32.569 ACRE TRACT AND THE SOUTHERLY LINE OF SAID LIMMER LOOP TO THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING MARKED BY A SET 1/2-INCH REBAR WITH CAP STAMPED "WESTWOOD AUSTIN";

**THENCE OVER AND ACROSS SAID 32.569 ACRE TRACT AND SAID 18.691 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:**  
 1. **SOUTH 07°21'28" WEST 1,227.96 FEET** TO A SET 1/2-INCH REBAR WITH CAP STAMPED "WESTWOOD AUSTIN";  
 2. **SOUTH 82°38'34" EAST 503.06 FEET** TO A SET 1/2-INCH REBAR WITH CAP STAMPED "WESTWOOD AUSTIN";  
 3. **SOUTH 07°21'26" WEST 914.99 FEET** TO THE SOUTH LINE OF SAID 18.961 ACRE TRACT, SAME BEING THE NORTH LINE OF LOT 6, BLOCK B OF TITAN INNOVATION BUSINESS PARK UNIT 6 AND 7, A SUBDIVISION OF RECORD LOCATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, APPEARING OF RECORD IN DOCUMENT NO. 2020018527, P.R.W.C.T.;

**THENCE NORTH 82°33'07" WEST 553.08 FEET** WITH THE SOUTH LINE OF SAID 18.691 ACRE TRACT AND THE NORTH LINE OF SAID LOT 6, BLOCK B TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF TITAN INNOVATION BUSINESS PARK II LOT 4, BLOCK 1, A SUBDIVISION OF RECORD LOCATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, APPEARING OF RECORD IN DOCUMENT NO. 2023013023, O.P.R.W.C.T.;

**THENCE NORTH 07°21'28" EAST 2,142.08 FEET** WITH THE WEST LINE OF SAID 18.691 ACRES AND THE EAST LINE OF SAID LOT 4, BLOCK 1, AT 786.19 FEET PASSING THE NORTHWEST CORNER OF SAID 18.691 ACRES, SAID CORNER BEING MARKED BY A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD", AT 947.56 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 1 AND THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 3, BLOCK 1, SAID CORNER BEING MARKED BY A FOUND 1/2-INCH REBAR WITH CAP STAMPED "PACHECO KOCH", AND CONTINUING WITH THE EASTERLY LINE OF SAID LOT 3, BLOCK 1 TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINING **13.021 ACRES (567,206 SQUARE FEET)**, MORE OR LESS.

BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD'83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REPORTED HAVE BEEN SCALED BY APPLYING THE TXDOT STANDARD SURFACE ADJUSTMENT FACTOR FOR WILLIAMSON COUNTY OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS.

SCALE:	NONE	INITIAL ISSUE:	10/18/2024
CHECKED:	JRG	REVISIONS:	
DRAWN:	RPP		
FIELD CREW:	NJM		
FIELD WORK DATE:	1/31/2024		

**TITAN INNOVATION BUSINESS PARK  
 PHASE III  
 LOT 5, BLOCK 1  
 HUTTO, TEXAS**

**Westwood**  
 Phone (512) 360-9938 8701 N. Mopac Expy., Suite 320  
 Toll Free (888) 937-5150 Austin, TX 78759  
 westwoodps.com  
 Westwood Professional Services, Inc.  
 TPBLS ENGINEERING FIRM REGISTRATION NO. 11756  
 TPBLS SURVEYING FIRM REGISTRATION NO. 10074301

**FINAL PLAT**  
 PROJECT NUMBER : R0039546.08

SHEET NUMBER:  
**2** OF **3**  
 DATE: 9/26/2025

© 2024 Westwood Professional Services, Inc. N:\0039546.08\06 CAD\DWG\SURVEY\C3D\EXHIBITS\039546.08 LOT 5 FP.DWG

FINAL PLAT : TITAN INNOVATION BUSINESS PARK LOT 5, BLOCK 1

N:\0039546.08\06 CAD\DWG\SURVEY C3D\EXHIBITS\0039546.08 LOT 5 FP.DWG © 2024 Westwood Professional Services, Inc.

**OWNER'S CERTIFICATION (18.691 ACRES)**

STATE OF NEW MEXICO {  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF BERNALILLO {

I, BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022134856 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III LOT 5, BLOCK 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

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

STATE OF NEW MEXICO {  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF BERNALILLO {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**OWNER'S CERTIFICATION (32.569 ACRES)**

STATE OF NEW MEXICO {  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF BERNALILLO {

I, BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024046275 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III LOT 5, BLOCK 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

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

STATE OF NEW MEXICO {  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF BERNALILLO {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN F. SPENCER, MANAGER, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION CHAIR:**

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
RICHARD HUDSON  
PLANNING AND ZONING COMMISSION CHAIR  
DATE

**CITY DEVELOPMENT SERVICES SIGNATURE:**

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
JOHN BYRUM  
PLANNING MANAGER  
DATE

**SURVEYOR'S CERTIFICATION:**

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

I, JASON R. GABRIEL, REGISTERED PUBLIC SURVEYOR, NO. 6530, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 01/31/2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
JASON R. GABRIEL  
REGISTERED PUBLIC SURVEYOR NO. 6530  
STATE OF TEXAS  
8701 N MOPAC EXPY, SUITE 320,  
AUSTIN, TX 78759  
(512)-485-0831

**ENGINEER'S CERTIFICATION:**

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

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

**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 \_\_\_, 2025, A.D., AT \_\_\_ O'CLOCK \_\_\_M. AND DULY RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025, 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

SCALE:	NONE	INITIAL ISSUE:	10/18/2024
CHECKED:	JRG	REVISIONS:	
DRAWN:	RPP		
FIELD CREW:	NJM		
FIELD WORK DATE:	1/31/2024		

**TITAN INNOVATION BUSINESS PARK  
PHASE III  
LOT 5, BLOCK 1  
HUTTO, TEXAS**

**Westwood**

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

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

**FINAL PLAT**

PROJECT NUMBER : R0039546.08

SHEET NUMBER:

3 OF 3

DATE: 9/26/2025

FINAL PLAT : TITAN INNOVATION BUSINESS PARK LOT 5, BLOCK 1

# AGENDA ITEM REPORT

## 5.2.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on the Emory Crossing, Phase 5 Final Plat. 23.678 acres, more or less, of land, 74 residential lots, 4 multi-family lots, 2 open space lots, 2 alley lots, and one private drainage lot, located east of Ed Schmidt Boulevard/County Road 119 and west of FM 1660.  
**Meeting:** Tuesday, October 14, 2025  
**Department:** Development Services  
**Staff Contact:** John Byrum

### BACKGROUND INFORMATION:

The proposed final plat consists of both single family and multi-family lots. The proposed plat will consist of 74 single family lots, 4 (65 units) condominium lots, 2 alley lots, 1 landscape lot, 1 park lot and 1 private drainage lot for a total of 83. This plat is in the Emory Crossing Planned Unit Development (RSI).

NORTH: Extraterritorial Jurisdiction (ETJ) with Development Agreement (DA), Vacant

EAST: Single Family (SF-1), Mustang Creek

SOUTH: Single Family (SF-1), HuttoParke

WEST: Planned Unit Development (PUD), Emory Crossing

### SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with both applicable state laws and the adopted development standards within the Unified Development Code (UDC) and Planned Unit Development (PUD). Staff has determined this request is in compliance with all applicable rules.

### STAFF REVIEW:

This plat is not subject to 212.009 Approval Procedure of the Texas Local Government Code as the applicant waived the "shot clock" bill. Staff recommends approval of this plat with the condition that the City of Hutto signature blocks are updated to reflect the current chair and staff.

### FISCAL NOTES:

None with this item.

### POLICY IMPLICATIONS:

None with this item.

### ATTACHMENTS:

# AGENDA ITEM REPORT

## 5.2.



1. EmoryCrossingPh5-FP-U3-ComIssued(6-11-25)



June 11, 2025

Pape-Dawson Engineers Inc  
Dustin Goss  
10801 N. MoPac Expwy. Bldg. 3, Suite 200  
Austin, TX 78759  
dgoss@pape-dawson.com - *communication provided via email*

**RE: Emory Crossing Phase 5 Final Plat, Hutto, TX 78634  
Final Plat Review – Emory Crossing Phase 5 Final Plat - Comment Report to Update #3 Submittal  
(received 5-21-25)  
Project No.: PLAT-24-0010**

Mr. Goss,

Upon review of the above referenced final plat Update #3 application submitted on May 21, 2025, all staff review comments have been addressed.

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

1. No comments.

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

2. No comments.

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

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

Sincerely,  
Development Services Department

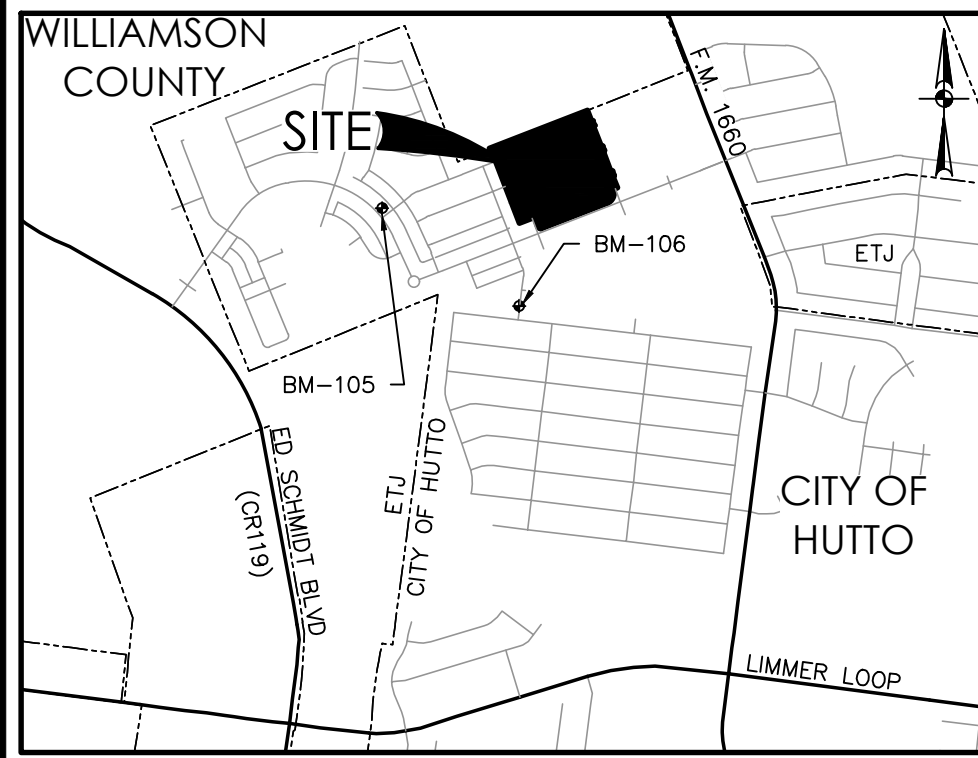
# EMORY CROSSING PH 5 FP- UPDATE #3 SUBMITTAL6/11/2025

## Attendees

Jeff Way (jeff.way@huttotx.gov)  
Matt Rector (matt.rector@huttotx.gov)  
sandip (Sandip.Uprety@HuttoTX.gov)  
Todd Meaker (todd.meaker@huttotx.gov)  
Manny Hernandez (manny.hernandez@huttotx.gov)

## Documents

EmoryCrossingPh5-FP-U3-Plat(5-21-25).pdf



OWNER: WLH COMMUNITIES - TEXAS LLC  
 ADDRESS: 810 HESTERS CROSSING RD., SUITE 235  
 ROUND ROCK, TX 78681

ACREAGE: 23.678 ACRES  
 LOTS ACREAGE: 18.531 ACRES  
 ROW ACREAGE: 5.147 ACRES

ENGINEER & SURVEYOR:  
 PAPE-DAWSON CONSULTING  
 ENGINEERS, LLC.  
 10801 N MOPAC EXPY.,  
 BLDG. 3, SUITE 200  
 AUSTIN, TX 78759  
 (512) 454-8711 P

SURVEY: JOHN DYKES SURVEY  
 ABSTRACT NO. 189

NUMBER OF BLOCKS:	6
SINGLE FAMILY LOTS:	74
CONDOMINIUM LOTS:	4 (65 UNITS)
ALLEY LOTS:	2
LANDSCAPE LOTS:	1
PARK LOTS:	1
PRIVATE DRAINAGE LOTS:	1
TOTAL LOTS:	83

## FINAL PLAT OF EMORY CROSSING, PHASE 5

A 23.678 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 189, IN WILLIAMSON COUNTY, TEXAS.

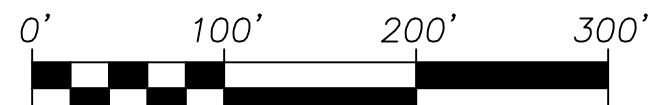
OWNER: MARVIN STURM ET UX  
 A CALLED 62.956 ACRE TRACT  
 VOL. 1174, PG. 282 (O.R.)

ENGINEERING REVIEW  
 06/08/2025  
 Review is for general compliance only. Sole  
 responsibility for correctness remains with the  
 Engineer of Record.

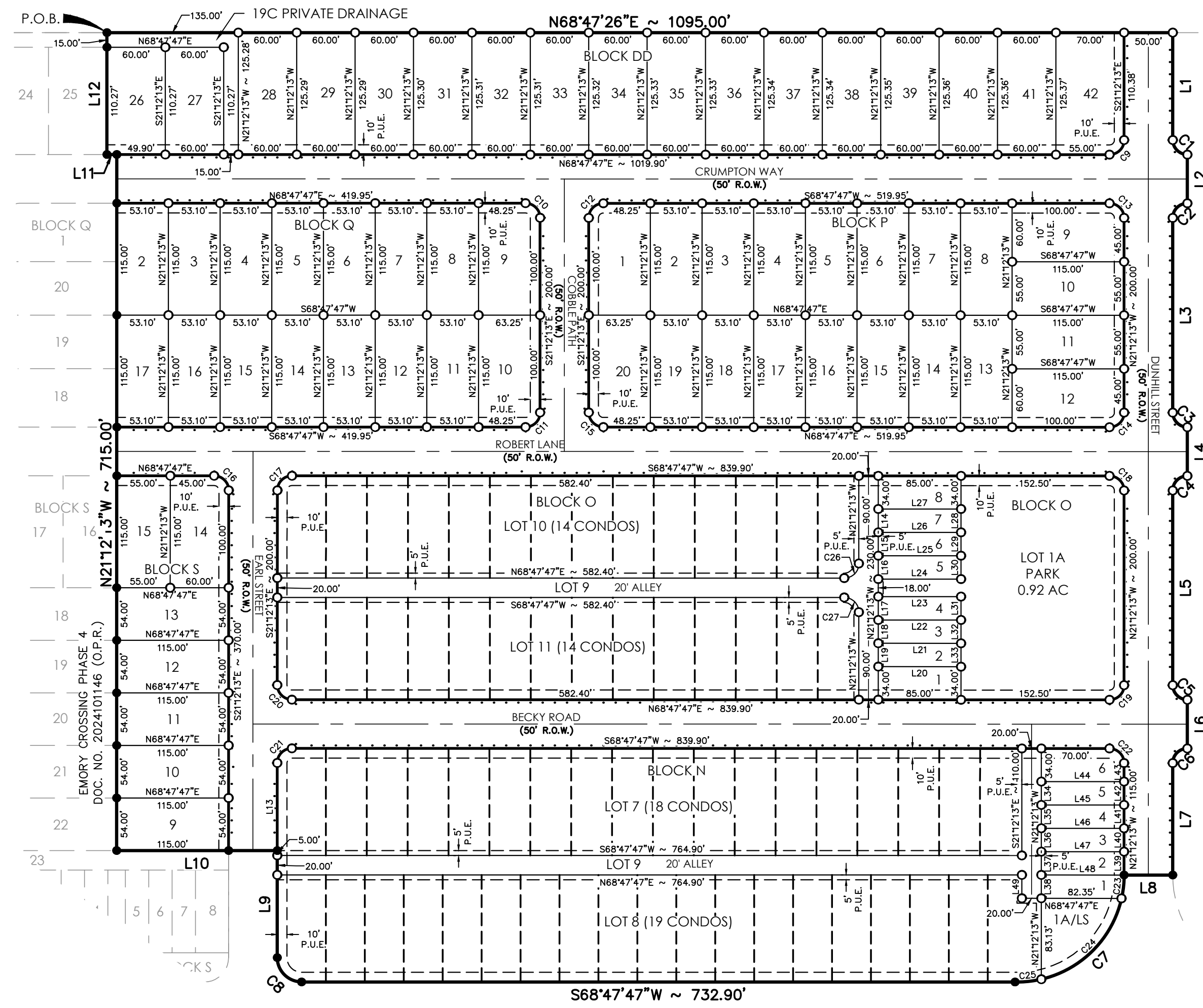
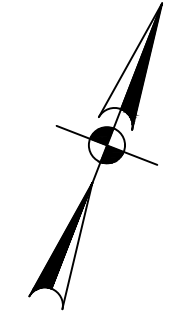
No Exceptions Taken  
 Accepted with conditions.  
 Denied, Revise and Resubmit.

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

No  
 Comments  
 06/11/2025 4:04:33  
 PM



SCALE: 1" = 100'



JOHN DYKES SURVEY  
 ABSTRACT NO. 189

OWNER: WLH COMMUNITIES - TEXAS, LLC  
 REMNANT PORTION OF  
 A CALLED 133.617 ACRE TRACT  
 DOC. NO. 2019027388 (O.P.R.)

### LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- H.O.A. HOMEOWNER'S ASSOCIATION
- L.S. LANDSCAPE LOT
- U.E. UTILITY EASEMENT
- W. WATER EASEMENT
- W.W. WASTEWATER EASEMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- CONDO LOT LINES
- ..... SIDEWALK

STREET NAME	CLASSIFICATION	ROW WIDTH (FEET)	TREE YARD (FEET)	SIDEWALK WIDTH (FEET)	DRIVEWAY DISTANCE FROM CORNER	STREET LENGTH (LINEAR FEET)
CRUMPTON WAY	LOCAL	50	7	5	50	1100
ROBERT LANE	LOCAL	50	7	5	50	1100
BECKY ROAD	LOCAL	50	7	5	50	960
EARL STREET	LOCAL	50	7	5	50	410
DUNHILL STREET	LOCAL	50	7	5	50	865
COBBLE PATH	LOCAL	50	7	5	50	280

EMORY CROSSING PHASE 4  
 DOC. NO. 2024101146 (O.P.R.)



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TBPE FIRM REGISTRATION #470 | TBLS FIRM REGISTRATION #10028801

# FINAL PLAT OF EMORY CROSSING, PHASE 5

A 23.678 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 189, IN WILLIAMSON COUNTY, TEXAS.

### 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 PUD ORDINANCE NO. 0-18-06-21-8C REQUIREMENTS.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) AND ACCESS EASEMENT (AE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE PUD ORDINANCE NO. 0-18-06-21-8C.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS AS AMENDED.
7. 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.
8. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:  

WATER	JONAH WATER SUD
WASTEWATER	CITY OF HUTTO
ELECTRIC	ONCOR
11. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
12. ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED PUD WITH A BASE ZONING OF SF-1 PER PUD ORDINANCE NO. 0-18-06-21-8C.
13. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
14. THE MAXIMUM IMPERVIOUS COVER FOR THE RESIDENTIAL LOTS SHALL BE CALCULATED AS THE TOTAL SQUARE FOOTAGE WITHIN THE BUILDING SETBACKS OF EACH INDIVIDUAL RESIDENTIAL LOT.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. LOT 19C, BLOCK DD, LOT 1A, BLOCK N AND LOT 1A, BLOCK O SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. FIRE LANE SIGNS AS SPECIFIED IN SECTION D103.6 OF THE 2021 INTERNATIONAL FIRE CODE SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE PER SECTION D103.6.2.
20. ELEVATIONS ARE BASED ON NAVD88 (GEOID03).
21. BEARINGS BASED ON N.A.D. 1983 (NA2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM FOR THE CENTRAL ZONE.
22. SCALE FACTOR OF 0.99988, ORIGIN (0,0).
23. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE OF AN ALLEYWAY'S CENTERLINE.
24. A 20' ACCESS AND DRAINAGE EASEMENT IS HEREBY DEDICATED ON ALLEY LOT 9, BLOCK N AND LOT 9, BLOCK O.
25. LOT 9, BLOCK N AND LOT 9, BLOCK O, ALLEY LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA PER PUD ORDINANCE NO. 0-18-06-21-8C SECTION 3 (C).
26. THIS SUBDIVISION IS SUBJECT TO DECLARATION OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOC. NO. 2021024869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
27. THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY.
28. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISION CONTAINING MORE THAN 29 DWELLING UNITS.
29. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE 2018 UDC PER PUD ORDINANCE NO. 0-18-06-21-8C.

BLOCK DD		BLOCK Q		BLOCK P	
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
19C	3,680	2	6,107	1	7,225
26	6,616	3	6,106	2	6,106
27	6,616	4	6,106	3	6,106
28	7,517	5	6,106	4	6,106
29	7,518	6	6,106	5	6,106
30	7,518	7	6,106	6	6,106
31	7,518	8	6,106	7	6,106
32	7,519	9	7,225	8	6,106
33	7,519	10	7,225	9	6,852
34	7,519	11	6,107	10	6,325
35	7,520	12	6,107	11	6,325
36	7,520	13	6,107	12	6,852
37	7,520	14	6,107	13	6,107
38	7,521	15	6,107	14	6,107
39	7,521	16	6,107	15	6,107
40	7,522	17	6,106	16	6,107
41	7,522			17	6,107
42	8,728			18	6,107
BLOCK N		BLOCK O		BLOCK S	
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	2,019	1A	39,958	19	6,107
1A	4,758	1	2,890	20	7,225
2	2,040	2	2,040		
3	2,040	3	2,040		
4	2,040	4	2,040		
5	2,040	5	2,040		
6	2,842	6	2,040		
7	84,091	7	2,040		
8	85,701	8	2,890		
9	18,378	9	16,645		
		10	62,630		
		11	62,630		

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S21°12'13"E	110.38'
L2	S21°12'13"E	50.00'
L3	S21°12'13"E	200.00'
L4	S21°12'13"E	50.00'
L5	S21°12'13"E	200.00'
L6	S21°12'13"E	50.00'
L7	S21°12'13"E	115.00'
L8	S68°47'47"W	50.00'
L9	N21°12'13"W	110.00'
L10	S68°47'47"W	165.00'
L11	S68°47'47"W	10.10'
L12	N21°12'13"W	125.27'
L13	S21°12'13"E	90.00'
L14	N21°12'13"W	24.00'
L15	N21°12'13"W	24.00'
L16	N21°12'13"W	24.00'
L17	N21°12'13"W	24.00'
L18	N21°12'13"W	24.00'
L19	N21°12'13"W	24.00'
L20	S68°47'47"W	85.00'
L21	S68°47'47"W	85.00'
L22	S68°47'47"W	85.00'
L23	S68°47'47"W	85.00'
L24	N68°47'47"E	85.00'
L25	N68°47'47"E	85.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N68°47'47"E	85.00'
L27	N68°47'47"E	85.00'
L28	N21°12'13"W	24.00'
L29	N21°12'13"W	24.00'
L30	N21°12'13"W	24.00'
L31	N21°12'13"W	24.00'
L32	N21°12'13"W	24.00'
L33	N21°12'13"W	24.00'
L34	N21°12'13"W	24.00'
L35	N21°12'13"W	24.00'
L36	N21°12'13"W	24.00'
L37	N21°12'13"W	24.00'
L38	N21°12'13"W	24.00'
L39	N21°12'13"W	24.00'
L40	N21°12'13"W	24.00'
L41	N21°12'13"W	24.00'
L42	N21°12'13"W	24.00'
L43	N21°12'13"W	19.00'
L44	S68°47'47"W	85.00'
L45	S68°47'47"W	85.00'
L46	S68°47'47"W	85.00'
L47	S68°47'47"W	85.00'
L48	S68°47'47"W	85.00'
L49	S21°12'13"E	24.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S66°12'13"E	21.21'	23.56'
C2	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C3	15.00'	090°00'00"	S66°12'13"E	21.21'	23.56'
C4	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C5	15.00'	090°00'00"	S66°12'13"E	21.21'	23.56'
C6	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C7	110.04'	091°00'50"	S24°18'45"W	156.98'	174.79'
C8	25.00'	090°00'00"	N66°12'13"W	35.36'	39.27'
C9	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C10	15.00'	090°00'00"	S66°12'13"E	21.21'	23.56'
C11	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C12	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C13	15.00'	090°00'00"	N66°12'13"W	21.21'	23.56'
C14	15.00'	090°00'00"	N23°47'47"E	21.21'	23.56'
C15	15.00'	090°00'00"	S66°12'13"E	21.21'	23.56'
C16	15.00'	090°00'00"	S66°12'13"E	21.21'	23.56'
C17	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C18	15.00'	090°00'00"	N66°12'13"W	21.21'	23.56'
C19	15.00'	090°00'00"	N23°47'47"E	21.21'	23.56'
C20	15.00'	090°00'00"	S66°12'13"E	21.21'	23.56'
C21	15.00'	090°00'00"	S23°47'47"W	21.21'	23.56'
C22	15.00'	090°00'00"	N66°12'13"W	21.21'	23.56'
C23	110.04'	012°35'54"	S14°53'43"E	24.15'	24.19'
C24	110.04'	064°14'28"	S23°31'29"W	117.01'	123.37'
C25	110.04'	014°10'27"	S62°43'56"W	27.15'	27.22'
C26	15.00'	090°00'00"	N23°47'47"E	21.21'	23.56'
C27	15.00'	090°00'00"	N66°12'13"W	21.21'	23.56'

DEVELOPMENT STANDARDS (PER PUD ORDINANCE NO. 0-18-06-21-8C)			
	SF-1 ATTACHED TOWNHOUSE (ALLEY LOADED DESIGN)	SF-1 DETACHED CONDOMINIUM (ALLEY LOADED DESIGN)	SF-1 (MINIMUM 50' LOT WIDTH)
LOT AREA (MIN)	1,400 SQ. FT.	6,000 SQ. FT.	6,000 SQ. FT.
LOT WIDTH AT BUILDING LINE (MIN)	20'	90'	50'
SIDE YARD SETBACK (MIN)	0' FOR COMMON WALLS	5' PER UDC	5' PER UDC
SIDE AND REAR YARD FOR ACCESSORY BUILDING (MIN)	0' FOR COMMON WALLS	5' PER UDC	5' PER UDC
BUILDING HEIGHT	35 FT. / 3 STORIES	35 FT. / 2.5 STORIES PER UDC	35 FT. / 2.5 STORIES PER UDC
FRONT SETBACK	15'	15'	15' PER UDC
REAR SETBACK	5'	5'	15'
DWELLING UNITS PER ACRES (MAX)	N/A	10	N/A
DWELLING UNITS PER STRUCTURE (MAX)	N/A	1	N/A
MINIMUM BUILDING SEPARATION	N/A	10'	N/A
MINIMUM PARKING	2 PER DWELLING UNIT	2 PER DWELLING UNIT	2 PER DWELLING UNIT



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT  
OF  
EMORY CROSSING, PHASE 5

A 23.678 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 189, IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES  
FOR

A 23.678 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 133.617 ACRE TRACT CONVEYED TO WLH COMMUNITIES-TEXAS LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019027388 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 23.678 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;

BEGINNING, AT A 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOUND ON THE EASTERNMOST NORTHEAST CORNER OF EMORY CROSSING PHASE 4, A SUBDIVISION OF RECORD RECORDED IN DOCUMENT NO. 2024101146 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 68°47'26" E, WITH THE SOUTHERN BOUNDARY LINE OF A CALLED 62.956 ACRE TRACT CONVEYED TO MARVIN STURM ET UX RECORDED IN VOLUME 1174, PAGE 282 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHERN BOUNDARY LINE OF SAID 133.617 ACRE TRACT, A DISTANCE OF 1095.00 FEET TO A CALCULATED ANGLE POINT FOR THE NORTHEAST CORNER HEREOF;

THENCE, DEPARTING THE SOUTHERN BOUNDARY LINE OF SAID 62.956 ACRE TRACT, THROUGH THE INTERIOR OF SAID REMNANT PORTION, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. S 21°12'13" E, A DISTANCE OF 110.38 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,
2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 66°12'13" E, 21.21 FEET, AN ARC LENGTH OF 23.56 FEET TO A CALCULATED POINT OF TANGENCY HEREOF,
3. S 21°12'13" E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,
4. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 23°47'47" W, 21.21 FEET, AN ARC LENGTH OF 23.56 FEET TO A CALCULATED POINT OF NON-TANGENCY HEREOF,
5. S 21°12'13" E, A DISTANCE OF 200.00 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,
6. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 66°12'13" E, 21.21 FEET, AN ARC LENGTH OF 23.56 FEET TO A CALCULATED POINT OF TANGENCY HEREOF,
7. S 21°12'13" E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,
8. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 23°47'47" W, 21.21 FEET, AN ARC LENGTH OF 23.56 FEET TO A CALCULATED POINT OF NON-TANGENCY HEREOF,
9. S 21°12'13" E, A DISTANCE OF 200.00 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,

10. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 66°12'13" E, 21.21 FEET, AN ARC LENGTH OF 23.56 FEET TO A CALCULATED POINT OF TANGENCY HEREOF,

11. S 21°12'13" E, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,

12. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 23°47'47" W, 21.21 FEET, AN ARC LENGTH OF 23.56 FEET TO A CALCULATED POINT OF NON-TANGENCY HEREOF, AND

13. S 21°12'13" E, A DISTANCE OF 115.00 FEET TO A CALCULATED ANGLE POINT FOR THE SOUTHEAST CORNER HEREOF;

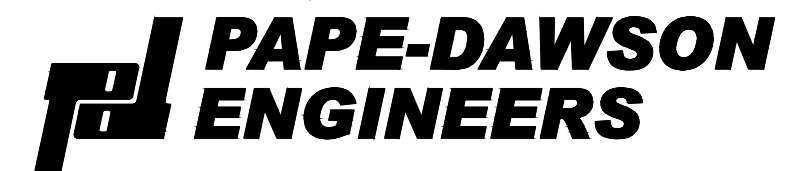
THENCE, WITH THE SOUTHERN BOUNDARY LINE OF SAID REMNANT PORTION, SAME BEING A NORTHERN BOUNDARY LINE OF SAID EMORY CROSSING, PHASE 4, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S 68°47'47" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 110.04 FEET, A CENTRAL ANGLE OF 91°00'50", A CHORD BEARING AND DISTANCE OF S 24°18'45" W, 156.98 FEET, AN ARC LENGTH OF 174.79 FEET TO A CALCULATED POINT OF NON-TANGENCY HEREOF,
3. S 68°47'47" W, A DISTANCE OF 732.90 FEET TO A CALCULATED POINT OF CURVATURE HEREOF,
4. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF N 66°12'13" W, 35.36 FEET, AN ARC LENGTH OF 39.27 FEET TO A CALCULATED POINT OF TANGENCY HEREOF,
5. N 21°12'13" W, A DISTANCE OF 110.00 FEET TO A CALCULATED ANGLE POINT HEREOF, AND
6. S 68°47'47" W, A DISTANCE OF 165.00 FEET TO A CALCULATED ANGLE POINT FOR THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE WESTERN BOUNDARY LINE OF SAID REMNANT PORTION, SAME BEING THE EASTERN BOUNDARY LINE OF SAID EMORY CROSSING, PHASE 4, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 21°12'13" W, A DISTANCE OF 715.00 FEET TO A CALCULATED ANGLE POINT HEREOF,
2. S 68°47'47" W, A DISTANCE OF 10.10 FEET TO A CALCULATED ANGLE POINT HEREOF, AND
3. N 21°12'13" W, A DISTANCE OF 125.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.130 ACRES IN WILLIAMSON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, LLC., UNDER JOB NO. 51252-02.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 4

